

ARMSTRONG

Community Development District

JANUARY 12, 2023

AGENDA

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

January 6, 2023

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, January 12, 2023 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. Appointment of New Supervisors to Fill Seats 3 and 4
 - D. Election of Officers, Resolution 2023-02
- IV. Approval of the Minutes of the October 13, 2022 Meeting
- V. Acceptance of the Minutes of the November 10, 2022 Landowner Meeting
- VI. Consideration of Resolution 2023-03, Amending the Records Retention Policy
- VII. Discussion of Revised Suspension and Termination of Access Rule and Motion to Set a Public Hearing Date for Adoption

- VIII. Consideration of Resolution 2023-04, Setting a Public Hearing Date to Adopt Towing and Parking Policy and Rule
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Facility Manager
 - 1. Report
 - 2. Monthly Quality Inspection Report
- X. Other Business
- XI. Supervisor's Requests and Audience Comments
- XII. Financial Reports
 - A. Financial Statements as of December 31, 2022
 - B. Check Register
- XIII. Next Scheduled Meeting – February 9, 2023 @ 3:30 p.m. at Plantation Oaks Amenity Center
- XIV. 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 12TH DAY OF JANUARY, 2023.

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman/Vice Chairman

C.

EDUCATION

Appalachian State University Boone, North Carolina
Bachelor of Science in Business Administration – May 2013
Major: Management
Concentration: Entrepreneurship

University of North Florida Jacksonville, Florida
Project Management Essentials with CAPM Prep – September 2019

CERTIFICATIONS

- Management Systems Lead Auditor: ISO 9001:2015 and ISO 14001:2015
- ABS Effective SMS Implementation and Designated Person Ashore (DPA)
- OSHA 511 Standards for General Industry
- HOA/Condo Board Member Certification

SOFTWARE AND APPLICATIONS

Windows, Microsoft Office: Excel, Word, PowerPoint, SharePoint and Outlook, Citrix, Crowley Online System (COS), Electronic Data (EDI), CICS, FileNet, Esker, eQMS, EHS Insight, NS5, Helm Connect

WORK EXPERIENCE

Crowley Maritime Jacksonville, FL
Mar 2015 – Present

Sr. Administrator, Shipping – Quality – Audit Team

- Administer Safety, Security, Quality and Environmental (SSQE) management system documentation, record keeping, and status reports.
- Oversees audit activity to maintain regulatory compliance of a diverse operation of vessels and shoreside support to meet regulatory requirements.
- Monitors vessel and/or facility audit requirements through an audit management system.
- Plans internal and external audits.
- Collaborates with businesses to schedule audits and execute alignment of internal auditor skill with audit scope and customer requirements.
- Provides detailed notification to the businesses, vessel/facility, and auditor to ensure a successful audit.
- Conduct internal SSQE management system audits and/or SSQE related investigations and identifies effective corrective actions and continual improvement in business processes.
- Reviews and approves corrective action plans for internal findings. Assist in development of plans, as needed.
- Reviews and submits corrective action plans of external nonconformities for regulatory acceptance.
- Administer the Company SSQE internal audit program and disbursement to all business units and locations, both foreign and domestic.

Specialist, Operations Integrity

- Oversee and implements audit scheduling to ensure each vessel maintains full certification as required by customer needs
- Ensure all audits, incidents, near misses, etc. are properly entered and tracked in the Management System tracking program
- Ensure all corrective and preventive action plans and implementation are being executed in a timely manner
- Assist with implementation of the Management System throughout CGS at office locations and in the field
- Manage and track all vessel injuries and illnesses for OSHA recordables

Specialist, Freight Services

- Prepare invoices for entering into databases
- Enter and validate data in an accurate and efficient manner
- Process bill of lading that come through EDI (electronic data) and COS (Crowley Online System)
- Send out the required documents to the designated shipper, consignee or third-party
- Process a DCSMR for empty containers and for cleaning up a voyage prior to AR Lock
- Process a report to verify all CIVF's and LOC's are entered per voyage
- "In-completing" bills in Esker for manifesting per voyage

Clawson and Staubes, LLC

Greenville, SC

Aug 2013 - Feb 2015

Legal Assistant

- Provided secretarial and administrative support to five attorneys
- Processed a range of standard legal documents including, stipulations of dismissals, releases, covenants, and subpoenas
- Drafted and managed correspondence
- Received, sorted, and processed all incoming mail
- Set up and maintained litigation database
- Assisted with invoices and budgets
- Greeted clients and assisted them to their destination

Investors Choice Bookkeeping LLC

Gastonia, NC

Apr 2008 - May 2013

Administrative Assistant

- Organized hardcopy and computer files
- Entered client information into QuickBooks
- Balanced multiple ledgers and reconciled bank accounts

INVOLVEMENT

- Future Business Leaders of America
Aug 2008 - May 2009
- Volunteer with Dachshund Rescue of North America
April 2011 to Present
- Volunteered at the Watauga Humane Society and Boone's Recycling Center
April 2011 - May 2013
- Phi Mu, Appalachian State University
Sep 2011 - May 2013
 - Member of the social sorority of the Lambda Beta chapter
 - Acted as Treasurer by managing and budgeting the chapter's finances
- Volunteered on the committee for Thrower for District Court Judge
Jul 2012 - Nov 2012
- Mirabella Homeowner's Association
December 2020 – April 2021
 - Board President
- July 2018 to December 2020
 - Compliance/Enforcement Committee, Volunteer member
 - Assisted with the reporting of violations within the community
 - Hearing Committee, Chair
 - Held monthly meetings to determine if violations reported escalate to a Fine
 - Rules & Regulations Committee, Co-chair
 - Actively reviewed our rules and regulations (R&R) and engaged community feedback regarding changes to our R&R
 - Budget Committee, Co-chair
 - Held quarterly meetings to review calendar year budget
 - Draft the new calendar year budget
 - Advised the Board on ways to reduce costs and helped with financial aspects on any project bids.

D.

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 January 12, 2023 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>Howard McGaffney</u>	Assistant Treasurer
<u>Daniel Laughlin</u>	Assistant Secretary
<u>James Oliver</u>	Assistant Secretary
<u>Darrin Mossing</u>	Assistant Secretary
<u>Howard McGaffney</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 12TH DAY OF JANUARY, 2023.

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.

C. District Manager

There being none, the next item followed.

D. Facility Manager**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.

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.
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Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

Minutes of Meeting
Armstrong Community Development District

The Armstrong Community Development District held a landowners' meeting on Thursday, November 10, 2022 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present were:

Jay Soriano
Marilee Giles

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Determination of Number of Voting units
Represented**

Ms. Giles stated Lennar Homes has 16 lots representing 16 votes. I have the landowners proxy signed by Zenzie Rogers providing for Jay Soriano to cast the ballots.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners' Meeting**

Mr. Soriano designated Marilee Giles as the chairperson to conduct the landowners meeting.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisor

Mr. Soriano nominated Mike Taylor for seat 2.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Soriano cast his ballot for seat 2.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Ms. Giles stated Mike Taylor received 14 votes and he will serve a four-year term of office.

SEVENTH ORDER OF BUSINESS

Landowners' Questions and Comments

There being none, the landowners meeting adjourned at 3:32 p.m.

SIXTH ORDER OF BUSINESS

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 January 12, 2023.

Introduced, considered favorably, and adopted this 12th day of January, 2023.

ATTEST:

**ARMSTRONG COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SEVENTH ORDER OF BUSINESS

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022)

Effective Date: _____, 2023

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _____, 2023 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Ridgewood Trails Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (“Amenities” or “Amenity”).

2. General Rule. All persons using the Amenities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District’s Amenities.

3. Access Cards / Key Fobs. Access cards and key fobs are the property of the District. The District may request surrender of, or may deactivate, a person’s access card or key fob for violation of the District’s rules and policies established for the safe operations of the District’s Amenities.

4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a key fob or access card or otherwise facilitates or allows unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);

- f. Failing to abide by any District rules or policies (e.g., Amenity Rules);
- g. Treating the District's staff, contractors, representatives, residents, landowners [Patrons] or guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners [Patrons] or guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners [Patrons] or guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household commits any of the above Violations.

Termination of Amenity access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners [Patrons] or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity access.

5. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

6. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

7. Removal from Amenities. The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

8. Initial Suspension from Amenities. The District Manager, General Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.

b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions

c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

10. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.

11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no

obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

14. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

EIGHTH ORDER OF BUSINESS

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT.

WHEREAS, the Armstrong Community Development District (“**District**”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. The Board intends to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“**Policy**”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on _____, 2023 at _____.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065, .

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of January 2023.

ATTEST:

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Rules Relating to Overnight Parking and Parking Enforcement

EXHIBIT A

Rules Relating to Overnight Parking and Parking Enforcement

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _____, 2023 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Armstrong Community Development District adopted the following rules to govern parking and parking enforcement.

SECTION 1. INTRODUCTION. This Rule authorizes parking in designated areas and the towing/removal of unauthorized vehicles and vessels parked on certain Armstrong Community Development District (“**District**”) property designated as a “Tow-Away Zone,” which areas are identified in **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

- A. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C. *Parked.* A vehicle or vessel left unattended by its owner or user.
- D. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

SECTION 3. DESIGNATED PARKING AREAS. Vehicles and vessels may be parked on District property, only as indicated on **Exhibit A**, and as set forth below:

- A. **DISTRICT ROADWAYS.** Please refer to Chapter 316, *Florida Statutes*, Clay County Code of Ordinances, and the Greyhawk Homeowners’ Association, Inc. (“GHA”) covenants and restrictions for laws and regulations related to authorized and unauthorized parking of vehicles or vessels on District roadways.
- B. **AMENITIES AREAS.** Vehicle parking is permitted for recreational facility users and District staff, employees and vendors/consultants only, during the hours set forth below.
ABSENT AN APPLICABLE EXCEPTION AS SET FORTH HEREIN, THERE IS NO OVERNIGHT PARKING ALLOWED ON DISTRICT PROPERTY.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.

A. DISTRICT TOW-AWAY ZONES. All District property in which parking is prohibited as set forth in Section 3 herein, either entirely or during specific hours, or is otherwise identified in **Exhibit A** attached hereto, is hereby declared a Tow-Away Zone. To the extent that parking on District property is only prohibited during specific hours, that portion of District property shall only be considered a Tow-Away Zone during the period of time in which such parking is prohibited.

B. DISTRICT ROADWAYS. In the event that residents or guests are parking on District roadways in contravention of state law and/or local ordinances/regulations, the District Manager shall contact the Clay County Sheriff's Office or GHA to enforce such parking regulations.

SECTION 5. EXCEPTIONS.

A. OVERNIGHT PARKING PERMITS. Residents may apply for an "Overnight Parking Permit" which will allow such resident and/or guest to park in the designated area after-hours, and overnight. Overnight Parking Permit requests will be granted in accordance with the following:

1. Permits may not exceed one week in length.
2. Residents interested in an Overnight Parking Permit may submit a request to the District Manager which includes the following information:
 - i. The name, address and contact information of the owner of the vehicle to which the permit will be granted;
 - ii. The make/model and license plate of the vehicle to which the permit will apply;
 - iii. The reason and special terms (if any) for the Overnight Parking Permit; and
 - iv. The date and time of the expiration of the requested Overnight Parking Permit.

It is the responsibility of the person(s) requesting an Overnight Parking Permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the vehicle or vessel from the District's property.

3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee will issue an Overnight Parking Permit to the resident. Overnight Parking Permits will be granted by way of written correspondence by the District Manager or his/her designee. No verbal grants of authority will be issued or be held valid.

4. The Overnight Parking Permit must be displayed on the bottom left side of the vehicle's windshield. Vehicles that do not display the Overnight Parking Permit in this manner may be towed and/or removed at the owner's expense, in the manner set forth in Section 6 herein.

B. VENDORS/CONTRACTORS. The District Manager may authorize vendors/consultants in writing to park company vehicles without charge and in order to facilitate District business. All vehicles so authorized must be identified by a vendor window pass, or have company vehicle signage clearly visible.

SECTION 6. TOWING/REMOVAL PROCEDURES.

A. SIGNAGE AND LANGUAGE REQUIREMENTS. Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations in the areas identified in Section 4 herein, and shall identify the hours in which the area is designated as a Tow-Away Zone, if applicable, in accordance with section 715.07, *Florida Statutes*.

B. TOWING/REMOVAL AUTHORITY. To effect towing/removal of a vehicle or vessel, the District Manager must verify that the subject vehicle or vessel was not authorized to park under this rule during the period in question, and then must contact a firm authorized by Florida law to tow/remove vehicles and vessels for the removal of such unauthorized vehicle or vessel at the owner's expense. The vehicle or vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and vessels from the District's Tow-Away Zones in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles or vessels may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or vehicles or vessels.

EXHIBIT A – *Map of Tow-Away Zones*

Specific Authority: §§ 120.54, 190.011(5), and 190.041, *Fla. Stat.*

Effective date: _____, 2023

EXHIBIT A
MAP OF TOW-AWAY ZONES

DRAFT

NINTH ORDER OF BUSINESS

D.

1.

Armstrong CDD



EVERGREEN

LIFESTYLES MANAGEMENT

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

Amenities

Overview

- *Gym is being utilized all throughout the day and usage of amenities has picked up due to school being out and the holidays.*
- *Tree Amigos has trimmed up the palms around the pool and the landscape by the pond in rear.*

Facility Usage & Updates

Amenity Pool/ Covered Patio

- *Medium overall amenity usage.*
- *Trash and furniture placement challenges continue.*
- *Most trash is on and around the basketball court.*
- *The pool is opened (Dec 22nd).*
- *We must maintain our chlorine to keep open.*
- *Replaced "kant-slam" on gate next to basketball court. (ALL GATES NOW HAVE NEW CLOSURES)*

Fitness Center

- *Cleaned under workout machines*

Outdoor Amenities

- *Playground mulch leveled, will need additional mulch soon.*
- *Having cleaning crew pay more attention toilets and floors in bathrooms.*

New Projects and Proposals

Pool re-opened December 22nd per Health Department

Lifestyles

Events Updates

Other: Attachments





2.

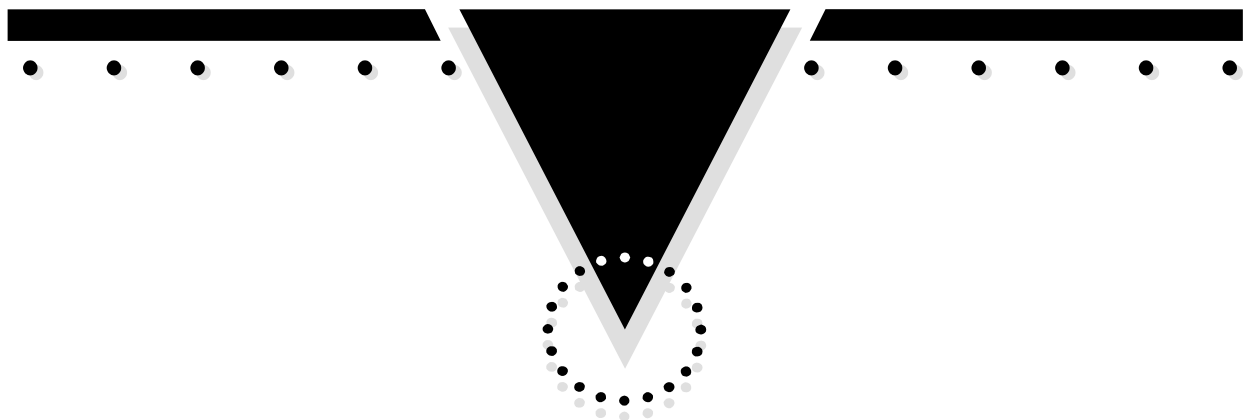
ARMSTRONG CDD / GREYHAWK

Landscape Report for November 2022

1. Ongoing maintenance per schedule for mowing and detail operations.
2. November irrigation inspection and repairs completed week of 11/14. 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 lakes were mowed and weedeated along bottoms and fences twice in November.
4. Area behind GreyHawk entrance bed at fence and first neighborhood on right was cleaned up and detailed. Will continue to make sure that area is included in ongoing maintenance.
5. Did spot application's of Herbicide on turf areas for weeds.
6. Treated turf areas for Brown Patch with Fungicide.
7. Sprayed Round-Up for Crack weeds and weeds in beds.
8. Worked on re-shaping bed edges on beds by the round-about.

TWELFTH ORDER OF BUSINESS

A.



Armstrong Community Development District

**Unaudited Financial Reporting
December 31, 2022**



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ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
December 31, 2022

	<u>Governmental Fund Types</u>			Totals (Memorandum Only) 2023
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$42,681	---	---	\$42,681
Investments:				
Custody Account	\$471,361	---	---	\$471,361
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$268,412	---	\$268,412
Acquisition/Construction	---	---	\$11,149	\$11,149
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Prepayment	---	\$96	---	\$96
Acquisition/Construction	---	---	\$97	\$97
<u>Series 2019</u>				
Reserve	---	\$411,000	---	\$411,000
Capitalized Interest	---	\$2,091	---	\$2,091
Revenue	---	\$405,316	---	\$405,316
Prepayment	---	\$350	---	\$350
Acquisition/Construction	---	---	\$44,793	\$44,793
Due from Other	\$3,478	---	---	\$3,478
TOTAL ASSETS	\$517,520	\$1,368,975	\$56,039	\$1,942,534
<u>LIABILITIES:</u>				
Accounts Payable	\$2,099	---	---	\$2,099
Due to Construction	\$24,247	---	---	\$24,247
<u>FUND BALANCES:</u>				
Restricted for Debt Service	---	\$1,368,975	---	\$1,368,975
Restricted for Capital Projects	---	---	\$56,039	\$56,039
Unassigned	\$491,174	---	---	\$491,174
TOTAL LIABILITIES & FUND BALANCES	\$517,520	\$1,368,975	\$56,039	\$1,942,534

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Assessments - Net	\$504,612	\$489,737	\$489,737	\$0
Cost Share - Tynes Blvd.	\$14,500	\$3,625	\$4,578	\$953
Interest	\$0	\$0	\$283	\$283
TOTAL REVENUES	\$519,112	\$493,362	\$494,598	\$1,236
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisors Fees	\$9,600	\$2,400	\$600	\$1,800
FICA Expense	\$734	\$184	\$46	\$138
Engineering Fees	\$6,000	\$1,500	\$0	\$1,500
Arbitrage	\$1,100	\$1,100	\$1,100	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$1,750	\$1,750	\$0
Attorney Fees	\$12,000	\$3,000	\$3,734	(\$734)
Annual Audit	\$4,050	\$0	\$0	\$0
Trustee Fees	\$7,800	\$3,717	\$3,717	\$0
Management Fees	\$47,250	\$11,813	\$11,813	\$0
Information Technology	\$1,800	\$450	\$450	\$0
Telephone	\$350	\$88	\$47	\$41
Postage	\$600	\$150	\$16	\$134
Insurance	\$7,360	\$7,360	\$6,587	\$773
Printing & Binding	\$1,500	\$375	\$65	\$310
Legal Advertising	\$2,500	\$625	\$199	\$426
Other Current Charges	\$600	\$150	\$0	\$150
Website Administration	\$1,250	\$313	\$313	(\$0)
Office Supplies	\$250	\$63	\$1	\$61
Travel Per Diem	\$350	\$88	\$0	\$88
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$117,269	\$40,298	\$35,612	\$4,687
<u>Field</u>				
Security	\$45,000	\$11,250	\$10,844	\$406
Electric	\$2,000	\$500	\$305	\$195
Water & Sewer/Irrigation	\$36,000	\$9,000	\$8,969	\$31
Repairs & Maintenance	\$5,000	\$1,250	\$2,388	(\$1,138)
Landscape Contract	\$93,217	\$23,304	\$14,796	\$8,508
Landscape Contingency	\$5,000	\$1,250	\$19,333	(\$18,083)
Landscape Pond Banks	\$15,248	\$3,812	\$2,470	\$1,342
Lake Maintenance	\$12,537	\$3,134	\$2,985	\$149
Irrigation Repairs	\$10,000	\$2,500	\$0	\$2,500
Total Field	\$224,002	\$56,001	\$62,090	(\$6,090)

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>Amenity Center</u>				
Insurance	\$28,700	\$28,700	\$25,711	\$2,989
Phone/Internet/Cable	\$3,000	\$750	\$560	\$190
Electric	\$16,000	\$4,000	\$4,867	(\$867)
Water/Irrigation	\$7,500	\$1,875	\$1,992	(\$117)
Gas	\$1,500	\$375	\$179	\$196
Refuse Service	\$3,500	\$875	\$785	\$90
Access Cards	\$2,500	\$625	\$0	\$625
Landscape Contract	\$33,259	\$8,315	\$5,279	\$3,036
Fitness Equipment Lease	\$12,737	\$3,184	\$4,246	(\$1,061)
Janitorial Services	\$13,016	\$3,254	\$3,393	(\$139)
Janitorial Supplies	\$4,000	\$1,000	\$145	\$855
Pool Maintenance	\$17,300	\$4,325	\$7,452	(\$3,127)
Repairs & Maintenance	\$10,000	\$2,500	\$832	\$1,668
Fitness Center Repairs/Supplies	\$2,500	\$625	\$570	\$55
Office Supplies	\$500	\$125	\$60	\$65
ASCAP/BMI License Fees	\$500	\$125	\$0	\$125
Pest Control	\$800	\$200	\$45	\$155
Contingency	\$3,000	\$750	\$284	\$466
Operating Reserve	\$17,529	\$4,382	\$0	\$4,382
Total Amenity Center	\$177,841	\$65,985	\$56,400	\$9,586
TOTAL EXPENDITURES	\$519,112	\$162,284	\$154,101	\$8,183
Excess (deficiency) of revenues over (under) expenditures	(\$0)	\$331,078	\$340,497	\$9,419
Net change in Fund Balance	(\$0)	\$331,078	\$340,497	\$9,419
FUND BALANCE - BEGINNING	\$0		\$150,677	
FUND BALANCE - ENDING	(\$0)		\$491,174	

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 December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Assessments - Series 2017A	\$265,819	\$257,983	\$257,983	\$0
Interest Income	\$0	\$0	\$1,741	\$1,741
TOTAL REVENUES	\$265,819	\$257,983	\$259,724	\$1,741
<u>EXPENDITURES:</u>				
<u>Series 2017A</u>				
Interest Expense - 11/1	\$95,259	\$95,259	\$95,259	\$0
Principal Expense - 11/1	\$75,000	\$75,000	\$75,000	\$0
Interest Expense - 5/1	\$93,900	\$0	\$0	\$0
TOTAL EXPENDITURES	\$264,159	\$170,259	\$170,259	\$0
Excess (deficiency) of revenues over (under) expenditures	\$1,659	\$87,724	\$89,465	\$1,741
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$1,225)	(\$1,225)
TOTAL SOURCES/(USES)	\$0	\$0	(\$1,225)	(\$1,225)
Net change in Fund Balance	\$1,659	\$87,724	\$88,240	\$516
FUND BALANCE - BEGINNING	\$180,154		\$461,978	
FUND BALANCE - ENDING	\$181,813		\$550,218	

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 December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Assessments - 2019	\$411,185	\$398,756	\$398,756	\$0
Interest Income	\$0	\$0	\$2,580	\$2,580
TOTAL REVENUES	\$411,185	\$398,756	\$401,336	\$2,580
<u>EXPENDITURES:</u>				
<u>Series 2019</u>				
Interest Expense - 11/1	\$135,144	\$135,144	\$135,144	\$0
Principal Expense - 11/1	\$140,000	\$140,000	\$140,000	\$0
Interest Expense - 5/1	\$132,956	\$132,956	\$0	\$132,956
TOTAL EXPENDITURES	\$408,100	\$408,100	\$275,144	\$132,956
Excess (deficiency) of revenues over (under) expenditures	\$3,085	(\$9,344)	\$126,193	\$135,537
Net change in Fund Balance	\$3,085	(\$9,344)	\$126,193	\$135,537
FUND BALANCE - BEGINNING	\$280,159		\$692,564	
FUND BALANCE - ENDING	\$283,244		\$818,757	

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 December 31, 2022

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$45	\$45
<i>TOTAL REVENUES</i>	\$0	\$0	\$45	\$45
<u>EXPENDITURES:</u>				
Improvements - A	\$0	\$0	\$0	\$0
Improvements - B	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	45	45
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$1,225	\$1,225
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	\$1,225	\$1,225
Net change in Fund Balance	\$0	\$0	\$1,270	\$1,270
FUND BALANCE - BEGINNING	\$0		\$9,976	
FUND BALANCE - ENDING	\$0		\$11,246	

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 December 31, 2022

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$194	\$194
<i>TOTAL REVENUES</i>	\$0	\$0	\$194	\$194
<u>EXPENDITURES:</u>				
Improvements	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$194	\$194
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer Out	\$0	\$0	\$0	\$0
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$0	\$0	\$194	\$194
FUND BALANCE - BEGINNING	\$0		\$44,599	
FUND BALANCE - ENDING	\$0		\$44,793	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
<u>Revenues:</u>													
Special Assessments - Net	\$0	\$18,590	\$471,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$489,737
Cost Share - Tynes Blvd.	\$1,100	\$1,646	\$1,832	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,578
Interest	\$150	\$112	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283
Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$1,250	\$20,348	\$473,001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$494,598
<u>Expenditures:</u>													
<i>Administrative</i>													
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	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination Agent	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
Attorney Fees	\$2,449	\$1,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,734
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	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,813
Information Technology	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
Telephone	\$28	\$0	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47
Postage	\$0	\$7	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16
Insurance	\$6,587	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,587
Printing & Binding	\$7	\$13	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65
Legal Advertising	\$156	\$0	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Website Administration	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$313
Office Supplies	\$0	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
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	\$23,540	\$7,181	\$4,891	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,612

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	\$4,145	\$3,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,844
Electric	\$100	\$102	\$103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305
Water & Sewer/Irrigation	\$2,861	\$3,144	\$2,964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,969
Repairs & Maintenance	\$0	\$2,388	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,388
Landscape Contract	\$7,398	\$7,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,796
Landscape Contingency	\$19,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,333
Landscape Pond Banks	\$1,310	\$1,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,470
Lake Maintenance	\$995	\$995	\$995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,985
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$35,495	\$19,332	\$7,263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,090
Amenity Center													
Property Insurance	\$25,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,711
Phone/Internet/Cable	\$187	\$372	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$560
Electric	\$1,809	\$1,542	\$1,516	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,867
Water/Irrigation	\$634	\$699	\$659	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,992
Gas	\$103	\$76	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$179
Refuse Service	\$262	\$262	\$262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$785
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Contract	\$2,640	\$2,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,279
Fitness Equipment Lease	\$1,415	\$1,415	\$1,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,246
Janitorial Services	\$1,131	\$1,131	\$1,131	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,393
Janitorial Supplies	\$145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145
Pool Maintenance	\$2,160	\$1,150	\$4,143	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,452
Repairs & Maintenance	\$380	\$296	\$155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$832
Fitness Center Repairs/Supplies	\$395	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$570
Office Supplies	\$60	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
Contingency	\$18	\$266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$284
Total Amenity Center	\$37,094	\$10,025	\$9,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,400
Total Expenditures	\$96,129	\$36,538	\$21,435	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,101
Excess Revenues (Expenditures)	(\$94,879)	(\$16,190)	\$451,566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$340,497

**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	(\$70,000)
	11/1/22	<u>(\$75,000)</u>

Current Bonds Outstanding: \$3,755,000

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%

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: \$0

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	(\$5,000)
	11/1/22	<u>(\$140,000)</u>

Current Bonds Outstanding: \$6,835,000

Reserve Requirement: \$411,950
Reserve Fund Balance: \$411,000

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 December 31, 2022

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,470.14
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$2,646.89
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 December 31, 2022	<u><u>\$11,246.19</u></u>

2. Funds Available For Construction at December 31, 2022

Book Balance of Construction Fund at December 31, 2022	\$11,246.19
Contracts in place at December 31, 2022	

3. Investments - US Bank

December 31, 2022	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$11,246.19
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<u><u>\$11,246.19</u></u>

Armstrong Community Development District
Series 2017

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

Armstrong Community Development District

Series 2017

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

Armstrong Community Development District Series 2017

SUMMARY:	
BOND PROCEEDS	\$6,111,819.56
DEVELOPER CONTRIBUTIONS	\$2,599,016.82
INT REC'D TO DATE	\$9,470.13
TRANS FROM DEBT SERVICE	\$2,646.89
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
BALANCE	\$11,246.19

RECONCILIATION	
TRUST STATEMENT	\$11,246.19
O/S REQ.	\$0.00
ADJ BALANCE	\$11,246.19
DEVELOPER CONTRIBUTIONS REC'V	\$0.00
VARIANCE	(\$0.00)

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

Prepaid CEC Fees:

\$16,826.67
\$23,789.43
\$40,616.10
\$81,232.20

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

INT REC'D	A	B	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16
Nov-20	\$0.07	\$0.00		\$1.20
Dec-20	\$0.07	\$0.00		\$1.16
Jan-21	\$0.07	\$0.00		\$1.20
Feb-21	\$0.07	\$0.00		\$1.20
Mar-21	\$0.07	\$0.00		\$1.08
Apr-21	\$0.07	\$0.00		\$1.20
May-21	\$0.07	\$0.00		\$1.16
Jun-21	\$0.07	\$0.00		\$1.20
Jul-21	\$0.06	\$0.00		\$1.16
Aug-21	\$0.04	\$0.00		\$1.20
Sep-21	\$0.04	\$0.00		\$1.20
	\$0.77	\$0.00		\$14.12
Oct-21	\$0.04	\$0.00		\$1.16
Nov-21	\$0.04	\$0.00		\$1.20
Dec-21	\$0.04	\$0.00		\$1.16
Jan-22	\$0.04	\$0.00		\$1.20
Feb-22	\$0.04	\$0.00		\$1.20
Mar-22	\$0.04	\$0.00		\$1.08
Apr-22	\$0.04	\$0.00		\$1.20
May-22	\$0.04	\$0.00		\$1.16
Jun-22	\$0.04	\$0.00		\$1.20
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
Nov-22	\$15.52	\$0.07		\$426.04
Dec-22	\$17.14	\$0.11		\$451.51
	\$44.92	\$0.21		\$1,224.86

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$1,632.20
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 December 31, 2022	<u><u>\$44,793.02</u></u>

2. Funds Available For Construction at December 31, 2022

Book Balance of Construction Fund at December 31, 2022	\$44,793.02
Contracts in place at December 31, 2022	

3. Investments - US Bank

December 31, 2022	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$44,793.02
			Due from Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<u><u>\$44,793.02</u></u>

Armstrong Community Development District
Series 2019

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

Armstrong Community Development District Series 2019

62	1/27/21	Besch and Smith	\$192,841.01		\$192,841.01	\$81,227.70	\$84,613.31	\$27,000.00				
63	1/27/21	The Tree Amigos Outdoor Services	\$62,283.00		\$62,283.00				\$62,283.00			
64	1/27/21	ECS Florida, LLC	\$950.00		\$950.00						\$950.00	
65	1/27/21	Eisman & Russo	\$7,630.48		\$7,630.48						\$7,630.48	
66	1/27/21	Eisman & Russo	\$6,750.04		\$6,750.04						\$6,750.04	
67	1/27/21	The Tree Amigos Outdoor Services	\$97,267.00		\$97,267.00				\$97,267.00			
68	1/27/21	England Thims & Miller	\$2,119.72		\$2,119.72						\$2,119.72	
69	1/27/21	Besch and Smith	\$279,255.93		\$279,255.93	\$114,300.00	\$65,549.89	\$99,406.04				
70	1/27/21	ECS Florida, LLC	\$1,000.00		\$1,000.00						\$1,000.00	
71	3/1/21	Besch and Smith	\$558,487.01		\$558,487.01	\$306,272.19	\$144,018.28	\$108,196.54				
72	3/2/21	Armstrong CDD	\$202.40		\$202.40						\$202.40	
73	3/2/21	England Thims & Miller	\$202.40		\$202.40						\$202.40	
74	4/1/21	England Thims & Miller	\$4,906.50		\$4,906.50						\$4,906.50	
75	4/1/21	England Thims & Miller	\$800.00		\$800.00						\$800.00	
76	4/1/21	Eisman & Russo	\$5,796.23		\$5,796.23						\$5,796.23	
77	4/1/21	Besch and Smith	\$260,102.21		\$260,102.21	\$185,440.93	\$36,861.28	\$37,800.00				
78	4/1/21	England Thims & Miller	\$1,933.61		\$1,933.61						\$1,933.61	
79	4/27/21	Eisman & Russo	\$3,375.02		\$3,375.02						\$3,375.02	
80	4/27/21	Besch and Smith	\$109,490.42		\$109,490.42	\$39,806.71	\$54,766.90	\$14,916.81				
80A	5/28/21	England Thims & Miller	\$4,726.50		\$4,726.50						\$4,726.50	
81	5/28/21	Armstrong CDD	\$6,000.08		\$6,000.08		\$6,000.08					
82	5/28/21	England Thims & Miller	\$414.93		\$414.93						\$414.93	
83	5/28/21	England Thims & Miller	\$75.27		\$75.27						\$75.27	
84	5/28/21	England Thims & Miller	\$1,284.75		\$1,284.75						\$1,284.75	
85	5/28/21	Eisman & Russo	\$953.81		\$953.81						\$953.81	
	6/15/21	Reimbursement - 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	\$397,308.14	\$9,933,341.91	\$2,357,468.68	\$1,822,373.13	\$2,030,236.05	\$2,671,439.84	\$570,242.62	\$0.00	\$481,580.59

SUMMARY:	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,605,067.16
INT REC'D TO DATE	\$1,632.20
TRANSFER FROM DEBT SERVICE	\$0.00
LESS: REQ. PAID	(\$10,330,649.05)
BALANCE	\$44,793.02

RECONCILIATION	
TRUST STATEMENT	\$44,793.02
O/S REQ.	\$0.00
ADJ BALANCE	\$44,793.02
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

INT REC'D	A	COI
Oct-22	\$54.98	\$0.00
Nov-22	\$67.52	\$0.00
Dec-22	\$71.67	\$0.00
\$194.17		\$0.00

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

B.

Armstrong Community Development District

Summary of Check Register

December 1, 2022 to December 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	12/12/22	828-838	\$ 27,407.43
	12/20/22	839-843	\$ 10,515.26
	12/27/22	844	\$ 3,733.70
			<hr/> \$ 41,656.39
			<hr/>
			\$ 41,656.39

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/12/22	00034	12/05/22 474	202211 330-57200-34500		*	1,749.00	
		SCRTY 11/15/22 - 11/27/22		BUSINESS INVESTMENT HOLDINGS DBA			1,749.00 000828
12/12/22	00016	12/08/22 567729DE	202212 320-53800-43100		*	1,464.15	
		3518 ROYAL PINES DR IRRG					
		12/08/22 568411DE	202212 320-53800-43100		*	691.07	
		3682 ROYAL PINES DR IRRG					
		12/08/22 574046DE	202212 330-57200-43100		*	345.62	
		3645 ROYAL PINES DR POOL					
		12/08/22 574047DE	202212 330-57200-43100		*	313.58	
		3645 ROYAL PINES DR CLBHS					
		12/08/22 574048DE	202212 320-53800-43100		*	254.25	
		3645 ROYAL PINES DR IRRG					
		12/08/22 577060DE	202212 320-53800-43100		*	113.77	
		875 TYNES BLVD IRRG-DEC22					
		12/08/22 577061DE	202212 320-53800-43100		*	42.97	
		705 TYNES BLVD IRRG-DEC22					
		12/08/22 586607DE	202212 320-53800-43100		*	78.67	
		3976 HEATHERBROOK PL IRRG					
		12/08/22 586608DE	202212 320-53800-43100		*	65.07	
		4121 HEATHERBROOK PL IRRG					
		12/08/22 588041DE	202212 320-53800-43100		*	73.57	
		3846 SUNBERRY LANE IRRG					
		12/08/22 594522DE	202212 320-53800-43100		*	61.67	
		4173 HEATHERBRK PL-DEC22					
		12/08/22 596272DE	202212 320-53800-43100		*	42.97	
		1980 AMBERLY DR - DEC22					
		12/08/22 596274DE	202212 320-53800-43100		*	76.12	
		544 TYNES BLVD - DEC22					
				CLAY COUNTY UTILITY AUTHORITY			3,623.48 000829
12/12/22	00007	12/01/22 2022-240	202212 310-51300-48000		*	43.00	
		NOT.OF MEETING 12/08/22					
				OSTEEN MEDIA GROUP			43.00 000830
12/12/22	00025	11/30/22 NOV22-10	202211 330-57200-46700		*	1,150.00	
		NOV 22 - POOL MAINTENANCE					
				CROWN POOLS, INC.			1,150.00 000831
12/12/22	00062	12/01/22 32013011	202212 330-57200-46300		*	1,131.14	
		JANITORIAL SERVICES DEC22					
				NORTH FLORIDA BUILDING MAINT. LLC			1,131.14 000832
12/12/22	00054	12/01/22 2212	202212 330-57200-46000		*	155.00	
		PET STATION MAINT DEC22					
				DOODY DADDY			155.00 000833
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/12/22	00001	12/01/22 88	202212 310-51300-34000		*	3,937.50	
			MANAGEMENT FEES DEC22				
		12/01/22 88	202212 310-51300-49500		*	104.17	
			WEBSITE ADMIN DEC22				
		12/01/22 88	202212 310-51300-35100		*	150.00	
			INFORMATION TECH DEC22				
		12/01/22 88	202212 310-51300-31300		*	583.33	
			DISSEMINATION FEE DEC22				
		12/01/22 88	202212 310-51300-51000		*	.66	
			OFFICE SUPPLIES				
		12/01/22 88	202212 310-51300-42000		*	8.58	
			POSTAGE				
		12/01/22 88	202212 310-51300-42500		*	44.10	
			COPIES				
		12/01/22 88	202212 310-51300-41000		*	19.35	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SERVICES			4,847.69 000834
12/12/22	00036	12/01/22 2857	202211 310-51300-31200		*	550.00	
			ARBITRAGE RPRT SER2017A/B				
		12/01/22 2858	202211 310-51300-31200		*	550.00	
			ARBITRAGE RPRT SER2019A				
				LLS TAX SOLUTIONS, INC.			1,100.00 000835
12/12/22	00018	12/01/22 618653	202212 330-57200-44000		*	1,415.21	
			DEC 22 - FITNESS EQUIP				
				MUNICIPAL ASSET MANAGEMENT, INC.			1,415.21 000836
12/12/22	00019	12/01/22 6935B	202212 320-53800-46800		*	995.00	
			LAKE MAINTENANCE DEC22				
				SITEX AQUATICS			995.00 000837
12/12/22	00021	11/30/22 19020	202211 320-53800-46200		*	4,363.75	
			LANDSCAPE MAINT NOV22				
		11/30/22 19020	202211 330-57200-46200		*	2,552.58	
			AMENITY LANDSCAPE NOV22				
		11/30/22 19020	202211 320-53800-46200		*	800.97	
			TYNES BLVD EXT NOV22				
		11/30/22 19020	202211 320-53800-46200		*	2,233.41	
			GREYHAWK PHASE II NOV22				
		11/30/22 19020	202211 320-53800-46400		*	1,160.20	
			GREYHAWK LAKES NOV22				
		11/30/22 19020	202211 330-57200-46200		*	87.00	
			VIBURNAM HDGE AMNTY NOV22				
				TREE AMIGOS OUTDOOR SERVICES INC.			11,197.91 000838
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/20/22	00034	12/19/22 476	202211 330-57200-34500		*	647.13	
		SCRTY 11/28/22-11/30/22					
		12/19/22 476A	202212 330-57200-34500		*	1,101.87	
		SCRTY - 12/01/22-12/05/22					
			BUSINESS INVESTMENT HOLDINGS DBA				1,749.00 000839
12/20/22	00100	12/13/22 9054872D	202212 320-53800-43000		*	45.00	
		3599 ROYAL PINES DR IRRG					
		12/13/22 9082120D	202212 330-57200-43000		*	1,516.00	
		3645 ROYAL PINES DR AMNTY					
		12/13/22 9082351D	202212 320-53800-43000		*	29.00	
		705 TYNES BLVD IRRG-DEC22					
		12/13/22 9143346D	202212 320-53800-43000		*	28.91	
		3814 ROYAL PINES - DEC22					
			CLAY ELECTRIC COOPERATIVE, INC.				1,618.91 000840
12/20/22	00025	12/16/22 D19321	202212 330-57200-46700		*	4,142.86	
		BLACK ALGAE TRTMENT DEC22					
			CROWN POOLS, INC.				4,142.86 000841
12/20/22	00020	11/29/22 ARMCD112	202211 320-53800-46000		*	2,388.00	
		VON HEAT&AIR-RPLC CTRL BD					
		11/29/22 ARMCD112	202211 330-57200-46000		*	22.08	
		HOME DEPOT-SHCKWV/CONCRET					
		11/29/22 ARMCD112	202211 330-57200-46000		*	119.00	
		VON HEAT&AIR-SVC CALL/BRD					
		11/29/22 ARMCD112	202211 320-53800-49100		*	266.21	
		AMEX PROCESSING FEE-NOV22					
		11/29/22 ARMCD112	202210 330-57200-46000		*	133.00	
		AMAZON-WTRSNTY FLTR RPLC					
			EVERGREEN LIFESTYLES MANAGEMENT LLC				2,928.29 000842
12/20/22	00027	12/06/22 22100762	202211 330-57200-43200		*	76.20	
		3645 ROYAL PINES DR-NOV22					
			TECO				76.20 000843
12/27/22	00061	11/29/22 3141427	202210 310-51300-31500		*	2,448.50	
		BD MTG/PROJ.COMPLETE/DEED					
		12/21/22 3156111	202211 310-51300-31500		*	1,285.20	
		LANDOWNR CANCEL/DOC/CLAIM					
			KUTAK ROCK LLP				3,733.70 000844
				TOTAL FOR BANK A		41,656.39	
				TOTAL FOR REGISTER		41,656.39	
			ARMS ARMSTRONG	TVISCARRA			



APPROVED

By Alex Boyer at 9:28 am, Dec 06, 2022

Amenity-Security

INVOICE

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

904-254-1474



BILL TO

Armstrong CDD

Teresa Viscarra
1408 Hamlin Avenue, Unit E
St. Cloud, Florida 34771
United States

9042996115

tviscarra@gmscfl.com

#34
Scrtty
310.592.7US

Invoice Number: 474

Invoice Date: December 5, 2022

Payment Due: December 5, 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

MasterCard

DISCOVER

link.waveapps.com/t3qbmc-h27xp6

Notes / Terms

Invoice for previous 2 weeks of service (14 days)

November 15th, 2022 - November 20th, 2022 / November 21st, 2022 - November 27th, 2022



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

Customer Name: ARMSTRONG CDD

Bill Date: 12/08/2022

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)	12/08/22 to 01/06/23					\$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	12/02/22	32	9727	324	597
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	39.5	X	0.85	\$33.58	
Proration Factor: 1.0667	Tier 2	13.8	X	1.66	\$22.91	
	Tier 3	543.7	X	2.51	\$1,364.69	

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$1,464.15
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$1,464.15

Join us in our effort to provide children in Clay County with a wonderful holiday Season. We have partnered with Kids First of Florida and will be collecting toys for children ages 0-13.

We are also collecting non-perishable food items for local families in need. Your contribution makes a difference.

Make your donations at 3176 Old Jennings Road, Middleburg, Florida. To learn more about Kids First of Florida visit kidsfirstofflorida.org. Thank you for your generous support.

Please pay \$1464.15 by 12/29/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$1092.38 was posted to your account on 11/28/2022.

#16
320-538-431

RECEIVED
DEC 12 2022
BY: _____

Please return this portion with payment

Bill Summary

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:

AYC1207D
2000000708 22/2

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



Bill Date	12/08/22
Current Charges	\$1,464.15
Current Charges Past Due After	12/29/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$1,464.15

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: 12/08/2022

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)	12/08/22 to 01/06/23					\$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	12/02/22	32	1682	1971	289
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	39.5	X	0.85		\$33.58
Proration Factor: 1.0667	Tier 2	13.8	X	1.66		\$22.91
	Tier 3	235.7	X	2.51		\$591.61

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$691.07
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$691.07

Join us in our effort to provide children in Clay County with a wonderful holiday Season. We have partnered with Kids First of Florida and will be collecting toys for children ages 0-13.

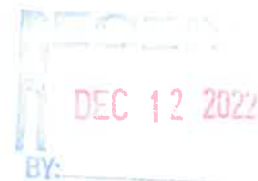
We are also collecting non-perishable food items for local families in need. Your contribution makes a difference.

Make your donations at 3176 Old Jennings Road, Middleburg, Florida. To learn more about Kids First of Florida visit kidsfirstofflorida.org. Thank you for your generous support.

Please pay \$691.07 by 12/29/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$813.77 was posted to your account on 11/28/2022.

#16
20-578431

**Please return this portion with payment****Bill Summary**

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:

AYC1207D
2000000709 22/3

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



Bill Date	12/08/22
Current Charges	\$691.07
Current Charges Past Due After	12/29/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$691.07

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: 12/08/2022

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	12/02/22	32	3703	3837	134

Base Charges (Prepaid)	12/08/22 to 01/06/23					\$28.48
Consumption Charges	Tier 1	134.0	X	2.35		\$314.90
Proration Factor: 1.0667	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	4.69			\$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	\$345.62
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$345.62

Join us in our effort to provide children in Clay County with a wonderful holiday Season. We have partnered with Kids First of Florida and will be collecting toys for children ages 0-13.

We are also collecting non-perishable food items for local families in need. Your contribution makes a difference.

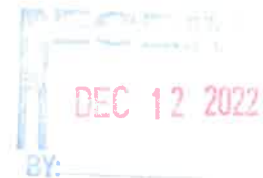
Make your donations at 3176 Old Jennings Road, Middleburg, Florida. To learn more about Kids First of Florida visit kidsfirstofflorida.org. Thank you for your generous support.

Please pay \$345.62 by 12/29/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$399.67 was posted to your account on 11/28/2022.

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

#16
230572 431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574046

3645 Royal Pines Drive Pool

Route #:MC05560400

Route Group:26

ADDRESSEE:

AYC1207D
2000000710 22/4

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



Bill Summary

Bill Date	12/08/22
Current Charges	\$345.62
Current Charges Past Due After	12/29/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$345.62

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: 12/08/2022

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	12/02/22	32	137	139	2
Base Charges (Prepaid)		12/08/22 to 01/06/23				\$91.06
Consumption Charges		Tier 1	2.0	X	2.35	\$4.70
Proration Factor: 1.0667		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	4.69	\$9.38

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	\$313.58
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$313.58

Join us in our effort to provide children in Clay County with a wonderful holiday Season. We have partnered with Kids First of Florida and will be collecting toys for children ages 0-13.

We are also collecting non-perishable food items for local families in need. Your contribution makes a difference.

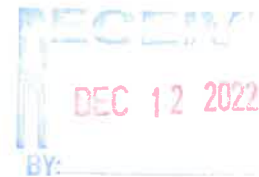
Make your donations at 3176 Old Jennings Road, Middleburg, Florida. To learn more about Kids First of Florida visit kidsfirstofflorida.org. Thank you for your generous support.

Please pay \$313.58 by 12/29/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$299.50 was posted to your account on 11/28/2022.

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

#16
270 572-431



Please return this portion with payment

Bill Summary

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

ARMSTRONG CDD

Customer #:00574047

3645 Royal Pines Drive Clubhouse

Route #:MC05560402

Route Group:26

ADDRESSEE:

AYC1207D
2000000711 22/5

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

**MAIL PAYMENT TO:**

Bill Date	12/08/22
Current Charges	\$313.58
Current Charges Past Due After	12/29/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$313.58



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: 12/08/2022

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)	12/08/22 to 01/06/23					\$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	12/02/22	32	6798	6927	129
Base Charges (Prepaid)						\$85.96
Consumption Charges	Tier 1	80.0	X	0.85		\$68.00
Proration Factor: 1.0667	Tier 2	26.7	X	1.66		\$44.32
	Tier 3	22.3	X	2.51		\$55.97

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$254.25
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$254.25

Join us in our effort to provide children in Clay County with a wonderful holiday Season. We have partnered with Kids First of Florida and will be collecting toys for children ages 0-13.

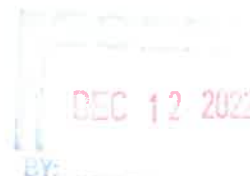
We are also collecting non-perishable food items for local families in need. Your contribution makes a difference.

Make your donations at 3176 Old Jennings Road, Middleburg, Florida. To learn more about Kids First of Florida visit kidsfirstofflorida.org. Thank you for your generous support.

Please pay \$254.25 by 12/29/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$605.17 was posted to your account on 11/28/2022.

#16
320-578-4771

**Please return this portion with payment****Bill Summary**

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:

AYC1207D
2000000712 22/6

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



Bill Date	12/08/22
Current Charges	\$254.25
Current Charges Past Due After	12/29/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$254.25

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: 12/08/2022

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)	12/08/22 to 01/06/23					\$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	12/02/22	32	4948	5007	59
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	39.5	X	0.85		\$33.58
Proration Factor: 1.0667	Tier 2	13.8	X	1.66		\$22.91
	Tier 3	5.7	X	2.51		\$14.31

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$113.77
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$113.77

Join us in our effort to provide children in Clay County with a wonderful holiday Season. We have partnered with Kids First of Florida and will be collecting toys for children ages 0-13.

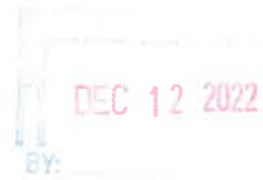
We are also collecting non-perishable food items for local families in need. Your contribution makes a difference.

Make your donations at 3176 Old Jennings Road, Middleburg, Florida. To learn more about Kids First of Florida visit kidsfirstofflorida.org. Thank you for your generous support.

Please pay \$113.77 by 12/29/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$216.39 was posted to your account on 11/28/2022.

#16
320-578-431



Please return this portion with payment

Bill Summary

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

ARMSTRONG CDD

Customer #:00577060

875 Tynes Blvd Reclaimed Irrigation

Route #:MC05560359

Route Group:26

ADDRESSEE:

AYC1207D
2000000714 22/8

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

**MAIL PAYMENT TO:**

Bill Date	12/08/22
Current Charges	\$113.77
Current Charges Past Due After	12/29/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$113.77



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: 12/08/2022

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) 12/08/22 to 01/06/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278201	1	12/05/22	35	6242	6242	0
Base Charges (Prepaid) \$42.97						
Consumption Charges Tier 1 0.0 X 0.85 \$0.00						
Proration Factor: 1.1667 Tier 2 0.0 X 1.66 \$0.00						
Tier 3 0.0 X 2.51 \$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

Join us in our effort to provide children in Clay County with a wonderful holiday Season. We have partnered with Kids First of Florida and will be collecting toys for children ages 0-13.

We are also collecting non-perishable food items for local families in need. Your contribution makes a difference.

Make your donations at 3176 Old Jennings Road, Middleburg, Florida. To learn more about Kids First of Florida visit kidsfirstofflorida.org. Thank you for your generous support.

Please pay \$42.97 by 12/29/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$42.97 was posted to your account on 11/28/2022.

#16

720578471

DEC 12 2022

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577061

705 Tynes Blvd Reclaimed Irrigation

Route #:MC05560361

Route Group:26

ADDRESSEE:

AYC1207D
2000000713 22/7

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



Bill Summary

Bill Date	12/08/22
Current Charges	\$42.97
Current Charges Past Due After	12/29/22
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: 12/08/2022

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)	12/08/22 to 01/06/23					\$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	12/02/22	35	1702	1744	42
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	42.0	X	0.85		\$35.70
Proration Factor: 1.1667	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$78.67
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$78.67

Join us in our effort to provide children in Clay County with a wonderful holiday Season. We have partnered with Kids First of Florida and will be collecting toys for children ages 0-13.

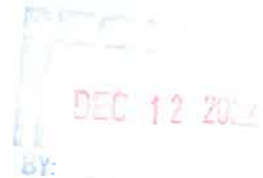
We are also collecting non-perishable food items for local families in need. Your contribution makes a difference.

Make your donations at 3176 Old Jennings Road, Middleburg, Florida. To learn more about Kids First of Florida visit kidsfirstofflorida.org. Thank you for your generous support.

Please pay \$78.67 by 12/29/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$76.73 was posted to your account on 11/28/2022.

#16
321.9841



Please return this portion with payment

Bill Summary

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

Bill Date	12/08/22
Current Charges	\$78.67
Current Charges Past Due After	12/29/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$78.67

ARMSTRONG CDD

Customer #:00586607

3976 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560323

Route Group:26

ADDRESSEE:**MAIL PAYMENT TO:**

AYC1207D
2000000715 22/9

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



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 12/08/2022

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)	12/08/22 to 01/06/23					\$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	12/02/22	32	1088	1114	26
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	26.0	X	0.85		\$22.10
Proration Factor: 1.0667	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$65.07
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$65.07

Join us in our effort to provide children in Clay County with a wonderful holiday Season. We have partnered with Kids First of Florida and will be collecting toys for children ages 0-13.

We are also collecting non-perishable food items for local families in need. Your contribution makes a difference.

Make your donations at 3176 Old Jennings Road, Middleburg, Florida. To learn more about Kids First of Florida visit kidsfirstofflorida.org. Thank you for your generous support.

Please pay \$65.07 by 12/29/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$59.97 was posted to your account on 11/28/2022.

#16
220-538 471

REC'D
DEC 12 2022
BY: _____

Please return this portion with payment

Bill Summary

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:

AYC1207D
2000000716 22/10

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



Bill Date	12/08/22
Current Charges	\$65.07
Current Charges Past Due After	12/29/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$65.07

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: 12/08/2022

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) 12/08/22 to 01/06/23 \$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	12/02/22	32	1214	1250	36
Base Charges (Prepaid) \$42.97						
Consumption Charges Tier 1 36.0 X 0.85 \$30.60						
Proration Factor: 1.0667 Tier 2 0.0 X 1.66 \$0.00						
Tier 3 0.0 X 2.51 \$0.00						

Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges \$73.57						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
TOTAL AMOUNT DUE \$73.57						

Join us in our effort to provide children in Clay County with a wonderful holiday Season. We have partnered with Kids First of Florida and will be collecting toys for children ages 0-13.

We are also collecting non-perishable food items for local families in need. Your contribution makes a difference.

Make your donations at 3176 Old Jennings Road, Middleburg, Florida. To learn more about Kids First of Florida visit kidsfirstofflorida.org. Thank you for your generous support.

Please pay \$73.57 by 12/29/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$65.92 was posted to your account on 11/28/2022.

#16
320-578-401

DEC 12 2022
BY:

Please return this portion with payment

Bill Summary



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

ARMSTRONG CDD

Customer #:00588041

3846 Sunberry Lane Reclaimed Irrigation

Route #:MC05560097

Route Group:26

ADDRESSEE:

AYC1207D
2000000717 22/11

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



Bill Date	12/08/22
Current Charges	\$73.57
Current Charges Past Due After	12/29/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$73.57

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: 12/08/2022

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)	12/08/22 to 01/06/23					\$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	12/02/22	32	408	430	22
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	22.0	X	0.85		\$18.70
Proration Factor: 1.0667	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

Other Charges

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

Current Charges	\$61.67
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$61.67

Join us in our effort to provide children in Clay County with a wonderful holiday Season. We have partnered with Kids First of Florida and will be collecting toys for children ages 0-13.

We are also collecting non-perishable food items for local families in need. Your contribution makes a difference.

Make your donations at 3176 Old Jennings Road, Middleburg, Florida. To learn more about Kids First of Florida visit kidsfirstofflorida.org. Thank you for your generous support.

Please pay \$61.67 by 12/29/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$59.12 was posted to your account on 11/28/2022.

#16
221-578-431

**Please return this portion with payment****Bill Summary**

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

ARMSTRONG CDD

Customer #:00594522

4173 Heatherbrook Place

Route #:MC05560399

Route Group:26

ADDRESSEE:

AYC1207D
2000000718 22/12

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



Bill Date	12/08/22
Current Charges	\$61.67
Current Charges Past Due After	12/29/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$61.67

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: 12/08/2022

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)	12/08/22 to 01/06/23					\$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	12/02/22	32	1094	1094	0
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	0.0	X	0.85	\$0.00	
Proration Factor: 1.0667	Tier 2	0.0	X	1.66	\$0.00	
	Tier 3	0.0	X	2.51	\$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

Join us in our effort to provide children in Clay County with a wonderful holiday Season. We have partnered with Kids First of Florida and will be collecting toys for children ages 0-13.

We are also collecting non-perishable food items for local families in need. Your contribution makes a difference.

Make your donations at 3176 Old Jennings Road, Middleburg, Florida. To learn more about Kids First of Florida visit kidsfirstofflorida.org. Thank you for your generous support.

Please pay \$42.97 by 12/29/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$42.97 was posted to your account on 11/28/2022.

#16
720 50671

DEC 12 2022

Please return this portion with payment

Bill Summary

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

ARMSTRONG CDD

Customer #:00596272

1980 Amberly Drive

Route #:MC05560415

Route Group:26

ADDRESSEE:

AYC1207D
2000000719 22/13

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



Bill Date	12/08/22
Current Charges	\$42.97
Current Charges Past Due After	12/29/22
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: 12/08/2022

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) 12/08/22 to 01/06/23 \$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	12/02/22	35	643	682	39
Base Charges (Prepaid) \$42.97						
Consumption Charges Tier 1 39.0 X 0.85 \$33.15						
Proration Factor: 1.1667 Tier 2 0.0 X 1.66 \$0.00						
Tier 3 0.0 X 2.51 \$0.00						

Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges \$76.12						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
TOTAL AMOUNT DUE						\$76.12

Join us in our effort to provide children in Clay County with a wonderful holiday Season. We have partnered with Kids First of Florida and will be collecting toys for children ages 0-13.

We are also collecting non-perishable food items for local families in need. Your contribution makes a difference.

Make your donations at 3176 Old Jennings Road, Middleburg, Florida. To learn more about Kids First of Florida visit kidsfirstofflorida.org. Thank you for your generous support.

Please pay \$76.12 by 12/29/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$68.47 was posted to your account on 11/28/2022.

#16
720 578 431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00596274

544 Tynes Blvd

Route #:MC05560677

Route Group:26

ADDRESSEE:

AYC1207D
2000000720 22/14

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

**Bill Summary**

Bill Date	12/08/22
Current Charges	\$76.12
Current Charges Past Due After	12/29/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$76.12

MAIL PAYMENT TO:



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

CLAY TODAY

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

INVOICE

Invoice Number: 2022-240123
Invoice Date: 12/1/2022
Due Date: 12/31/2022

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

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

RECEIVED
DEC 05 2022
BY:

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
45189	Armstrong Community Meeting Dec 8, 2022	CT - Clay Today	Dec 1	2022		Column Inch	Black & White	4.3000	\$43.00
									\$43.00

Total:	\$43.00
--------	---------

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

#7
210-517-48

Affidavit attached to this invoice.

Please call the office at 904-264-3200 if you would like to pay by credit card.

Please pay from this invoice. Email for inquiries or questions - legal@claytodayonline.com. Thank you for your business.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared
Hugh Osteen, who on oath says that he is the publisher of
the "Clay Today" a newspaper published weekly at Fleming
Island in Clay County, Florida; that the attached copy of
advertisement
Being a Notice of Meeting Armstrong Community
Development District

In the matter of Meeting 12/8/2022

LEGAL: 45189

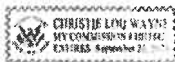
Was published in said newspaper in the issues: 12/01/2022

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

Hugh Osteen

Sworn to me and subscribed before me 12-01-22

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

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

Notice of Meeting Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, December 8, 2022 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Marilee Giles
District Manager

Legal 45189 Published 12/01/2022 in Clay
County's Clay Today newspaper



3002 PHILIPS HWY

Invoice

Date	Invoice #
11/30/2022	NOV22-107

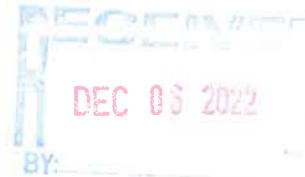
904-858-4300	ACCOUNTING@CROWNPOOLSINC.COM
--------------	------------------------------

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

APPROVED

By Alex Boyer at 9:21 am, Dec 06, 2022

Amenity-Pool Maint



Terms
Due upon receipt

#25
Nov 22 - Pool Maintenance
390.572.467

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY POOL SERVICE FOR NOVEMBER	1,150.00	11/30/2022	1,150.00
Total				\$1,150.00

Customer Total Balance

\$1,150.00

**APPROVED****By Alex Boyer at 10:31 am, Dec 01, 2022**

Amenity-Janitorial

INVOICE**Total Due: \$1,131.14**

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

Invoice Number: 32013011212
Invoice Date: 12/1/2022
Due Date: 12/31/2022
Phone: (904) 737-4969
Email: jaxinvoices@gocitywide.com

Bill

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

Ship

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

DEC 01 2022

BY:

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01013101295	Ray Flores	Net 30 days		12/01/22 to 12/31/22	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31013100635	1	1,131.14	1,131.14

#62

330572463

Subtotal: 1131.14
Sales Tax: 0.00

Total Due: \$1,131.14

By Alex Boyer at 10:51 am, Dec 01, 2022

DOODY DADDY™

#54
Pet Station Maint Dec 22
390-972-46

DEC 01 2022

Invoice No. 2212

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

[illegible]

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

Invoice #: 88

Invoice Date: 12/1/22

Due Date: 12/1/22

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 - December 2022	210-313-74		3,937.50	3,937.50
Website Administration - December 2022	445		104.17	104.17
Information Technology - December 2022	331		150.00	150.00
Dissemination Agent Services - December 2022	213		583.33	583.33
Office Supplies	51		0.66	0.66
Postage	42		8.58	8.58
Copies	425		44.10	44.10
Telephone	41		19.35	19.35

Total \$4,847.69**Payments/Credits** \$0.00**Balance Due** \$4,847.69

LLS Tax Solutions Inc.

2172 W Nine Mile Rd., #352

Pensacola, FL 32534

850-754-0311

liscott@llstax.com



INVOICE

BILL TO

Armstrong Community

Development District

c/o Governmental

Management Services -

CF, LLC

1408 Hamlin Avenue,

Unite E

St. Cloud, FL 34771

INVOICE # 002857

DATE 12/01/2022

DUE DATE 12/31/2022

TERMS Net 30

#36
310.912.312

DEC 01 2022

BY:

DESCRIPTION

AMOUNT

Total Billing for Arbitrage Services in connection with the
Armstrong Community Development District (Clay County, Florida)
\$4,035,000 Special Assessment Revenue Bonds, Series 2017A
and \$2,890,000 Special Assessment Revenue Bonds, Series
2017B – Rebatale Arbitrage Calculation for the period ended
November 1, 2022.

550.00

BALANCE DUE

\$550.00

Thank You For Your Business

LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

BILL TO

Armstrong Community
Development District
c/o Governmental
Management Services -
CF, LLC
1408 Hamlin Avenue,
Unit E
St. Cloud, FL 34771

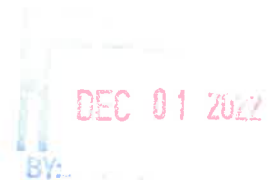
#26
Arbitrage Rpt Ser 2019A
710 513 712

INVOICE # 002858

DATE 12/01/2022

DUE DATE 12/31/2022

TERMS Net 30



DESCRIPTION

AMOUNT

Total Billing for Arbitrage Services in connection with the
\$7,500,000 Armstrong Community Development District (Clay
County, Florida) Special Assessment Revenue Bonds, Series
2019A (Assessment Area 2) – Rebatale Arbitrage Calculation for
the period ended November 1, 2022.

550.00

BALANCE DUE

\$550.00

Thank You For Your Business

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618653
DATE: 12/1/2022

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

DEC 03 2022

DUE DATE	RENTAL PERIOD
1/12/2023	

PMT NUMBER	DESCRIPTION	AMOUNT
43	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment. <i>#18 Dec 22 - Fitness Equip 330 338 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
0618653	1/12/2023	\$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



Invoice

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

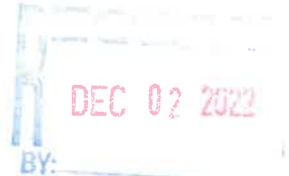
Date	Invoice #
12/1/2022	6935B

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

APPROVED

By Alex Boyer at 9:00 am, Dec 02, 2022

Field- Pond Maintenance



#19
920-538468

P.O. No.	Terms	Project
	Net 30	

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



Tree Amigos

Outdoor Services

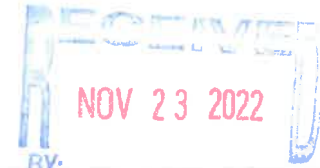
Invoice

Invoice#: 19020

Date: 11/30/2022

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

Project: 20104
Armstrong CDD Maintenance



Description	#21	Quantity	Price	Ext Price
November Monthly <u>Landscape Maintenance</u> Common Areas	320-538-462	1.00	4,363.75	4,363.75
November Monthly <u>Landscape Maintenance</u> Amenity Center	330-572-462	1.00	2,552.58	2,552.58
November Monthly <u>Landscape Maintenance</u> Tynes Blvd Extension	320-538-462	1.00	800.97	800.97
November Monthly <u>Landscape Maintenance</u> Tynes <u>Greyhawk Phase II</u>	320-538-462	1.00	2,233.41	2,233.41
November Monthly <u>Landscape Maintenance</u> Tynes <u>Greyhawk Lakes</u>	320-538-464	1.00	1,160.20	1,160.20
November Monthly <u>Landscape Maintenance</u> <u>Viburnum hedges</u> Amenity C	320-538-462	1.00	87.00	87.00

Notes:

Invoice Total: \$11,197.91



APPROVED

By Alex Boyer at 11:38 am, Dec 19, 2022

Amenity-Security

#34
230-572-345

INVOICE

Viewpoint Security - BIHC

1348 Beach Blvd
P.O. Box 50014
Jacksonville Beach, Florida 32240
United States

904-254-1474

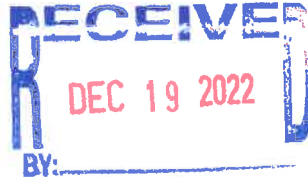
BILL TO

Armstrong CDD

Teresa Viscarra
1408 Hamlin Avenue, Unit E
St. Cloud, Florida 34771
United States

9042996115

tviscarra@gmscfl.com



Invoice Number: 476

Invoice Date: December 19, 2022

Payment Due: December 19, 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

Nov \$647.13
Dec \$1101.87

Pay Securely Online

VISA

MasterCard

DISC VER

link.waveapps.com/4s8z6z-6mxc3e

Notes / Terms

Invoice for previous 2 weeks of service (14 days)
November 28th, 2022 - December 4th, 2022 /
December 5th, 2022 - December 5th, 2022


Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Member Name
ARMSTRONG CDD
Account #
9054872
Trustee District:
06
Statement Date:
12/13/2022
Current Bill Due Date:
01/03/2023

Important Messages

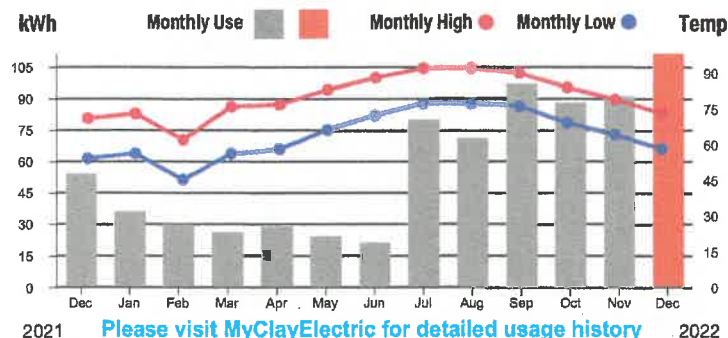
Members are being billed less for power in December thanks to a 6.25 percent reduction in the Power Cost Adjustment on bills, or \$10 in savings. This means members using the household average of 1,000 kWh of power will pay \$149.90. The previous cost was \$159.90. The cooperative is able to lower the cost of power due to the decreasing price of natural gas, which Seminole Electric uses to generate a sizeable portion of the wholesale electricity it provides.



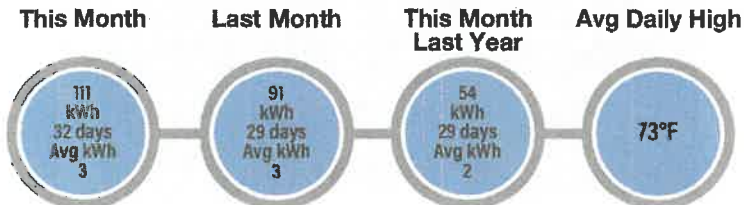
Previous Balance	\$43.00
Payment Received 11/30/22	-\$43.00
Balance Forward	\$0.00
Current Charges Due 01/03/23	\$45.00

Service Address: 3599 ROYAL PINES DR IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	11/10/22	12/12/22	3608	3719	1	111



Current Service Detail		
Access Charge		\$27.00
Energy Charge	111 kWh @ 0.0813	\$9.02
Power Cost Adjustment	111 kWh @ 0.0500	\$5.55
FLA Gross Receipts Tax		\$1.07
Clay Co Public Ser Utility Tax		\$1.41
Operation Round Up		\$0.95
Total Current Charges for this Location		\$45.00

 #100
 32053843

RECEIVE
DEC 19 2022
 BY:

**KEEP
SEND**

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


Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

 5587 2 MB 0.515
 ARMSTRONG CDD
 1408 HAMLIN AVE UNIT E
 SAINT CLOUD FL 34771-8588

 5 5587
 C-22

Account Number	9054872
Current Charges Due 01/03/23	\$45.00
Total Amount Due	\$45.00

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


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

9



09054872 0000045008





Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Member Name

ARMSTRONG CDD

Account #

9082120

Trustee District:

06

Statement Date:

12/13/2022

Current Bill Due Date:

01/03/2023

Previous Balance

\$1,542.00

Payment Received 11/30/22

-\$1,542.00

Balance Forward

\$0.00

Current Charges Due 01/03/23

\$1,516.00

Important Messages

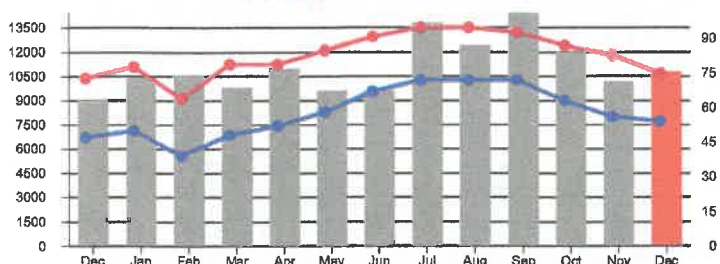
Members are being billed less for power in December thanks to a 6.25 percent reduction in the Power Cost Adjustment on bills, or \$10 in savings. This means members using the household average of 1,000 kWh of power will pay \$149.90. The previous cost was \$159.90. The cooperative is able to lower the cost of power due to the decreasing price of natural gas, which Seminole Electric uses to generate a sizeable portion of the wholesale electricity it provides.



Service Address: 3645 ROYAL PINES DR AMENITY CENTER

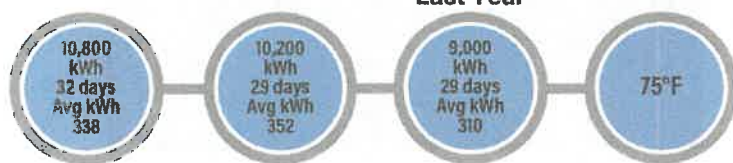
Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	11/10/22	12/12/22	2155	2209	200	10,800

kWh Monthly Use Monthly High Monthly Low Temp



2021 Please visit MyClayElectric.com for detailed usage history 2022

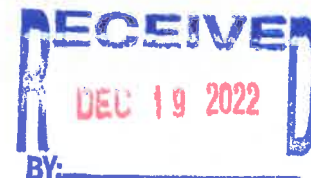
This Month Last Month This Month Last Year Avg Daily High



Current Service Detail

Access Charge		\$27.00
Energy Charge	10,800 kWh @ 0.0813	\$878.04
Power Cost Adjustment	10,800 kWh @ 0.0500	\$540.00
FLA Gross Receipts Tax		\$37.03
Clay Co Public Ser Utility Tax		\$33.64
Operation Round Up		\$0.29
Total Current Charges for this Location		\$1,516.00

#180
730-572-43



KEEP
SEND

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



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308

Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



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

Account Number	9082120
Current Charges Due 01/03/23	\$1,516.00
Total Amount Due	\$1,516.00

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



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

9



09082120

0001516008



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Member Name

ARMSTRONG CDD

Account #

9082351

Trustee District:

06

Statement Date:

12/13/2022

Current Bill Due Date:

01/03/2023

Important Messages

Members are being billed less for power in December thanks to a 6.25 percent reduction in the Power Cost Adjustment on bills, or \$10 in savings. This means members using the household average of 1,000 kWh of power will pay \$149.90. The previous cost was \$159.90. The cooperative is able to lower the cost of power due to the decreasing price of natural gas, which Seminole Electric uses to generate a sizeable portion of the wholesale electricity it provides.

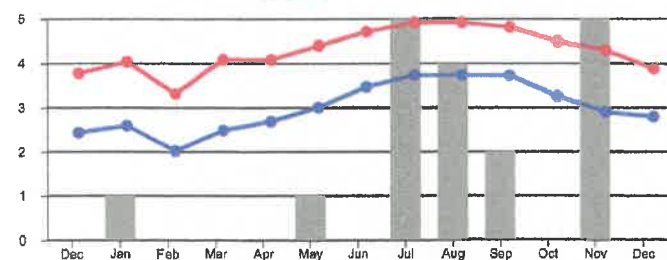


Previous Balance	\$30.00
Payment Received 11/30/22	-\$30.00
Balance Forward	\$0.00
Current Charges Due 01/03/23	\$29.00

Service Address: 705 TYNES BLVD IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	11/10/22	12/12/22	33	33	1	0

kWh Monthly Use Monthly High Monthly Low Temp



Please visit MyClayElectric.com for detailed usage history

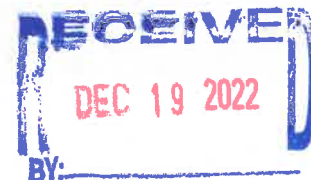
This Month Last Month This Month Last Year Avg Daily High



Current Service Detail

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

#100
220-538-47



KEEP
SEND

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



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



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

Account Number	9082351
Current Charges Due 01/03/23	\$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

9



09082351

0000029003



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Member Name

ARMSTRONG CDD

Account #

9143346

Trustee District:

06

Statement Date:

12/13/2022

Current Bill Due Date:

01/03/2023

Previous Balance

\$28.92

Payment Received 11/30/22

-\$28.92

Balance Forward

\$0.00

Current Charges Due 01/03/23

\$28.91

Important Messages

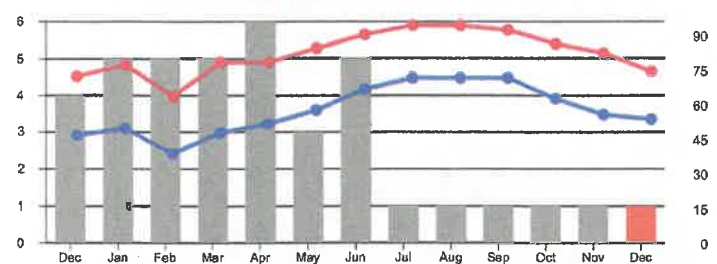
Members are being billed less for power in December thanks to a 6.25 percent reduction in the Power Cost Adjustment on bills, or \$10 in savings. This means members using the household average of 1,000 kWh of power will pay \$149.90. The previous cost was \$159.90. The cooperative is able to lower the cost of power due to the decreasing price of natural gas, which Seminole Electric uses to generate a sizeable portion of the wholesale electricity it provides.



Service Address: 3814 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	11/10/22	12/12/22	59	60	1	1

kWh Monthly Use Monthly High Monthly Low Temp



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

This Month Last Month This Month Last Year Avg Daily High



Current Service Detail

Access Charge		\$27.00
Energy Charge	1 kWh @ 0.0813	\$0.08
Power Cost Adjustment	1 kWh @ 0.0500	\$0.05
FLA Gross Receipts Tax		\$0.70
Clay Co Public Ser Utility Tax		\$1.08
Total Current Charges for this Location		\$28.91

#100
320-578-473

RECEIVED
DEC 19 2022
BY: _____

KEEP SEND

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



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308

Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



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

Account Number	9143346
Current Charges Due 01/03/23	\$28.91
Total Amount Due	\$28.91

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



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

9



09143346

0000028912



3002 PHILIPS HWY

Invoice

Date	Invoice #
12/16/2022	D19321

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

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

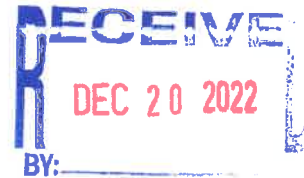
APPROVED

By Alex Boyer at 10:36 am, Dec 20, 2022

Amenity-Pool Repairs

#25
320.892.467

Terms
Due upon receipt



Quantity	Description	Rate	Serviced	Amount
1	Cleaning Labor LABOR AND CHEMICALS TO PERFORM BLACK ALGAE TREATMENT FOR 74,500 GALLON COMMERCIAL POOL. EXTRA CONTINUED TREATMENT MAY BE NECESSARY AS BLACK ALGAE TENDS TO ROOT INTO THE PLASTER. CHEMICAL CONTROL SYSTEM RECONNECTED AND STARTED 12-16-2022	4,142.86	12/16/2022	4,142.86
Total				\$4,142.86

Customer Total Balance

\$5,292.86

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

DATE:	11/29/2022
INVOICE #	ARMCD1122N

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

#20

RECEIVED
DEC 19 2022
BY: _____

Subtotal	\$	2,928.29
----------	----	----------

Please include the the account # 110059797 on your check
Please send all payments to our new address:
 270 W Plant St #340
 Winter Garden, FL 34787

Make all checks payable to
Evergreen Lifestyles Management, LLC

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

CHECK REQUEST INVOICE

DATE: 11/24/2022
INVOICE # 11242022
DUE DATE: ASAP

Evergreen Lifestyles Management LLC

(Payable to)

2100 S. Hiawasse Road, Orlando FL 32852

Address, City, State, Zip

(Mail to)

BILL TO

Name and No. of Association: Armstong CDD

DESCRIPTION				GL CODE	AMOUNT
VONS HEATING AND AIR ORANGE PARK	FL	Maintenance	Amenity-General Maintenance		2388.00
THE HOME DEPOT #6890 JACKSONVILLE	FL	Maintenance	Amenity-Repair & Maintenance		22.08
VONS HEATING AND AIR ORANGE PARK	FL	Maintenance	Amenity-Repairs & Maintenance		119.00
AMAZON MARKEPLACE NA PA		Maintenance	Amenity-Repair & Maintenance		133.00

TOTAL DUE \$ 2,662.08

Approved by: _____



INVOICE	#12822-2
SERVICE DATE	Nov 17, 2022
INVOICE DATE	Nov 17, 2022
DUE	Upon receipt

AMOUNT DUE	\$0.00
------------	---------------

Vons Heating And Air

Greyhawk Community- John Woods
3645 Royal Pines Dr
Orange Park, FL 32065

(239) 465-6311
jwoods@evergreen-lm.com

CONTACT US

2815 Bolton Road Suite B
Orange Park, FL 32073

(904) 282-8226
service@vonsheatingandair.com

Service completed by: Chris Lloyd

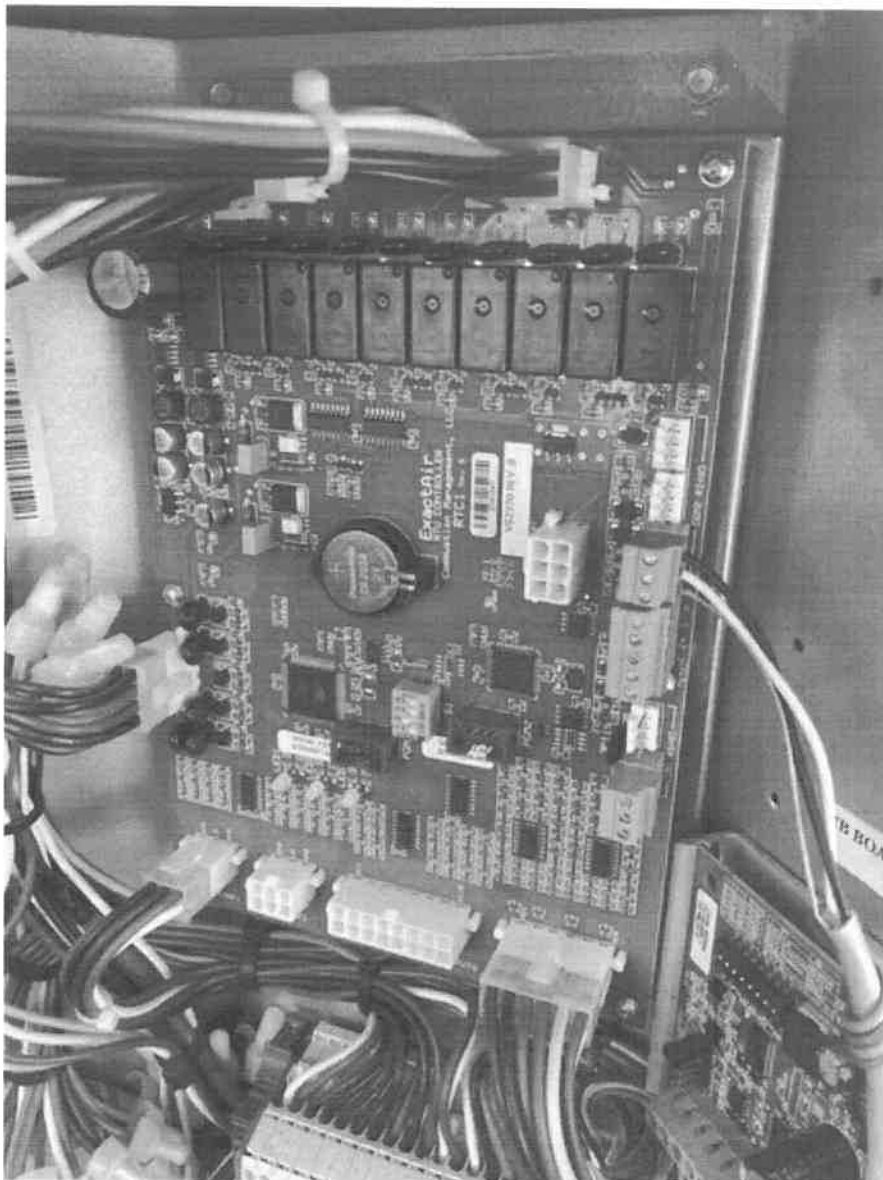
INVOICE

Services	qty	unit price	amount
HVAC Standard - Control Board (P) Remove and Replace Control Board.	1.0	\$2,388.00	\$2,388.00
Total			\$2,388.00

Payment History

Nov 17	Thu 10:01am	Credit Card	\$2,388.00
--------	-------------	-------------	------------

Please see the completed checklist from your visit attached to this invoice. Thanks for choosing Von's Heating and Air! Check out our website at www.vonsheatingandair.com/shop to order filters. Use promo code VONS50 to get 50% off your first filter order.







**How doers
get more done.**

9751 CROSSHILL BLVD
JACKSONVILLE, FL 32222 (904)7713228

6890 00061 76069 11/15/22 12:42 PM
SALE SELF CHECKOUT

045242198948 S2 BIT 5PK <A>	9.47
MKE SHOCKWAVE 2" SQ2 5PC	
088381554220 IMPACT XPS # <A>	6.57
MAK IMPACT XPS 1" SQ1 5PC	
764661103608 60LB.SAKRETE <A>	4.50
60LB SAKRETE CONCRETE MIX	

SUBTOTAL	20.54
SALES TAX	1.54
TOTAL	\$22.08

XXXXXXXXXX2000 AMEX USD\$ 22.08

AUTH CODE 845183/8614548 TA
Chip Read

AID A000000025010801 AMERICAN EXPRESS

PRO XTRA MEMBER STATEMENT

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

2022 PRO XTRA SPEND 11/14:	\$3,275.32
INCLUDES:	
2022 PROXTRA SAVINGS 11/14:	\$5.00

As of 11/15/2022 your Paint Rewards level is Member; Spend 871.82 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

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

6890 11/15/22 12:42 PM



6890 61 76069 11/15/2022 3366

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	02/13/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 159317 152488
PASSWORD: 22565 152427

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

From: [John Woods](#)
To: [Alex Boyer](#)
Subject: Fw: Receipt from Vons Heating And Air
Date: Monday, November 7, 2022 11:34:01 AM

From: Vons Heating And Air <notifications@housecallpro.com>
Sent: Monday, November 7, 2022 9:51 AM
To: John Woods <jwoods@evergreen-lm.com>
Subject: Receipt from Vons Heating And Air



Your receipt from Vons Heating And Air

Invoice Number: 12822
Service Date: Nov 07, 2022
Invoice Date: Nov 07, 2022

Customer Name: Greyhawk Community- John Woods
Service Address: 3645 Royal Pines Dr Orange Park, FL 32065

Services	qty	unit price	amount
HVAC Standard - HVAC Standard Service Call/ Diagnostic Standard HVAC dispatch and diagnostic fee	1.0	\$119.00	\$119.00

Notes	1.0	\$0.00	\$0.00
-------	-----	--------	--------

Technician arrived to no cooling call to find condenser fan motor stopping after initial start up. After full deep dive diagnostic of system, technician noticed board in condenser dropping out signal. Board is defective and in need of replacement. Office will order new board and provide pricing for replacement of board shortly

Subtotal	\$119.00
----------	----------

Amount Paid **\$119.00**

Payment Method

amex x2000

November 07, 2022

9:51am

Please see the completed checklist from your visit attached to this invoice. Thanks for choosing Von's Heating and Air! Check out our website at www.vonsheatingandair.com/shop to order filters. Use promo code VONS50 to get 50% off your first filter order.

(904) 282-8226 | service@vonsheatingandair.com

<http://www.vonheatingandair.com>

2815 Bolton Road Suite B
Orange Park, FL 32073

[Terms & Conditions](#)

CAUTION: This message originated from outside the Evergreen Lifestyles Management organization. Please do not click links or open attachments if you do not recognize the sender's email address.

From: Alex Boyer
To: Alex Boyer
Subject: Amazon.com - Order 113-3655573-4780202
Date: Tuesday, November 22, 2022 3:27:33 PM
Attachments: Amazon.com - Order 113-3655573-4780202.png

CAUTION: This message originated from outside the Evergreen Lifestyles Management organization. Please do not click links or open attachments if you do not recognize the sender's email address.

3:27



amazon.com

Final Details for Order #113-3655573-4780202

[Print this page for your records.](#)

Order Placed: October 27, 2022

Amazon.com order number: 113-3655573-4780202

Order Total: \$133.00

Shipped on October 30, 2022

Items Ordered

Price

1 of: *Elkay 51300C_2PK WaterSentry Plus Replacement Filter (Bottle Fillers), 2-Pack* \$124.88

Sold by: Plumber's Paradise ([seller profile](#))

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Shipping

Payment information

Payment Method:

American Express ending in 2000

Item(s) Subtotal: \$124.88

Shipping & Handling: \$8.37

Free Shipping: -\$8.37

Billing address

David Boyer
270 W PLANT ST 340
WINTER GARDEN, FL 34787-3012
United States

Total before tax: \$124.88

Estimated tax to be collected: \$8.12

Grand Total: \$133.00

Credit Card transactions

AmericanExpress ending in 2000: October 30, 2022: \$133.00

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2022, Amazon.com, Inc. or its affiliates



Sent from my iPhone

270 W Plant Street #340
Winter Garden, FL 34787

INVOICE

DATE:
INVOICE #

11/29/2022

AdminProcessAMEX112022

BILL TO

1179- Armstrong CDD

[illegible]

Subtotal	\$266.21
Taxable	\$0.00
Tax rate	
Tax due	\$0.00
Other	\$0.00
TOTAL Due	\$266.21

OTHER COMMENTS

Funds are drafted through ACH

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



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 12/06/2022
Account: 221007627575

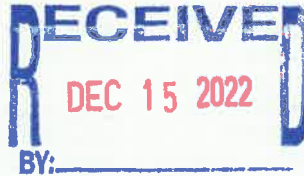
ARMSTRONG CDD
3645 ROYAL PINES DR - Nov 22
MIDDLEBURG, FL 32068

Current month's charges:	\$76.20
Total amount due:	\$76.20
Payment Due By:	12/27/2022

Your Account Summary

Previous Amount Due	\$102.81
Payment(s) Received Since Last Statement	-\$102.81
Current Month's Charges	\$76.20
Total Amount Due	\$76.20

#27
330572432



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

One Less Worry :)

Paperless = Worry less! Free eBill signup: peoplesgas.com/paperless



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:	\$76.20
Total amount due:	\$76.20
Payment Due By:	12/27/2022

Amount Enclosed \$
690889835784

00001083 01 AB 0.49 34771 FTECO112062222152510 00000 04 01000000 006 04 19839 003



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

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

6908898357842210076275750000000076201

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outage

877-832-6747

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

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

All Other Correspondence

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

Understanding Your Natural Gas Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Your payment options are:

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

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

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

Account: 221007627575
Statement Date: 12/06/2022
Current month's charges due 12/27/2022

Details of Current Month's Charges – Service from - 11/03/2022 to 11/30/2022

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

Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
AHX50502	11/30/2022	421		414		7 CCF		1.049		1.0000	7.3 Therms	28 Days

Customer Charge											\$30.60
Distribution Charge				7.3 THMS @ \$0.48718							\$3.56
PGA				7.3 THMS @ \$1.00000							\$7.30
Florida Gross Receipts Tax											\$0.21
Natural Gas Service Cost											\$41.67
Municipal Public Service Tax											\$1.40
State Tax											\$3.13

Total Natural Gas Cost, Local Fees and Taxes

\$46.20

Miscellaneous Charges

Gas Management				1 X \$30.0000							\$30.00
----------------	--	--	--	---------------	--	--	--	--	--	--	---------

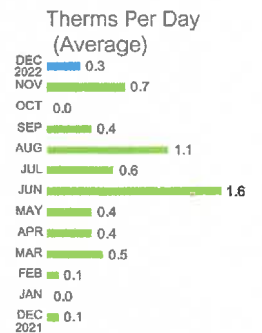
Total Miscellaneous Charges

\$30.00

Total Current Month's Charges

\$76.20

Peoples Gas Usage History



00001083-0003205-Page 3 of 5



Cost for Natural Gas Supply to Go Down in January 2023

Because of the recent decrease in the price of the commodity of natural gas, Peoples Gas is able to pass the savings to our customers.

The Purchased Gas Adjustment (PGA), a line item on your monthly bill, is the cost of natural gas. It reflects the fuel portion of your bill which can be adjusted monthly within an approved range. The maximum factor, or cap, of the PGA is approved by the Florida Public Service Commission (FPSC) each fall for the following year.

For 2023, the FPSC has approved our request to reduce the current PGA cap from \$ 1.70492 per therm to \$1.49670 per therm. The new, lower PGA cap will be effective Jan. 1. This is a pass-through charge; Peoples Gas does not profit from charges for fuel purchased on behalf of our customers.

We're here for you

Natural gas is vital to Florida's diverse energy mix. It is an abundant, sustainable and domestic natural resource that fuels our homes, businesses, industries and transportation.

Visit PeoplesGas.com/rates for more information, including an explanation of the components of your natural gas bill, frequently asked questions, and resources and programs to help you manage your energy costs.

00001083-0003205-Page 4 of 6



Faster cooking times, *plus* cash back

Earn valuable rebates when you install new natural gas cooking equipment.

Peoples Gas energy conservation program rebates are available to help you offset your purchase and installation costs. Best of all, you'll continue to enjoy enhanced efficiency for years to come.

Available cooking rebates:

Natural Gas Appliance	Potential Rebate
Cooking Equipment	Up to \$2,000
Fryer	Up to \$3,500

For more information and full details on eligibility visit PeoplesGas.com/BizRebates.

**GONNA DIG?
GOTTA CALL.**



CALL 811. IT'S THE LAW.



TECO.
PEOPLES GAS
AN EMERGA COMPANY



KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 29, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #

First National Bank of Omaha

Kutak Rock LLP

A/C #

Reference: Invoice No. 3141427

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. 3141427
1323-1

Re: General Counsel

For Professional Legal Services Rendered

10/06/22	K. Buchanan	0.30	96.00	Review tentative agenda and confer with district manager
10/06/22	J. Gillis	0.10	14.50	Receive and review Florida DEO special district update form
10/12/22	K. Buchanan	1.20	384.00	Prepare project completion resolution
10/13/22	K. Buchanan	2.80	896.00	Prepare project completion resolution; prepare for and attend board meeting
10/14/22	K. Buchanan	0.40	128.00	Perform meeting follow up
10/17/22	J. Gillis	1.60	232.00	Draft project completion resolution for Series 2019A project; draft amendment and agreement for security services with ViewPoint
10/26/22	J. Gillis	0.10	14.50	Confer with staff regarding records retention policies
10/27/22	K. Buchanan	0.40	128.00	Review status of open items
10/27/22	K. Buchanan	0.80	256.00	Review meeting minutes; follow up on quit claim deed; review status of

KUTAK ROCK LLP

Armstrong CDD

November 29, 2022

Client Matter No. 1323-1

Invoice No. 3141427

Page 2

				lake maintenance cost share agreement; confer with district manager
10/27/22	J. Gillis	0.30	43.50	Draft memorandum and resolution amending record retention policy
10/31/22	K. Buchanan	0.80	256.00	Review matters relating to project completion; review outstanding items
TOTAL HOURS		8.80		
TOTAL FOR SERVICES RENDERED				\$2,448.50
TOTAL CURRENT AMOUNT DUE				<u>\$2,448.50</u>

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 21, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #

First National Bank of Omaha

Kutak Rock LLP

A/C #

Reference: Invoice No. 3156111

Client Matter No. 1323-1

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

#61
310-513-715



Invoice No. 3156111
1323-1

Re: General Counsel

For Professional Legal Services Rendered

11/01/22	K. Buchanan	0.40	128.00	Perform meeting follow up
11/02/22	J. Gillis	0.50	72.50	Coordinate recording of Taylor quit claim deed; confer with staff regarding same
11/09/22	K. Buchanan	1.20	384.00	Confer with chair; review process related to cancellation of landowners election
11/10/22	K. Buchanan	1.20	384.00	Review landowner election documents; confer with Rogers; confer with district manager
11/14/22	K. Buchanan	0.80	256.00	Review claim information; confer with district manager regarding amenity management contract structure
11/29/22	J. Gillis	0.10	14.50	Confer with staff and update contact list for upcoming 2023 legislative session
TOTAL HOURS		4.20		

KUTAK ROCK LLP

Armstrong CDD

December 21, 2022

Client Matter No. 1323-1

Invoice No. 3156111

Page 2

TOTAL FOR SERVICES RENDERED

\$1,239.00

DISBURSEMENTS

Filing and Court Fees

46.20

TOTAL DISBURSEMENTS

46.20

TOTAL CURRENT AMOUNT DUE

\$1,285.20

UNPAID INVOICES:

November 29, 2022

Invoice No. 3141427

2,448.50

TOTAL DUE

\$3,733.70