

***ARMSTRONG***

*Community Development District*

*FEBRUARY 9, 2023*

## *AGENDA*

Armstrong  
Community Development District  
475 West Town Place  
Suite 114  
St. Augustine, Florida 32092  
District Website: [www.armstrongcdd.com](http://www.armstrongcdd.com)

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February 2, 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, February 9, 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. Appointment of New Supervisor(s)
  - B. Oath of Office for Newly Appointed Supervisor(s)
  - C. Election of Officers, Resolution 2023-05
- IV. Approval of the Minutes of the January 12, 2023 Meeting
- V. Discussion of Revised Suspension and Termination of Access Rule and Motion to Set a Public Hearing Date for Adoption
- VI. Consideration of Resolution 2023-04, Setting a Public Hearing Date to Adopt Towing and Parking Policy and Rule
- VII. Staff Reports
  - A. District Counsel
  - B. District Engineer

C. District Manager

D. Facility Manager

1. Report

2. Monthly Quality Inspection Report

VIII. Other Business

IX. Supervisor's Requests and Audience Comments

X. Financial Reports

A. Financial Statements as of January 31, 2023

B. Check Register

XI. Next Scheduled Meeting – March 9, 2023 @ 3:30 p.m. at Plantation Oaks Amenity Center

XII. Adjournment



### *THIRD ORDER OF BUSINESS*

*A.*

Ms. Sweeting,

I'm formally requesting consideration for CDD board member. I've attached my resume for your review. Also, I'm providing you with a brief intro along with my resume.

My Name is Jeffrey Deal; I'm originally from San Francisco, CA, and moved to Florida as I've recently retired from the Navy after 20 years of service. My Family has been living in the Greyhawk community for over three years. My Family includes my Wife, Janna, my two sons, Zion (6) and Zayn (4), and our two dogs, Chase (8) and Stitch (1). We moved to this community looking for great schools for our kids and a culture-rich community. I can be a great asset to the CDD board as my background in Cybersecurity and Information assurance is derived from both the creation and enforcement of governance and policy. Additionally, I believe my experience in understanding and enforcing governance, experience with unique military requirements, communication, and being approachable personally will be a great asset to helping maintain a well-functioning CDD. I'm looking forward to meeting you and discussing the opportunity soon.

Please let me know if you have any questions. Thank you.

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Best regards,



**Dr. Jeffrey M Deal, DCS**  
Doctor of Computer Science

CISSP | CCNA | Sec+ | Net+ | A+ | GreenIT

jeff@dealcotech.com | 619.788.2138



# Dr. Jeffrey M. Deal | Sr. Information System Security Engineer

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Jeff@n6networks.com | 619.788.2138 | Middleburg, FL

## Objective

Cybersecurity security expert with over 20 years of experience supporting Department of Defense (DoD) Information systems, leveraging my technical expertise and experience in cyber risk assessment and the enforcement of proven IT governance and policy to include National Institute of Standards and Technology (NIST), Risk Management Framework (RMF) and International Organization for Standards (ISO) 27001, Health Insurance Portability and Accountability Act (HIPPA) frameworks.

## Skills & Abilities

Pfsense Firewall configuration | FortiGate Firewall Configuration | Site-to-site/Client-Server VPN configuration | Captive Portal Configuration | Unifi Configuration | L3 MPLS (Multi-Protocol Label Switching) deployment | DMVPN (Dynamic Multipoint Virtual Private Network) configuration | Routing protocols: BGP (Border Gateway Protocol), OSPF (Open Shortest Path First), EIGRP (Enhanced Internet Gateway Routing Protocol), IS-IS (Intermediate System to Intermate System), RIP (Router Internet Protocol) | TCP/IP (Transmission Control Protocol/ Internet Protocol) | Oral and Written Communication | Team Player | Leadership | Visionary | Forecaster | Planner | Trainer | Mentor | Goal Oriented |

## Education

### **COLORADO TECHNICAL UNIVERSITY**

Doctor of Computer Science (D.C.Sc) Cybersecurity and Information Assurance | Jun 2021

### **COLORADO TECHNICAL UNIVERSITY**

Master of Science (M.S.) Computer and Information System | Jun 2017

### **COLORADO TECHNICAL UNIVERSITY**

Bachelor of Science (B.S.) Information Technology/Network Management | Jun 2014

## Certifications

CISSP | CCNA | Security+ | Network+ | A+ | Green IT

## Experience

### **Senior Information Security Engineer**

Teachers Insurance and Annuity Association (TIAA)

*Jacksonville, FL | Oct 2022 - Present*

- Responsible for the enforcement endpoint security policy for 50,000 devices located throughout seven countries worldwide leveraging Cisco Identify Service Engine (ISE).
- Lead Engineer in the profiling and posturing of client devices leveraging 802.1X, RADIUS, TACACS and various Network Access Controls (NAC).
- Responsible for the deployment, management and maintenance of the Gigamon Fabric network providing out-of-band streams to security analytic tools for cybersecurity awareness.

### **Senior Network Security Engineer**

Naval Telecommunication Area Master Station Jacksonville

*Jacksonville, FL | Sep 2019 – Oct 2022*

- Responsible for the enforcement of DoD RMF of the Defense Information System Agency Node point-of-presence network architecture leveraging mixed vendor infrastructure supporting 130,000 military and government customers and 150 circuits.
- Provided complete end-to-end engineering and installation of security technical implementation guidelines (STIGs) based on the DoD RMF security framework route-based IP network solutions deploying and enforcing security controls for BGP, MPLS, virtual routing and forwarding (VRF), and various routing Interior gateway protocols (IGP's) in both IPv4 and IPv6 deployments.
- Conducted 150 various cybersecurity spot check including the maintenance of 37 cybersecurity workforce members with zero discrepancies.

## **Senior Network Security Engineer**

Office of the Chief of Naval Operations Det Point Mugu

*Point Mugu, CA / Jun 2016 – Aug 2019*

- Designed and led the installation of a \$2.1 million network leveraging a Dynamic multipoint virtual private network (DMVPN) connecting 22 sites over multiple service providers leveraging Inter-AS MPLS VPN.
- Successfully passed three Cyber Security Inspections (CSIs) exceeding strict DoD Special Access Program (SAP) requirements scoring 98/100.
- Streamlined the process for troubleshooting and monitoring LAN/WAN activities, reducing latency and increasing performance by 52%.
- Responsible for coordinating and executing cyber operations, maintenance, and troubleshooting of multiple computer network systems in direct support of the Chief of Naval Operations.

## **Network Engineer**

Navy Region Southwest San Diego

*San Diego, CA / Jun 2013 – Aug 2016*

- Key Engineer in deploying Cisco routing and switching infrastructure supporting the Real-Time Automated Personnel Identification System (RAPIDS), increasing rapid identification by 22% for security entries located across ten military installations.
- Built out detailed technical documentation and infrastructure systems designs, reducing ticketing and incident ticketing and incident response by 15%.
- Led the operational overhaul of network issues identifying shortfalls within the system lifecycle management and inventory processing increasing network efficiency and production by 31% over two years.

## **Network Security Administrator**

Naval Telecommunication Area Master Station Rota

*Rota, Spain / Jun 2011 - Jun 2013*

- Lead design engineer in organization network training range of 40 network devices for 22 junior engineers teaching EIGRP, OSPF, MPLS, and BGP routing solutions, streamlining training, and increasing productivity by 44%.
- Responsible for maintaining and troubleshooting 140 customer trunk links and providing networking services to fleet operational units.
- Coordinate with the security manager to ensure network infrastructure follows NIST 800 SP, PCI-DSS, and HIPPA governing policies.
- Prepared over 150 artifacts for the organizations 1<sup>st</sup> CSI inspection resulting in a score of 96/100.

## **Network Administrator**

Naval Special Warfare Support Activity One San Diego

*San Diego, CA / Oct 2007 - Jun 2011*

- Vital network administrator in the discovery of a misconfiguration in a firewall policy, leading to the critical repair and deployment of five unattended ground surveillance system in direct support of Operation Iraqi Freedom.
- Planned and implemented routing and switching infrastructure supporting 1500 assets leveraging MPLS L2/L3 VPN technology.
- Provided a 99.3% total time and exceptional service and response time for a diverse range of clients forward deployed throughout the Iraqi region
- Presided over trouble call response, problem-solving, and resolution; developed and implemented procedures and best practices to ensure timeliness, productivity, efficiency, and service excellence.
- Actively led comprehensive training events in Local Area Networks (LAN), IP Telephony, WAN Technologies, and Wireless security.

Hello Sara,

I hope you had a great week.

I am a GreyHawk resident and would love to be considered to help fill one the vacancies the district might have.

The attached will show my employment and business record, along with a short summary of what I have been able to accomplish over the last 10 years.

Here is a personal note on why I am seeking to join y'all to serve our community:

Like many, My wife Ana and I relocated to Jacksonville due to work. We moved to the St Johns area early 2019 and were quickly enchanted by all North Florida has to offer (not to mention the affordable living).

In 2021 while meeting customers in the area, I found GreyHawk and we didn't think twice before changing our zip code to Clay County.

We are blessed to have a 7 years old boy, Santiago, who truly enjoys depleting our batteries by cruising through the neighborhood or visiting the pool (including very cold days).

We are not so far away from welcoming our daughter, Amelia, who will arrive next February and will help us bring a bit more extra joy to our lives.

While the job of serving others is not an easy one, I do see value on serving the community we live in.

I look forward to hearing from you in the upcoming days.

If there is anything else needed, please let me know.

Jorge L Vergara  
Middleburg, FL  
(832) 955-2132

# JORGE L VERGARA MOLERO

562 Tynes Blvd | Middleburg, FL 32068

T (832) 955-2132 | A (561) 320-3062 | [jvergaram@me.com](mailto:jvergaram@me.com)

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## SALES MANGEMENT AND BUSINESS OPERATIONS

Results-driven and bilingual (Spanish/English) professional with a successful history of linking *Strategic Business Development Initiatives* with *Operational Efficiencies* to accelerate market leadership, drive revenue growth, promote product placement in assigned geographical areas, and execute business plans crucial targets and successes have been identified. Combines tenacity with innovation to manage/train staff, increase market share, develop mutually beneficial solutions, and surge revenue growth to new heights.

### CAREER HISTORY

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#### SENIOR SALES – JACKSOVILLE WEST

June 2021-Current

ELANCO ANIMAL HEALTH: Florida

Sales lead overseeing \$6MM sales portfolio in companion animal health segment. I am responsible to maintain commercial partnerships with over 150 veterinary providers in Duval, Clay and Baker County.

- **Revenue Growth:** Increased YOY territory revenue by 3% while reducing complementary budgets usage.
- **Asset Deployment:** Successfully expanded new product categories 127% above expected target in 2022.
- **Sales Performance:** Recorded highest closed sales in the entire East Coast region during second trimester after joining the organization, totaling \$1.5MM in closed sales equivalent to 111% from expected target.
- **Compliance and Regulation:** Lead area trainer ensuring FDA and USDA product compliance and consumer safety in assigned territory. Highly regulated industry with specific rules governing product communication & budget implementation.

#### LEAD MANAGER COACHING & DEVELOPMENT

January 2021-Sept 2021

REYNOLDS AMERICAN, INC: Florida

Regional Lead Manager overseeing special projects for the Miami and Tampa strategic markets. Responsible for aligning budgets, assets, and personnel to increase brand awareness in Key Strategic Markets.

- **Wholesale:** Assess and execute inventory forecast to maximize on-hand inventory purchases for strategic cities. Develop training and development activities to increase Supplier's sales force RAI's brand knowledge.
- **Asset Deployment:** Increase digital footprint in Key Strategic Cities. Ensure a comprehensive expansion plan is in place for local teams to sell in and install \$1.2MM in digital touchpoints, next-generation/prototypes retail merchandise, in-person activation activities & adult-only facilities event.
- **Project Manager:** Responsible for delivering the strategic market "experience" to the RAI's Board of Directors in March, April, and May 2021 for both the Miami and Tampa Market. The experience encompasses various retail events that showcase a more aggressive market leadership plan and aims to increase budget allocation for special projects in the Region.

#### ACCOUNT MANAGER & LEAD ACCOUNT MANAGER

January 2019-December 2020

REYNOLDS AMERICAN, INC: Jacksonville, FL

Manager of Regional and Divisional accounts. Developer of collaborative relationships with customers aims to increase category profitability and apply new data-driven business plans—field support for national accounts developing strategic partnership with operations a territory management personnel.

- **Wholesale account manager** for North East Florida and Southern Georgia. Managed national and local accounts with over 600 total locations. Increased operational efficiency by increasing field-level training and collaboration with sales teams, offering active support, business development, and strategy implementation across multiple jurisdictions.
- **Florida Association of Wholesale and Distributor's** congressional liaison for customer activation in regulation-related activities.
- **Successfully implemented yearly business plan.** Increased product merchandising in assigned accounts. Improved customer participation in elite tier programs by 23%. The annual share of the market grew by 1.8%. Decreased operational expenses by 10% and improved profitability in wholesale operations by 3%.
- **Strategy and Planning** sales area liaison for national program implementation and CRM-based analytical tools.
- **Lead coaching and development** manager overseeing training and development for new hires, succession candidates, and local account managers.

**JORGE L VERGARA**  
**TERRITORY MANAGER III**

**(832) 955-2132**

February 2014-December 2019

**REYNOLDS AMERICAN, INC:** Lake Worth, FL

Designed and implemented commercial strategies to accelerate sales in assigned market. Constructed a high-quality customer database to funnel critical strategic initiatives to support the organization's performance goals and consistently delivered against its KSI's and Share of Market (SOM) deliverables.

- **Oversaw product distribution of over \$6 million in annual revenue:** increased portfolio distribution by 1.5% over the year.
- **Selected as software advisor for national transition team** overseeing software implementation and testing in the advisory group.
- **Effectively managed wholesale portfolio:** increase product placement, improved promotional product execution and provided a long-term plan to increase product sales in assigned locations.
- **Completed high-performance sales training:** Attended training sessions to develop a stronger understanding of social styles, customer interaction, and sales advocacy planning.
- **Successfully developed regional selling plans to increase product distribution:** created awareness of the product and provided education in all contracted channels;
- **Conducted over 10,000 consumer and customer engagements since 2014:** this resulted in increased brand awareness and sales; ranked top 5 regionally for past four years in consumer engagements
- **Appointed as West Palm Beach Division's Special Market Visits point-of-contact:** also appointed District Manager representative for a strategic sales meeting and sales operations plan with wholesalers in the West Palm Beach market.
- **New Product Distribution:** implemented plans and executed planograms for Tampa region; developed sales and strategic opportunities to increase the share of market and performed as the liaison between key strategic accounts to obtain new business
- **Increased regional interaction and undertook several coaching roles** to facilitate professional development for other team members; exceeded productivity goals by building selling strategies tailored to customer needs, and surpassed performance expectations:
  - Year 1 (2014): ranked 47 out of 72
  - Year 2 (2015): ranked 1 out of 72
  - Year 3 (2016): ranked 16 out of 64
  - Year 4 (2017): ranked 12 out of 64
  - Year 5 (2018): ranked 8 out of 64

**Succession Program Candidate and Special Projects:**

Division liaison to the Regional Director assisting in regional sales plan development, product expansion planning, and talent management.

- Regional liaison to National Customer Relationship Management (CRM) implementation group (2015)
- CRM SaaS implementation support team for Region (2016)
- CRM SaaS support team for Sales area (2017)
- Special assistant to National Leadership team during 2018 NACS – Vegas

**INTERNATIONAL SALES MANAGER**

December 2010-November 2013

**PROMEDCA MEDICAL GROUP:** Sugar Land, TX

Led strategic growth strategies to ensure the overall fiscal and operational success of a global B2B medical equipment/products organization by architecting and integrating international business development plans, organizational structures, and best practices; products included vital signs monitors, ECG/EKG machines, hospital beds, and medical furniture.

**SALES, BUSINESS DEVELOPMENT, AND MARKETING ACHIEVEMENTS**

- **Introduced and Expanded the Firm's Products and Services to New Territories across the globe, including the United States, Panama, and Venezuela.**
- **Surged Profits from a 10% Equipment Parts Average to 130%** by identifying new providers and offering clients used/refurbished parts.
- **Prepared and Delivered Client Presentations and Value Propositions** in line with unique key buying factors to close sales.
- **Negotiated Mutually Beneficial Pricing that Won New Customers while Maximizing Profit Margins.**
- **Inspired and Empowered a Culturally Diverse and Geographically Disparate (Remote) Sales Team to Exceed all Individual and Team Performance Objectives.** Hired, led, retained, and managed business development and marketing employees across Panama and Venezuela. Sourced and recruited staff members, conducted training on sales best practices/operational procedures, communicated performance feedback, and allowed advancement opportunities.
- **Drove Market Share by Developing a Company Brand of Disposable Medical Products and Equipment, PMG Solutions,** which transitioned the firm from a medical reseller to medical distributor/parts dealer for X-ray equipment diagnostic tools.



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**ASSOCIATE IN ARTS**

Palm Beach State College: May 2016

**BACHELOR OF ARTS: POLITICAL SCIENCE**

University of Central Florida: Expected - Spring 2025

**REAL ESTATE SALES ASSOCIATE - #SL3367893**

ISSUED OCT 2016 – EXPIRATION MAR 2024

**FLORIDA NOTARY – COMMISSION GG333930**

EXPIRE DATE 05/13/2023

**2-15 LIFE INCL VAR ANNUITY & HEALTH**

LICENSE W897419

District Recording Secretary, Sarah Sweeting,

I am emailing as my letter of intent to fill a vacancy of the Armstrong CDD board. I am a US Navy Veteran and my husband is a retired US Navy Chief. I have filled positions of a Sexual Victim's Assault position and an Equal Opportunity position while active duty. I was selected to be a command Ombudsman at one of my husband's commands.

My job currently is a real estate agent with eXp Realty, LLC but am switching brokers soon. We moved here in early 2020 as part of my husband's military retirement move. We lived here in Oakleaf the entire time before buying this home in Greyhawk. I would love to be considered as a position on the board.

Respectfully,  
Lynda Larson  
1841 Amberly Drive, Middleburg, FL 32068  
858-380-8171

*C.*

**RESOLUTION 2023-05**

**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 February 9, 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 9TH DAY OF FEBRUARY, 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, January 12, 2023 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
Blake Weatherly	Supervisor
Kendrick Taylor	Supervisor
Christine Bowen	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Zach Brecht	District Engineer by telephone
John Woods	Evergreen
Alex Boyer	Armstrong CDD Facility Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Newly Elected Supervisor**

Ms. Giles stated the oath of office was administered to Mike Taylor between meetings.

Ms. Giles gave an overview of the sunshine law.

**B. Canvassing and Certifying the Results of the Landowners Election, Resolution 2023-01**

On MOTION by Mr. Weatherly seconded by Mr. Kendrick Taylor with all in favor Resolution 2023-01 was approved.

**C. Appointment of Supervisors to Fill Seats 3 and 4.**

Ms. Giles stated seat 4 is held by Kendrick Taylor, the board can appoint him to this seat and continue his term for another four years or provide another course of action.

On MOTION by Mr. Mike Taylor seconded by Mr. Weatherly with all in favor Kendrick Taylor was appointed to seat 4 for a four year term of office.

Ms. Giles gave an overview of the sunshine law to Mr. Kendrick Taylor.

Ms. Giles stated seat 3 was held by Supervisor Rose Bock. Her term has expired and she does not wish to continue serving as a supervisor. In your agenda packet is a resume from Christine Bowen, a resident.

On MOTION by Mr. Kendrick Taylor seconded by Mr. Mike Taylor with all in favor Christine Bowen was appointed to fill seat 3.

Ms. Giles being a notary public of the State of Florida administered the oath of office to Ms. Bowen.

Ms. Giles stated you are now a government official and as such you are subject to comply with the sunshine law. If any business is to be discussed about Armstrong CDD you can talk to anyone, but you may only speak with other supervisors in a publicly noticed meeting such as this one. You are also subject to Florida's public records law, any document you may acquire or generate pertaining to the district is subject to a public records request. We ask that any documents including electronic communication that you keep them segregated in the event a request is made. GMS stores and archives all the district's records in the event there is a request we typically can handle them. If you do receive a public records request contact me or Katie, district counsel. We provided you with a new supervisor packet that includes a Q&A about CDDs, a copy of Chapter 190, Florida Statutes, ethics and sunshine law documents.

I did speak to the chairman before the meeting and it is his intent to continue to appoint residents to the board and we can send an eblast out to the community to let them know of his intent so we can start collecting resumes for our next meeting.

**D. Election of Officers, Resolution 2023-02**

Ms. Giles stated at the current time Liam O'Reilly is chairman, Mike Taylor is vice chair, Blake Weatherly, Kendrick Taylor and now Christine Bowen are assistant secretaries and from GMS Marilee Giles secretary and treasurer, Daniel Laughlin, James Oliver, Darrin Mossing and Howard McGaffney assistant secretaries and assistant treasurer to fill in my absence.

On MOTION by Mr. Weatherly seconded by Mr. Mike Taylor with all in favor Resolution 2023-02 was approved reflecting the officers as read into the record.
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**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the October 13, 2022 Meeting**

On MOTION by Mr. Kendrick Taylor seconded by Mr. Mike Taylor with all in favor the minutes of the October 13, 2022 meeting were approved as presented.
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**FIFTH ORDER OF BUSINESS**

**Acceptance of the Minutes of the November 10, 2022 Landowners Meeting**

On MOTION by Mr. Kendrick Taylor seconded by Mr. Weatherly with all in favor the landowners' meeting minutes of November 10, 2022 were accepted.
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**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03  
Amending the Records Retention Policy**

Ms. Buchanan stated this resolution is administrative in nature. Many years ago the district adopted a records retention policy that essentially provided that the district would retain all records relating to the business of the board. This was the most efficient way to go on a day to day basis because you don't have the staff necessary to go through the records on an annual or weekly basis. This resolution allows Marilee's office to continue to store things in electronic format to avoid the



paper build-up and it allows the deletion of emails that have no long term value, such as quorum, solicitations, thank you or confirms or any email that doesn't provide a substantive record can be deleted immediately compared to being retained long term. The hope is that this will assist mostly your administrative team in carrying through some of the extra weight it carries so if there is a public records request, there will be less volume for them to sort through.

On MOTION by Mr. Mike Taylor seconded by Mr. Kendrick Taylor with all in favor Resolution 2023-03 was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Discussion of Revised Suspension and Termination of Access Rule and Motion to Set a Public Hearing Date for Adoption**

Ms. Buchanan stated our office has taken the opportunity to go through and prepare a standard suspension and termination of access rule. It gives the district the right to restrict, suspend, or terminate amenity access for several varying offenses. Some of those are, submitting false information on your application, failing to abide by the terms of rental application, letting someone in that you shouldn't such as an unauthorized use of your key fob, exhibit inappropriate behavior or wearing inappropriate attire, failing to pay the district money that it may be owed with the exception of special assessments. An example, in another district a child threw a rock and broke the district's door exiting the amenity center to the pool. It was roughly \$5,000 and their usage rights were suspended until they worked out a repayment plan with the district. You can be suspended by not abiding by the district's policies, treating staff, guests or other individuals in an abusive manner, damaging the property, failing to reimburse the district for damage, engaging in conduct that is likely to endanger the health, safety or welfare of the district, committing crimes, committing another violation after you have previously had a warning or if a member of your party, which would be a guest or household member commits those things. We want the residents to be conscious of who they invite and want to impose a sense of responsibility there.

We can talk through these today and decide if you want to implement them and if you do want to implement them we would do a public notice and have an actual hearing. We don't want to make a significant change like this without taking time to think through it and properly notice it to the community.

Mr. Mike Taylor asked procedurally, how does this get enforced?

Ms. Buchanan stated we request that there be an incident report and we would also notify them in writing of their suspension immediately. The individual subject to this should be on notice pretty quickly.

This item was tabled until the next meeting.

## **EIGHTH ORDER OF BUSINESS**

### **Consideration of Resolution 2023-04 Setting a Public Hearing Date to Adopt Towing and Parking Policy and Rule**

Ms. Buchanan stated next is a resolution setting a public hearing date to adopt towing and parking policy and rules. It is designed to allow the district to put in tow away zones, which I expect will be the amenity center parking area. There may be other areas that onsite staff or you think may be appropriate to include as well. Only allowing parking at the amenity center during daytime hours, essentially no overnight parking will be allowed at all. The tow away zone we would attach a graphic to include the amenity center parking area and any other area you would like. The trick to this is that it can't really be enforced unless there is a no parking/towing zone sign and that is why we don't really think this is going to be incredibly helpful for street parking unless you install a lot of towing signs. Usually this is focused more on the amenity center where you can put tow away zone signs at the entrance to the parking lot and enforce it. It provides for an overnight parking permit so if someone wanted to let their out of state family use the amenity center to park for a week while they visited, they would submit that request to Marilee who could then approve it with the understanding that it is something that would not be abused.

What are your thoughts of what your problems are and does this adequately address them?

Mr. Kendrick Taylor stated for road parking this would be more of a challenge than a benefit because you have to find areas where you want to put no parking or tow away zones. I think it would be more of a hindrance on the public streets. I do think this has some benefit at the amenity center. Before this is approved we need to notice all the residents that this is another change being considered.

This item tabled until the next meeting.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

There being none, the next item followed.

**B. District Engineer**

There being none, the next item followed.

**C. District Manager**

There being none, the next item followed.

**D. Facility Manager**

**1. Report**

Mr. Boyer reported on issues that resulted in the pool closure and chemical balance in the pool and he will bring back to the next meeting pool servicing issues.

**2. Monthly Quality Inspection Report**

A copy of the Landscape Report for November 2022 was included as part of the agenda package.

Ms. Giles being a notary public of the State of Florida administered the oath of office to Mr. Kendrick Taylor.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Additional items discussed: Cost to maintain and add additional doggie waste stations, maintenance issues with certain fitness equipment, landscape contingency, free lending library, storm drains filled with construction debris.

**TWELFTH ORDER OF BUSINESS**

**Financial Reports**

**A. Financial Statements as of December 31, 2022**

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

**B. Check Register**

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

**THIRTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – February 9, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated the next meeting is scheduled for February 9, 2023 at 3:30 p.m. in the same location.

On MOTION by Mr. Kendrick Taylor seconded by Mr. Mike Taylor with all in favor the meeting adjourned at 4:27 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

## *FIFTH ORDER OF BUSINESS*

## **SUSPENSION AND TERMINATION OF ACCESS RULE**

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

Effective Date: \_\_\_\_\_, 2023

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**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.**

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**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.

## *SIXTH 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 9th day of February 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***

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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

## *SEVENTH ORDER OF BUSINESS*

*D.*

*1.*

# Armstrong CDD



**EVERGREEN**

LIFESTYLES MANAGEMENT

Alex Boyer/John Woods  
January 2023  
Facility Manager/Facility  
Coordinator

## **Amenities**

### **Overview**

- *Gym is being utilized at a normal pace with school being back in and the holidays over.*
- *Gym equipment was audited and maintenance performed on all equipment.*

### **Facility Usage & Updates**

- *Medium overall amenity usage.*
- *Minor vandalism on one table in common area by TV.*
- *Most trash is still on and around the basketball court.*

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

- *The pool is still open and several residents have been enjoying it.*
- *We must continue maintain our chlorine to keep open.*

### **Fitness Center**

- *Continuing sweeping under and around gym equipment.*

### **Outdoor Amenities**

- *Playground will need additional mulch soon.*
- *New Cleaning crew paying more attention toilets and floors in bathrooms.*

## **New Projects and Proposals**

*Pool re-opened December 22<sup>nd</sup> per Health Department*

## **Lifestyles**

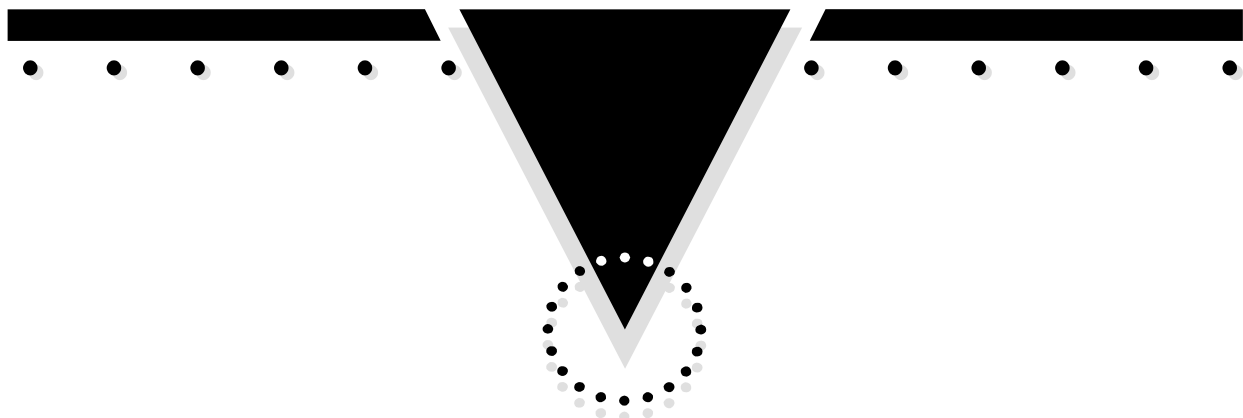
## **Events Updates**

***Other:*** Attachments

## *TENTH ORDER OF BUSINESS*



*A.*



# **Armstrong Community Development District**

**Unaudited Financial Reporting  
January 31, 2023**



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**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
January 31, 2023

	<u>Governmental Fund Types</u>			<b>Totals</b> <b>(Memorandum Only)</b> <b>2023</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	
<b><u>ASSETS:</u></b>				
Cash	\$31,708	---	---	\$31,708
Investments:				
Custody Account	\$450,208	---	---	\$450,208
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$270,462	---	\$270,462
Acquisition/Construction	---	---	\$11,667	\$11,667
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Prepayment	---	\$96	---	\$96
Acquisition/Construction	---	---	\$127	\$127
<u>Series 2019</u>				
Reserve	---	\$411,000	---	\$411,000
Capitalized Interest	---	\$2,863	---	\$2,863
Revenue	---	\$408,467	---	\$408,467
Prepayment	---	\$350	---	\$350
Acquisition/Construction	---	---	\$44,877	\$44,877
Due from Other	\$1,725	---	---	\$1,725
<b>TOTAL ASSETS</b>	<b>\$483,642</b>	<b>\$1,374,948</b>	<b>\$56,670</b>	<b>\$1,915,260</b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$11,458	---	---	\$11,458
Due to Construction	\$24,247	---	---	\$24,247
<b><u>FUND BALANCES:</u></b>				
Restricted for Debt Service	---	\$1,374,948	---	\$1,374,948
Restricted for Capital Projects	---	---	\$56,670	\$56,670
Unassigned	\$447,937	---	---	\$447,937
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$483,642</b>	<b>\$1,374,948</b>	<b>\$56,670</b>	<b>\$1,915,260</b>

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

**GENERAL FUND**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period Ended January 31, 2023**

	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 01/31/23</b>	<b>ACTUAL THRU 01/31/23</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Assessments - Net	\$504,612	\$493,063	\$493,063	\$0
Cost Share - Tynes Blvd.	\$14,500	\$4,833	\$6,303	\$1,470
Interest	\$0	\$0	\$804	\$804
<b>TOTAL REVENUES</b>	<b>\$519,112</b>	<b>\$497,897</b>	<b>\$500,171</b>	<b>\$2,274</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Administrative</u></b>				
Supervisors Fees	\$9,600	\$3,200	\$1,400	\$1,800
FICA Expense	\$734	\$245	\$107	\$138
Engineering Fees	\$6,000	\$2,000	\$0	\$2,000
Arbitrage	\$1,100	\$1,100	\$1,100	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$2,333	\$2,333	\$0
Attorney Fees	\$12,000	\$4,000	\$3,949	\$51
Annual Audit	\$4,050	\$0	\$0	\$0
Trustee Fees	\$7,800	\$7,800	\$7,758	\$42
Management Fees	\$47,250	\$15,750	\$15,750	\$0
Information Technology	\$1,800	\$600	\$600	\$0
Telephone	\$350	\$117	\$47	\$70
Postage	\$600	\$200	\$26	\$174
Insurance	\$7,360	\$7,360	\$6,587	\$773
Printing & Binding	\$1,500	\$500	\$73	\$427
Legal Advertising	\$2,500	\$833	\$243	\$590
Other Current Charges	\$600	\$200	\$0	\$200
Website Administration	\$1,250	\$417	\$417	(\$0)
Office Supplies	\$250	\$83	\$2	\$81
Travel Per Diem	\$350	\$117	\$0	\$117
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$117,269</b>	<b>\$52,030</b>	<b>\$45,566</b>	<b>\$6,464</b>
<b><u>Field</u></b>				
Security	\$45,000	\$15,000	\$14,692	\$308
Electric	\$2,000	\$667	\$406	\$261
Water & Sewer/Irrigation	\$36,000	\$12,000	\$11,775	\$225
Repairs & Maintenance	\$5,000	\$1,667	\$2,388	(\$721)
Landscape Contract	\$93,217	\$31,072	\$29,593	\$1,480
Landscape Contingency	\$5,000	\$1,667	\$19,333	(\$17,666)
Landscape Pond Banks	\$15,248	\$5,083	\$4,941	\$142
Lake Maintenance	\$12,537	\$4,179	\$3,980	\$199
Irrigation Repairs	\$10,000	\$3,333	\$0	\$3,333
<b>Total Field</b>	<b>\$224,002</b>	<b>\$74,667</b>	<b>\$87,106</b>	<b>(\$12,439)</b>

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

**GENERAL FUND**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period Ended January 31, 2023**

	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 01/31/23</b>	<b>ACTUAL THRU 01/31/23</b>	<b>VARIANCE</b>
<b><u>Amenity Center</u></b>				
Insurance	\$28,700	\$28,700	\$25,711	\$2,989
Phone/Internet/Cable	\$3,000	\$1,000	\$933	\$67
Electric	\$16,000	\$5,333	\$6,415	(\$1,082)
Water/Irrigation	\$7,500	\$2,500	\$2,696	(\$196)
Gas	\$1,500	\$500	\$363	\$137
Refuse Service	\$3,500	\$1,167	\$1,112	\$55
Access Cards	\$2,500	\$833	\$991	(\$158)
Landscape Contract	\$33,259	\$11,086	\$10,558	\$528
Fitness Equipment Lease	\$12,737	\$4,246	\$5,661	(\$1,415)
Janitorial Services	\$13,016	\$4,339	\$4,525	(\$186)
Janitorial Supplies	\$4,000	\$1,333	\$287	\$1,047
Pool Maintenance	\$17,300	\$5,767	\$8,602	(\$2,836)
Repairs & Maintenance	\$10,000	\$3,333	\$987	\$2,347
Fitness Center Repairs/Supplies	\$2,500	\$833	\$965	(\$132)
Office Supplies	\$500	\$167	\$60	\$107
ASCAP/BMI License Fees	\$500	\$167	\$0	\$167
Pest Control	\$800	\$267	\$90	\$177
Contingency	\$3,000	\$1,000	\$284	\$716
Operating Reserve	\$17,529	\$5,843	\$0	\$5,843
<b>Total Amenity Center</b>	<b>\$177,841</b>	<b>\$78,414</b>	<b>\$70,239</b>	<b>\$8,175</b>
<b>TOTAL EXPENDITURES</b>	<b>\$519,112</b>	<b>\$205,111</b>	<b>\$202,911</b>	<b>\$2,200</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$0)</b>	<b>\$292,786</b>	<b>\$297,260</b>	<b>\$4,474</b>
Net change in Fund Balance	<b>(\$0)</b>	<b>\$292,786</b>	<b>\$297,260</b>	<b>\$4,474</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$150,677</b>	
<b>FUND BALANCE - ENDING</b>	<b>(\$0)</b>		<b>\$447,937</b>	

**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**SERIES 2017 A/B SPECIAL ASSESSMENT REVENUE BONDS**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period Ended January 31, 2023**

	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 01/31/23</b>	<b>ACTUAL THRU 01/31/23</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Assessments - Series 2017A	\$265,819	\$259,735	\$259,735	\$0
Interest Income	\$0	\$0	\$2,566	\$2,566
<b><i>TOTAL REVENUES</i></b>	<b><i>\$265,819</i></b>	<b><i>\$259,735</i></b>	<b><i>\$262,301</i></b>	<b><i>\$2,566</i></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2017A</u></b>				
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
<b><i>TOTAL EXPENDITURES</i></b>	<b><i>\$264,159</i></b>	<b><i>\$170,259</i></b>	<b><i>\$170,259</i></b>	<b><i>\$0</i></b>
Excess (deficiency) of revenues over (under) expenditures	<b><i>\$1,659</i></b>	<b><i>\$89,476</i></b>	<b><i>\$92,041</i></b>	<b><i>\$2,566</i></b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$1,751)	(\$1,751)
<b><i>TOTAL SOURCES/(USES)</i></b>	<b><i>\$0</i></b>	<b><i>\$0</i></b>	<b><i>(\$1,751)</i></b>	<b><i>(\$1,751)</i></b>
Net change in Fund Balance	<b><i>\$1,659</i></b>	<b><i>\$89,476</i></b>	<b><i>\$90,290</i></b>	<b><i>\$814</i></b>
<b>FUND BALANCE - BEGINNING</b>	<b><i>\$180,154</i></b>		<b><i>\$461,978</i></b>	
<b>FUND BALANCE - ENDING</b>	<b><i>\$181,813</i></b>		<b><i>\$552,269</i></b>	

**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**SERIES 2019 SPECIAL ASSESSMENT REVENUE BONDS**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period Ended January 31, 2023**

	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 01/31/23</b>	<b>ACTUAL THRU 01/31/23</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Assessments - 2019	\$411,185	\$401,464	\$401,464	\$0
Interest Income	\$0	\$0	\$3,795	\$3,795
<b>TOTAL REVENUES</b>	<b>\$411,185</b>	<b>\$401,464</b>	<b>\$405,259</b>	<b>\$3,795</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2019</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$408,100</b>	<b>\$408,100</b>	<b>\$275,144</b>	<b>\$132,956</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$3,085</b>	<b>(\$6,636)</b>	<b>\$130,115</b>	<b>\$136,751</b>
Net change in Fund Balance	<b>\$3,085</b>	<b>(\$6,636)</b>	<b>\$130,115</b>	<b>\$136,751</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$280,159</b>		<b>\$692,564</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$283,244</b>		<b>\$822,679</b>	



**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS**  
**SERIES 2017 A/B SPECIAL ASSESSMENT REVENUE BONDS**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period Ended January 31, 2023**

	<b>ADOPTED BUDGET</b>	<b>PRORATED THRU 01/31/23</b>	<b>ACTUAL THRU 01/31/23</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$66	\$66
<b><i>TOTAL REVENUES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$66</b>	<b>\$66</b>
<b><u>EXPENDITURES:</u></b>				
Improvements - A	\$0	\$0	\$0	\$0
Improvements - B	\$0	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>66</b>	<b>66</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$1,751	\$1,751
<b><i>TOTAL SOURCES/(USES)</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,751</b>	<b>\$1,751</b>
Net change in Fund Balance	<b>\$0</b>	<b>\$0</b>	<b>\$1,817</b>	<b>\$1,817</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$9,976</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$11,794</b>	

**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS**  
**SERIES 2019 SPECIAL ASSESSMENT REVENUE BONDS**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period Ended January 31, 2023**

	ADOPTED BUDGET	PRORATED THRU 01/31/23	ACTUAL THRU 01/31/23	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$278	\$278
<b><i>TOTAL REVENUES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$278</b>	<b>\$278</b>
<b><u>EXPENDITURES:</u></b>				
Improvements	\$0	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>\$278</b>	<b>\$278</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer Out	\$0	\$0	\$0	\$0
<b><i>TOTAL SOURCES/(USES)</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Net change in Fund Balance	<b>\$0</b>	<b>\$0</b>	<b>\$278</b>	<b>\$278</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$44,599</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$44,877</b>	

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

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
<b><u>Revenues:</u></b>													
Special Assessments - Net	\$0	\$18,590	\$471,148	\$3,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493,063
Cost Share - Tynes Blvd.	\$1,100	\$1,646	\$1,832	\$1,725	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,303
Interest	\$150	\$112	\$21	\$522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$804
Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$1,250</b>	<b>\$20,348</b>	<b>\$473,001</b>	<b>\$5,573</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,171</b>
<b><u>Expenditures:</u></b>													
<b><i>Administrative</i></b>													
Supervisor Fees	\$600	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
FICA Expense	\$46	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107
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	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,333
Attorney Fees	\$2,449	\$1,285	\$215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,949
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$3,717	\$0	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,758
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,750
Information Technology	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Telephone	\$28	\$0	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47
Postage	\$0	\$7	\$9	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26
Insurance	\$6,587	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,587
Printing & Binding	\$7	\$13	\$44	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73
Legal Advertising	\$156	\$0	\$43	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$243
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Website Administration	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
Office Supplies	\$0	\$1	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
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
<b>Total Administrative</b>	<b>\$23,540</b>	<b>\$7,181</b>	<b>\$9,146</b>	<b>\$5,699</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$45,566</b>

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

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
<b>Field</b>													
Security	\$3,498	\$4,145	\$3,950	\$3,098	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,692
Electric	\$100	\$102	\$103	\$101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$406
Water & Sewer/Irrigation	\$2,861	\$3,144	\$2,964	\$2,806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,775
Repairs & Maintenance	\$0	\$2,388	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,388
Landscape Contract	\$7,398	\$7,398	\$7,398	\$7,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,593
Landscape Contingency	\$19,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,333
Landscape Pond Banks	\$1,310	\$1,160	\$1,160	\$1,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,941
Lake Maintenance	\$995	\$995	\$995	\$995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,980
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Field</b>	<b>\$35,495</b>	<b>\$19,332</b>	<b>\$16,571</b>	<b>\$15,708</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$87,106</b>
<b>Amenity Center</b>													
Property Insurance	\$25,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,711
Phone/Internet/Cable	\$187	\$372	\$0	\$373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$933
Electric	\$1,809	\$1,542	\$1,516	\$1,548	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,415
Water/Irrigation	\$634	\$699	\$659	\$704	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,696
Gas	\$103	\$76	\$184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$363
Refuse Service	\$262	\$262	\$262	\$327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,112
Access Cards	\$0	\$991	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$991
Landscape Contract	\$2,640	\$2,640	\$2,640	\$2,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,558
Fitness Equipment Lease	\$1,415	\$1,415	\$1,415	\$1,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,661
Janitorial Services	\$1,131	\$1,131	\$1,131	\$1,131	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,525
Janitorial Supplies	\$145	\$0	\$0	\$142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$287
Pool Maintenance	\$2,160	\$1,150	\$5,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,602
Repairs & Maintenance	\$380	\$296	\$155	\$155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$987
Fitness Center Repairs/Supplies	\$395	\$175	\$0	\$395	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$965
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	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90
Contingency	\$18	\$266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$284
<b>Total Amenity Center</b>	<b>\$37,094</b>	<b>\$11,016</b>	<b>\$13,254</b>	<b>\$8,875</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,239</b>
<b>Total Expenditures</b>	<b>\$96,129</b>	<b>\$37,529</b>	<b>\$38,971</b>	<b>\$30,282</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$202,911</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$94,879)</b>	<b>(\$17,181)</b>	<b>\$434,029</b>	<b>(\$24,709)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$297,260</b>

**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 January 31, 2023**

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,491.13
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$3,173.26
Prepaid CEC Fees	\$81,232.20
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$409,225.50)
Roadway Improvements	(\$1,745,453.37)
Utilities	(\$2,181,215.35)
Stormwater Management System	(\$1,370,377.54)
Amenity Area & Neighborhood Parks	(\$2,457,555.82)
Contingency	(\$68,494.30)
Professional Fees	(\$560,617.54)
<b>Adjusted Balance in Construction Account at January 31, 2023</b>	<b><u><u>\$11,793.55</u></u></b>

**2. Funds Available For Construction at January 31, 2023**

Book Balance of Construction Fund at January 31, 2023	\$11,793.55
Contracts in place at January 31, 2023	

**3. Investments - US Bank**

January 31, 2023	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$11,793.55
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<b><u><u>\$11,793.55</u></u></b>

Armstrong Community Development District  
Series 2017

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

# Armstrong Community Development District

## Series 2017

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



# Armstrong Community Development District Series 2017

<b>SUMMARY:</b>	
BOND PROCEEDS	\$6,111,819.56
DEVELOPER CONTRIBUTIONS	\$2,599,016.82
INT REC'D TO DATE	\$9,491.12
TRANS FROM DEBT SERVICE	\$3,173.26
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
<b>BALANCE</b>	<b>\$11,793.55</b>

<b>RECONCILIATION</b>	
TRUST STATEMENT	\$11,793.55
O/S REQ.	\$0.00
ADJ BALANCE	\$11,793.55
DEVELOPER CONTRIBUTIONS REC'V	\$0.00
<b>VARIANCE</b>	<b>(\$0.00)</b>

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

**Prepaid CEC Fees:**

\$16,826.67
\$23,789.43
\$40,616.10
<b>\$81,232.20</b>

INT REC'D	A	B	COI
Oct-17	\$54.56	\$39.18	\$2.28
Nov-17	\$563.76	\$404.90	\$9.57
Dec-17	\$545.58	\$391.84	\$0.01
Jan-18	\$563.94	\$405.03	\$0.01
Feb-18	\$528.11	\$379.09	\$0.01
Mar-18	\$466.85	\$335.05	\$0.01
Apr-18	\$468.11	\$335.63	\$0.01
May-18	\$492.70	\$352.76	\$0.00
Jun-18	\$370.12	\$263.83	
Jul-18	\$260.98	\$184.94	
Aug-18	\$256.31	\$180.61	
Sep-18	\$209.82	\$146.91	

	<b>\$4,780.84</b>	<b>\$3,419.77</b>	<b>\$11.90</b>	<b>Transfer In</b>
Oct-18	\$175.10	\$121.93		
Nov-18	\$153.12	\$105.85		
Dec-18	\$138.72	\$95.58		\$106.38
Jan-19	\$123.60	\$84.47		\$109.93
Feb-19	\$60.39	\$50.15		\$109.93
Mar-19	\$2.38	\$15.36		\$99.29
Apr-19	\$6.39	\$0.01		\$109.93
May-19	\$14.20	\$0.32		\$106.38
Jun-19	\$14.41	\$0.02		\$99.03
Jul-19	\$1.87	\$1.32		\$95.83
Aug-19	\$0.27	\$0.03		\$82.52
Sep-19	\$8.96	\$0.03		\$53.76

	<b>\$699.41</b>	<b>\$475.07</b>		<b>\$972.98</b>
Oct-19	\$9.28	\$0.03		\$46.83
Nov-19	\$2.48	\$0.01		\$40.31
Dec-19	\$2.11	\$1.96		\$32.77
Jan-20	\$2.19	\$2.02		\$33.86
Feb-20	\$2.19	\$2.02		\$33.77
Mar-20	\$1.81	\$1.67		\$27.96
Apr-20	\$0.82	\$0.75		\$12.60
May-20	\$0.14	\$0.13		\$2.18
Jun-20	\$0.15	\$0.13		\$2.25
Jul-20	\$0.09	\$0.08		\$1.31
Aug-20	\$0.08	\$0.07		\$1.23
Sep-20	\$0.07	\$0.07		\$1.13

	<b>\$21.41</b>	<b>\$8.94</b>		<b>\$236.20</b>
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INT REC'D	A	B	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16
Nov-20	\$0.07	\$0.00		\$1.20
Dec-20	\$0.07	\$0.00		\$1.16
Jan-21	\$0.07	\$0.00		\$1.20
Feb-21	\$0.07	\$0.00		\$1.20
Mar-21	\$0.07	\$0.00		\$1.08
Apr-21	\$0.07	\$0.00		\$1.20
May-21	\$0.07	\$0.00		\$1.16
Jun-21	\$0.07	\$0.00		\$1.20
Jul-21	\$0.06	\$0.00		\$1.16
Aug-21	\$0.04	\$0.00		\$1.20
Sep-21	\$0.04	\$0.00		\$1.20

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

	<b>\$6.88</b>	<b>\$0.01</b>		<b>\$198.73</b>
Oct-22	\$12.26	\$0.03		\$347.31
Nov-22	\$15.52	\$0.07		\$426.04
Dec-22	\$17.14	\$0.11		\$451.51
Jan-23	\$20.81	\$0.18		\$526.37

	<b>\$65.73</b>	<b>\$0.39</b>		<b>\$1,751.23</b>
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**Armstrong**  
Community Development District  
Series 2019 Special Assessment Revenue Bonds

**1. Recap of Capital Project Fund Activity Through January 31, 2023**

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$1,715.89
Developer Contributions/Add'l Revenue	\$3,605,067.16
Transfer from Debt Service	\$0.00
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$397,308.14)
Roadway Improvements	(\$2,357,468.68)
Water, Sewer, Reuse & Electric	(\$1,822,373.13)
Stormwater Management System	(\$2,030,236.05)
Amenity Area	(\$2,671,439.84)
Neighborhood Parks	(\$570,242.62)
Contingency	\$0.00
Professional Fees	(\$481,580.59)
<b>Adjusted Balance in Construction Account at January 31, 2023</b>	<b><u><u>\$44,876.71</u></u></b>

**2. Funds Available For Construction at January 31, 2023**

Book Balance of Construction Fund at January 31, 2023	\$44,876.71
Contracts in place at January 31, 2023	

**3. Investments - US Bank**

January 31, 2023	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$44,876.71
			Due from Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<b><u><u>\$44,876.71</u></u></b>

Armstrong Community Development District  
Series 2019

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Roadway System	Water, Sewer, Reuse and Electric	Stormwater Management Systems	Amenity Center	Neighborhood Parks	Contingency	Misc. Professional Fees
COI		US Bank	\$5,675.00	\$5,675.00								
COI		GMS	\$31,000.00	\$31,000.00								
COI		Holland & Knight	\$5,250.00	\$5,250.00								
COI		Feldman Mahoney	\$10,000.00	\$10,000.00								
COI		Akerman LP	\$40,000.00	\$40,000.00								
COI		Gray Robinson	\$40,000.00	\$40,000.00								
COI		Hopping Green	\$42,500.00	\$42,500.00								
COI		ImageMaster	\$1,500.00	\$1,500.00								
COI		England Thims & Miller	\$5,458.84	\$5,458.84								
		Underwriters Discount	\$150,000.00	\$150,000.00								
		Org Issue Discount	\$65,924.30	\$65,924.30								
1	10/23/19	Greyhawk Ventures	\$2,518,111.64		\$2,518,111.64	\$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

<b>SUMMARY:</b>	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,605,067.16
INT REC'D TO DATE	\$1,715.89
TRANSFER FROM DEBT SERVICE	\$0.00
LESS: REQ. PAID	(\$10,330,649.05)
<b>BALANCE</b>	<b>\$44,876.71</b>

<b>RECONCILIATION</b>	
TRUST STATEMENT	\$44,876.71
O/S REQ.	\$0.00
ADJ BALANCE	\$44,876.71
<b>VARIANCE</b>	<b>(\$0.00)</b>

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	
<b>\$3,605,067.16</b>		

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
<b>\$1,401.96</b>		<b>\$2.02</b>

INT REC'D	A	COI
Oct-22	\$54.98	\$0.00
Nov-22	\$67.52	\$0.00
Dec-22	\$71.67	\$0.00
Jan-23	\$83.69	\$0.00
<b>\$277.86</b>		<b>\$0.00</b>

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
<b>\$2.25</b>		<b>\$0.00</b>
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
<b>\$31.80</b>		<b>\$0.00</b>

10

*B.*

# Armstrong Community Development District

## Summary of Check Register

January 1, 2023 to January 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	1/4/23	845-846	\$ 3,579.74
	1/11/23	847-854	\$ 23,941.29
	1/17/23	855-860	\$ 6,970.37
	1/24/23	861-862	\$ 3,397.91
			<hr/>
			\$ 37,889.31

			<hr/>
			\$ 37,889.31

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/04/23	00034	1/02/23 477	202212 330-57200-34500		*	349.80	
		SCRTY 12/26/22-12/27/22					
1/02/23	477A	202301 330-57200-34500			*	349.80	
		SCRTY 01/02/23-01/03/23					
1/02/23	478	202212 330-57200-34500			*	1,749.00	
		SCRTY 12/12/22 - 12/25/22					
BUSINESS INVESTMENT HOLDINGS DBA							2,448.60 000845
1/04/23	00062	1/01/23 32013011	202301 330-57200-46300		*	1,131.14	
		JANITORIAL SERVICES JAN23					
NORTH FLORIDA BUILDING MAINT. LLC							1,131.14 000846
1/11/23	00007	1/05/23 2023-242	202301 310-51300-48000		*	44.00	
		NOT.OF MEETING 01/12/23					
OSTEEN MEDIA GROUP							44.00 000847
1/11/23	00025	12/31/22 DEC22-10	202212 330-57200-46700		*	1,150.00	
		DEC 22 - POOL MAINTENANCE					
CROWN POOLS, INC.							1,150.00 000848
1/11/23	00054	1/01/23 2301	202301 330-57200-46000		*	155.00	
		PET STATION MAINT JAN23					
DOODY DADDY							155.00 000849
1/11/23	00001	1/01/23 89	202301 310-51300-34000		*	3,937.50	
		MANAGEMENT FEES JAN23					
1/01/23	89	202301 310-51300-49500			*	104.17	
		WEBSITE ADMIN JAN23					
1/01/23	89	202301 310-51300-35100			*	150.00	
		INFORMATION TECH JAN23					
1/01/23	89	202301 310-51300-31300			*	583.33	
		DISSEMINATION FEE JAN23					
1/01/23	89	202301 310-51300-51000			*	.72	
		OFFICE SUPPLIES					
1/01/23	89	202301 310-51300-42000			*	9.57	
		POSTAGE					
1/01/23	89	202301 310-51300-42500			*	8.25	
		COPIES					
GOVERNMENTAL MANAGEMENT SERVICES							4,793.54 000850
1/11/23	00018	1/01/23 618680	202301 330-57200-44000		*	1,415.21	
		JAN 23 - FITNESS EQUIP					
MUNICIPAL ASSET MANAGEMENT, INC.							1,415.21 000851
1/11/23	00019	1/01/23 7057B	202301 320-53800-46800		*	995.00	
		LAKE MAINTENANCE JAN22					

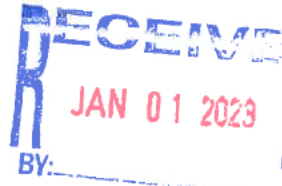
ARMS ARMSTRONG TVISCARRA



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/01/23 7155B	202301 320-53800-46400		*	150.00	
		FOUNTAIN MAINT JAN22					
				SITEX AQUATICS			1,145.00 000852
1/11/23 00021	1/01/23	19235	202212 320-53800-46200		*	4,363.75	
		LANDSCAPE MAINT DEC22					
	1/01/23	19235	202212 330-57200-46200		*	2,552.58	
		LANDSCAPE AMENITY DEC22					
	1/01/23	19235	202212 320-53800-46200		*	800.97	
		TYNES BLVD EXT DEC22					
	1/01/23	19235	202212 320-53800-46200		*	2,233.41	
		GREYHAWK PHASE II DEC22					
	1/01/23	19235	202212 320-53800-46400		*	1,160.20	
		GREYHAWK LAKES DEC22					
	1/01/23	19235	202212 330-57200-46200		*	87.00	
		VIBURNAM HDGE AMNTY DEC22					
				TREE AMIGOS OUTDOOR SERVICES INC.			11,197.91 000853
1/11/23 00015	12/23/22	6766519	202212 310-51300-32300		*	4,040.63	
		TRUSTEE FEES SER.2019A					
				U.S. BANK			4,040.63 000854
1/17/23 00034	1/09/23	480	202212 330-57200-34500		*	749.57	
		SCRTY 12/26/22 - 12/31/22					
	1/09/23	480A	202301 330-57200-34500		*	999.43	
		SCRTY 01/01/23 - 01/08/23					
				BUSINESS INVESTMENT HOLDINGS DBA			1,749.00 000855
1/17/23 00016	1/06/23	567729JA	202301 320-53800-43100		*	1,250.41	
		3518 ROYAL PINES DR IRRG					
	1/06/23	568411JA	202301 320-53800-43100		*	269.00	
		3682 ROYAL PINES DR IRRG					
	1/06/23	574046JA	202301 330-57200-43100		*	397.32	
		3645 ROYAL PINES DR POOL					
	1/06/23	574047JA	202301 330-57200-43100		*	306.54	
		3645 ROYAL PINES DR CLBHS					
	1/06/23	574048JA	202301 320-53800-43100		*	136.11	
		3645 ROYAL PINES DR IRRG					
	1/06/23	577060JA	202301 320-53800-43100		*	753.43	
		875 TYNES BLVD IRRG JAN23					
	1/06/23	577061JA	202301 320-53800-43100		*	42.97	
		705 TYNES BLVD IRRG JAN23					
	1/06/23	586607JA	202301 320-53800-43100		*	63.37	
		3976 HEATHERBROOK PL IRRG					
	1/06/23	586608JA	202301 320-53800-43100		*	57.42	
		4121 HEATHERBROOK PL IRRG					
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		1/06/23	588041JA 202301 320-53800-43100		*	65.07	
			3846 SUNBERRY LN IRRG JAN				
		1/06/23	594522JA 202301 320-53800-43100		*	55.72	
			4173 HEATHERBROOK PL JAN				
		1/06/23	596272JA 202301 320-53800-43100		*	42.97	
			1980 AMBERLY DR - JAN23				
		1/06/23	596274JA 202301 320-53800-43100		*	69.32	
			544 TYNES BLVD - JAN23				
				CLAY COUNTY UTILITY AUTHORITY			3,509.65 000856
1/17/23	00035	11/07/22	AAAO6165 202211 330-57200-34600		*	991.00	
			200BLNK KEYFOB/LASER ETCH				
				COMMUNITY CONTROLS			991.00 000857
1/17/23	00062	1/11/23	52013004 202301 330-57200-46400		*	142.00	
			MULTIFOLD/LINER/CTR PULL				
				NORTH FLORIDA BUILDING MAINT. LLC			142.00 000858
1/17/23	00032	1/13/23	101080 202301 330-57200-46100		*	395.00	
			QTRLY PM-TREADMILL/ELLIPT				
				SOUTHEAST FITNESS REPAIR			395.00 000859
1/17/23	00027	1/06/23	22100762 202212 330-57200-43200		*	183.72	
			3645 ROYAL PINES DR-DEC22				
				TECO			183.72 000860
1/24/23	00034	1/23/23	482 202301 330-57200-34500		*	1,749.00	
			SCRTY 01/09/23 - 01/22/23				
				BUSINESS INVESTMENT HOLDINGS DBA			1,749.00 000861
1/24/23	00100	1/13/23	9054872J 202301 320-53800-43000		*	43.00	
			3599 ROYAL PINES DR IRRG				
		1/13/23	9082120J 202301 330-57200-43000		*	1,548.00	
			3645 ROYAL PINES DR AMNTY				
		1/13/23	9082351J 202301 320-53800-43000		*	29.00	
			705 TYNES BLVD IRRG-JAN23				
		1/13/23	9143346J 202301 320-53800-43000		*	28.91	
			3814 ROYAL PINES - JAN23				
				CLAY ELECTRIC COOPERATIVE, INC.			1,648.91 000862
				TOTAL FOR BANK A		37,889.31	
				TOTAL FOR REGISTER		37,889.31	

ARMS ARMSTRONG TVISCARRA



# 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 hel  
330-592-745  
12/22 \$ 349.80  
01/23 \$ 349.80

**Invoice Number:** 477

**Invoice Date:** January 2, 2023

**Payment Due:** January 2, 2023

**Amount Due (USD):** \$699.60

Pay Securely Online

Items	Quantity	Price	Amount
<b>Amenity Guard Services</b> Additional Requested Hours	24	\$29.15	\$699.60

**Total:** \$699.60

**Amount Due (USD):** \$699.60

Pay Securely Online

VISA

MasterCard

DISCOVER

[link.waveapps.com/2n2upy-5r9s6w](https://link.waveapps.com/2n2upy-5r9s6w)

## Notes / Terms

Additional Requested Hours

December 26th, 2022

December 27th, 2022

January 2nd, 2023

January 3rd, 2023



**APPROVED**

By Alex Boyer at 8:46 am, Jan 03, 2023

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

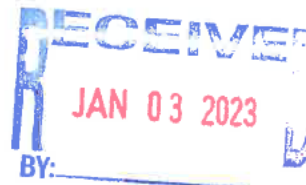
9042996115

tviscarra@gmscfl.com

#34

Serby

330-572-945



**Invoice Number:** 478

**Invoice Date:** January 2, 2023

**Payment Due:** January 2, 2023

**Amount Due (USD):** \$1,749.00

Pay Securely Online

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

**Total:** \$1,749.00

**Amount Due (USD):** \$1,749.00

Pay Securely Online

VISA

MasterCard

DISCOVER

[link.waveapps.com/rhd4hy-rtzw6u](https://link.waveapps.com/rhd4hy-rtzw6u)

## Notes / Terms

Invoice for previous 2 weeks of service ( 14 days )

December 12th, 2022 - December 18th, 2022

December 19th, 2022 - December 25th, 2022



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

## INVOICE

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

Invoice Number: 32013011736

Invoice Date: 1/1/2023

Due Date: 1/31/2023

Phone: (904) 737-4969

Email: jaxinvoices@gocitywide.com

Bill

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

Ship

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

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01013101295	Ray Flores	Net 30 days		01/01/23 to 01/31/23	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31013100635	1	1,131.14	1,131.14

**Subtotal:** 1131.14

**Sales Tax:** 0.00

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

# CLAY TODAY

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

## INVOICE

Invoice Number: 2023-242759  
Invoice Date: 1/5/2023  
Due Date: 2/5/2023

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

#7  
216-517-48

RECEIVED  
JAN 10 2023  
BY: \_\_\_\_\_

**Advertiser**  
Armstrong CDD C/O GMS, LLC

**Customer ID**  
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
47506	Notice of Meeting Jan 12	CT - Clay Today	Jan 5	2023		Column Inch	Black & White	4.4000	\$44.00
									\$44.00

<b>Total:</b>									\$44.00
---------------	--	--	--	--	--	--	--	--	---------

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

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](mailto: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 Jan 12

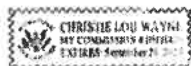
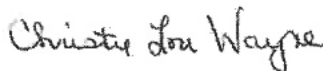
LEGAL: 47506

Was published in said newspaper in the issues: 1/5/2023

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



Sworn to me and subscribed before me 01/05/2023



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, January 12, 2023 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 47506 Published 1/5/2023 in Clay County's Clay Today newspaper



3002 PHILIPS HWY

# Invoice

Date	Invoice #
12/31/2022	DEC22-107

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 8:44 am, Jan 05, 2023*

Amenity-Pool Maint

RECEIVED  
JAN 05 2023  
BY: \_\_\_\_\_

Terms

Due upon receipt

#25  
Dec 22 - Pool Maintenance  
330-522-467

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY POOL SERVICE FOR DECEMBER	1,150.00	12/31/2022	1,150.00
			<b>Total</b>	<b>\$1,150.00</b>

Customer Total Balance

\$1,150.00



**By Alex Boyer at 10:03 am, Jan 06, 2023**

RECEIVED  
JAN 06 2023  
BY: \_\_\_\_\_

DOODY DADDY • 904.826.9235 • [DOODYDADDYJAX@GMAIL.COM](mailto:DOODYDADDYJAX@GMAIL.COM) • P.O. Box 600967 Jax, FL 32260

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 89

Invoice Date: 1/1/23

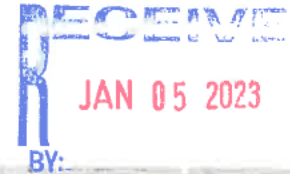
Due Date: 1/1/23

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 - January 2023	310-517-21		3,937.50	3,937.50
Website Administration - January 2023	495		104.17	104.17
Information Technology - January 2023	381		150.00	150.00
Dissemination Agent Services - January 2023	313		583.33	583.33
Office Supplies	51		0.72	0.72
Postage	42		9.57	9.57
Copies	425		8.25	8.25

**Total** \$4,793.54**Payments/Credits** \$0.00**Balance Due** \$4,793.54

# Municipal Asset Management, Inc.

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

# INVOICE

**INVOICE NO:** 0618680  
**DATE:** 1/1/2023

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

DUE DATE	RENTAL PERIOD
2/12/2023	

PMT NUMBER	DESCRIPTION	AMOUNT
44	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment.  #18 Jan 23 - Fitness Equip 330-572-44	1,415.21

**TOTAL DUE**

**\$1,415.21**

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618680	2/12/2023	\$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



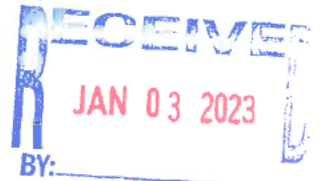
## Invoice

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

Date	Invoice #
1/1/2023	7057B

## Bill To

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



#19nd  
320-98468

P.O. No.	Terms	Project
----------	-------	---------

	Net 30	
--	--------	--

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



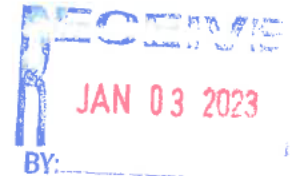
## Invoice

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

Date	Invoice #
1/1/2023	7155B

## Bill To

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



Hand  
920-588-464

P.O. No.

Terms

Project

Net 30

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



# Tree Amigos

## Outdoor Services

**APPROVED**

By Alex Boyer at 11:44 am, Jan 04, 2023

Field-Landscape

## Invoice

Invoice#: 19235

Date: 01/01/2023

**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
December Monthly <u>Landscape Maintenance</u> Common Areas	320-538-462	1.00	4,363.75	4,363.75
December Monthly <u>Landscape Maintenance</u> <u>Amenity Center</u>	320-538-462	1.00	2,552.58	2,552.58
December Monthly Landscape Maintenance <u>Tynes Blvd Extension</u>	320-538-462	1.00	800.97	800.97
December Monthly Landscape Maintenance Tynes <u>Greyhawk Phase II</u>	320-538-462	1.00	2,233.41	2,233.41
December Monthly Landscape Maintenance Tynes <u>Greyhawk Lakes</u>	320-538-464	1.00	1,160.20	1,160.20
December Monthly Landscape Maintenance <u>Viburnum hedges</u> <u>Amenity C</u>	320-538-462	1.00	87.00	87.00

**Notes:**

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



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6766519  
Account Number: 218856000  
Invoice Date: 12/23/2022  
Direct Inquiries To: SCOTT SCHUHLE  
Phone: 954-938-2476

ARMSTRONG COMMUNITY DEVELOPMENT DIST  
C/O GOVERNMENTAL MANAGEMENT SERVICES  
1408 HAMLIN AVENUE  
UNIT E  
ST. CLOUD, FL 34771

#15  
Crushce Fees Ser. 2019A  
210-01-020

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A (ASSESSMENT AREA 2)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

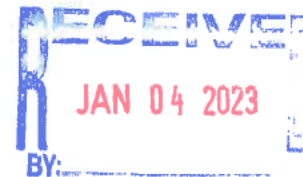
### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES  
2019A (ASSESSMENT AREA 2)

Invoice Number: 6766519  
Account Number: 218856000  
Current Due: \$4,040.63  
Direct Inquiries To: SCOTT SCHUHLE  
Phone: 954-938-2476

#### Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Invoice # 6766519  
Attn: Fee Dept St. Paul

#### Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6766519  
Invoice Date: 12/23/2022  
Account Number: 218856000  
Direct Inquiries To: SCOTT SCHUHLE  
Phone: 954-938-2476

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES  
2019A (ASSESSMENT AREA 2)

Accounts Included 218856000 218856001 218856002 218856003 218856004 218856005  
In This Relationship: 218856006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 11/01/2022 - 10/31/2023</b>				<b>\$3,750.00</b>
Incidental Expenses 11/01/2022 to 10/31/2023	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





**APPROVED***By Alex Boyer at 11:33 am, Jan 17, 2023*

Amenity-Security

# INVOICE

**Viewpoint Security - BIHC**

1348 Beach Blvd

P.O. Box 50014

Jacksonville Beach, Florida 32240

United States

904-254-1474



BILL TO

**Armstrong CDD**

Teresa Viscarra

1408 Hamlin Avenue, Unit E

St.Cloud, Florida 34771

United States

9042996115

tviscarra@gmscfl.com

**Invoice Number:** 480**Invoice Date:** January 9, 2023**Payment Due:** January 9, 2023**Amount Due (USD):** \$1,749.00

Pay Securely Online

Items	Quantity	Price	Amount
<b>Amenity Guard Services</b> 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

[link.waveapps.com/55vdpn-p8wh5x](https://link.waveapps.com/55vdpn-p8wh5x)**Notes / Terms**

Invoice for previous 2 weeks of service ( 14 days )

December 26th, 2022 - January 1st, 2023

January 2nd, 2023 - January 8th, 2023



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

Customer Name: ARMSTRONG CDD

Bill Date: 01/06/2023

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)	01/06/23 to 02/09/23					\$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	12/30/22	28	324	832	508
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	34.5	X	0.85	\$29.33	
Proration Factor: 0.9333	Tier 2	12.2	X	1.66	\$20.25	
	Tier 3	461.3	X	2.51	\$1,157.86	

### Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$1,250.41
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$1,250.41</b>

Your lawn needs water only every other week at most during winter months, so skip a week! To learn more visit [www.sjrwmd.com/skip-a-week](http://www.sjrwmd.com/skip-a-week).

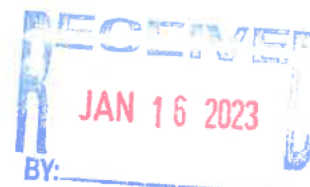
Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Too much irrigation makes your lawn less able to survive droughts and encourages pests and disease.

Please pay \$1250.41 by 1/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$1464.15 was posted to your account on 12/19/2022.

#16  
320-538-431



Please return this portion with payment

### Bill Summary



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

Bill Date	01/06/23
Current Charges	\$1,250.41
<b>Current Charges Past Due After</b>	<b>01/27/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$1,250.41</b>

ARMSTRONG CDD

Customer #:00567729

3518 Royal Pines Drive Reclaimed Irrigation

Route #:MC05533398

Route Group:27

### ADDRESSEE:

AYC0105B  
2000000640 22/2

### MAIL PAYMENT TO:

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



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 01/06/2023

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)	01/06/23 to 02/09/23					\$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	12/30/22	28	1971	2088	117
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	34.5	X	0.85		\$29.33
Proration Factor: 0.9333	Tier 2	12.2	X	1.66		\$20.25
	Tier 3	70.3	X	2.51		\$176.45

### Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$269.00
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$269.00</b>

Your lawn needs water only every other week at most during winter months, so skip a week! To learn more visit [www.sjrwmd.com/skip-a-week](http://www.sjrwmd.com/skip-a-week).

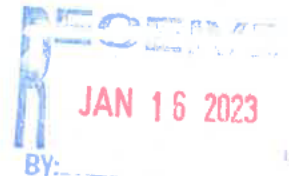
Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Too much irrigation makes your lawn less able to survive droughts and encourages pests and disease.

Please pay \$269.00 by 1/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$691.07 was posted to your account on 12/19/2022.

16  
320-578-471



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00568411

3682 Royal Pines Drive Reclaimed Irrigation

Route #:MC05530006

Route Group:26

ADDRESSEE:

AYC0105B  
2000000641 22/3

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



### Bill Summary

Bill Date	01/06/23
Current Charges	\$269.00
<b>Current Charges Past Due After</b>	<b>01/27/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$269.00</b>

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 01/06/2023

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	12/30/22	28	3837	3993	156
Base Charges (Prepaid)		01/06/23 to 02/09/23				\$28.48
Consumption Charges		Tier 1	156.0	X	2.35	\$366.60
Proration Factor: 0.9333		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00

Alternative Water Supply Surcharge \$1.15

### 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
		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
Proration Factor: 0.0000						\$0.00

### Other Charges

SJRWMD Cost Recovery Charge		\$1.09
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$397.32
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$397.32</b>

Your lawn needs water only every other week at most during winter months, so skip a week! To learn more visit [www.sjrwmd.com/skip-a-week](http://www.sjrwmd.com/skip-a-week).

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

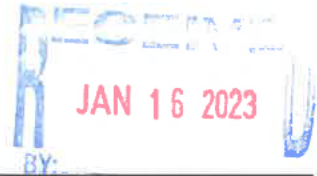
Too much irrigation makes your lawn less able to survive droughts and encourages pests and disease.

Please pay \$397.32 by 1/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$345.62 was posted to your account on 12/19/2022.

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

416  
330 572 431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574046

3645 Royal Pines Drive Pool

Route #:MC05560400

Route Group:26

### ADDRESSEE:

AYC0105B  
2000000642 22/4

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



### Bill Summary

Bill Date	01/06/23
Current Charges	\$397.32
<b>Current Charges Past Due After</b>	<b>01/27/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$397.32</b>



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 01/06/2023

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	12/30/22	28	139	140	1

Base Charges (Prepaid)	01/06/23 to 02/09/23					\$91.06
Consumption Charges	Tier 1	1.0	X	2.35		\$2.35
Proration Factor: 0.9333	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.15

### Sewer

Base Charges (Prepaid)						\$206.20
Consumption Charges	1.0	X	4.69			\$4.69

### Reuse

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

### Other Charges

SJRWMD Cost Recovery Charge	\$1.09
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00

Current Charges	\$306.54
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$306.54

Your lawn needs water only every other week at most during winter months, so skip a week! To learn more visit [www.sjrwmd.com/skip-a-week](http://www.sjrwmd.com/skip-a-week).

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

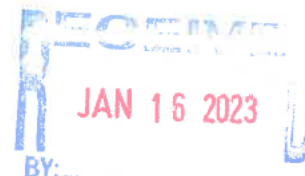
Too much irrigation makes your lawn less able to survive droughts and encourages pests and disease.

Please pay \$306.54 by 1/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$313.58 was posted to your account on 12/19/2022.

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

#16  
320-572-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574047

3645 Royal Pines Drive Clubhouse

Route #:MC05560402

Route Group:26

### ADDRESSEE:

AYC0105B  
2000000643 22/5

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



### Bill Summary

Bill Date	01/06/23
Current Charges	\$306.54
Current Charges Past Due After	01/27/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$306.54



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 01/06/2023

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)		01/06/23 to 02/09/23				\$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	12/30/22	28	6927	6986	59
Base Charges (Prepaid)						\$85.96
Consumption Charges		Tier 1	59.0	X	0.85	\$50.15
Proration Factor: 0.9333		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		\$136.11
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$136.11</b>

Your lawn needs water only every other week at most during winter months, so skip a week! To learn more visit [www.sjrwmd.com/skip-a-week](http://www.sjrwmd.com/skip-a-week).

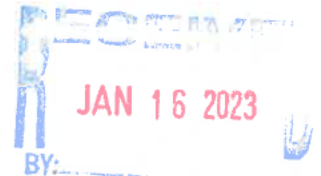
Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Too much irrigation makes your lawn less able to survive droughts and encourages pests and disease.

Please pay \$136.11 by 1/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$254.25 was posted to your account on 12/19/2022.

416  
320-538-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #: 00574048

3645 Royal Pines Drive Reclaimed Irrigation

Route #: MC05560404

Route Group: 26

### ADDRESSEE:

AYC0105B  
2000000644 22/6

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



### Bill Summary

Bill Date	01/06/23
Current Charges	\$136.11
Current Charges Past Due After	01/27/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$136.11

### MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 01/06/2023

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)	01/06/23 to 02/09/23					\$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
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### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278202	1	12/30/22	28	5007	5317	310
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	34.5	X	0.85		\$29.33
Proration Factor: 0.9333	Tier 2	12.2	X	1.66		\$20.25
	Tier 3	263.3	X	2.51		\$660.88

### Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$753.43
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$753.43</b>

Your lawn needs water only every other week at most during winter months, so skip a week! To learn more visit [www.sjrwmd.com/skip-a-week](http://www.sjrwmd.com/skip-a-week).

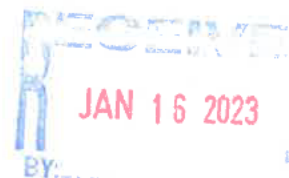
Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Too much irrigation makes your lawn less able to survive droughts and encourages pests and disease.

Please pay \$753.43 by 1/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$113.77 was posted to your account on 12/19/2022.

H16  
320 578 431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577060

875 Tynes Blvd Reclaimed Irrigation

Route #:MC05560359

Route Group:26

### ADDRESSEE:

AYC0105B  
2000000646 22/8

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



### Bill Summary

Bill Date	01/06/23
Current Charges	\$753.43
Current Charges Past Due After	01/27/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$753.43

### MAIL PAYMENT TO:



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 01/06/2023

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)	01/06/23 to 02/09/23					\$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
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### Sewer

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

### Reuse

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

Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	0.0	X	0.85	\$0.00	
Proration Factor: 0.8333	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
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Your lawn needs water only every other week at most during winter months, so skip a week! To learn more visit [www.sjrwmd.com/skip-a-week](http://www.sjrwmd.com/skip-a-week).

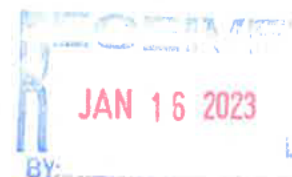
Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Too much irrigation makes your lawn less able to survive droughts and encourages pests and disease.

Please pay \$42.97 by 1/27/2023 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 12/19/2022.

#16  
720-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577061

705 Tynes Blvd Reclaimed Irrigation

Route #:MC05560361

Route Group:26

### ADDRESSEE:

AYC0105B  
2000000645 22/7

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



### Bill Summary

Bill Date	01/06/23
Current Charges	\$42.97
Current Charges Past Due After	01/27/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.97



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 01/06/2023

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) 01/06/23 to 02/09/23 \$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	12/30/22	28	1744	1768	24
Base Charges (Prepaid)						\$42.97
Consumption Charges Tier 1 24.0 X 0.85						\$20.40
Proration Factor: 0.9333 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	\$63.37
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$63.37</b>

Your lawn needs water only every other week at most during winter months, so skip a week! To learn more visit [www.sjrwmd.com/skip-a-week](http://www.sjrwmd.com/skip-a-week).

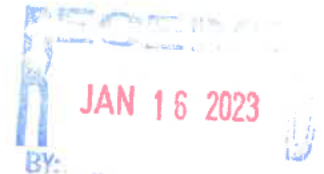
Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Too much irrigation makes your lawn less able to survive droughts and encourages pests and disease.

Please pay \$63.37 by 1/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$78.67 was posted to your account on 12/19/2022.

#10  
720-538-431



Please return this portion with payment

### Bill Summary

Bill Date	01/06/23
Current Charges	\$63.37
Current Charges Past Due After	01/27/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$63.37



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

ARMSTRONG CDD

Customer #:00586607

3976 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560323

Route Group:26

### ADDRESSEE:

AYC0105B  
2000000647 22/9

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



### MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 01/06/2023

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)	01/06/23 to 02/09/23					\$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
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### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87137740	1	12/30/22	28	1114	1131	17
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	17.0	X	0.85	\$14.45	
Proration Factor: 0.9333	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	\$57.42
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$57.42</b>

Your lawn needs water only every other week at most during winter months, so skip a week! To learn more visit [www.sjrwmd.com/skip-a-week](http://www.sjrwmd.com/skip-a-week).

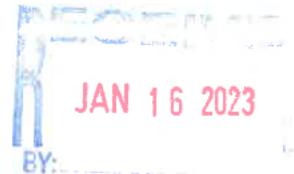
Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Too much irrigation makes your lawn less able to survive droughts and encourages pests and disease.

Please pay \$57.42 by 1/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$65.07 was posted to your account on 12/19/2022.

#16  
320-578-471



Please return this portion with payment

### Bill Summary

Bill Date	01/06/23
Current Charges	\$57.42
<b>Current Charges Past Due After</b>	<b>01/27/23</b>
Lend A Helping Hand (If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$57.42</b>



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:

AYC0105B  
2000000648 22/10

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



### MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 01/06/2023

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)	01/06/23 to 02/09/23					\$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
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### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87777241	1	12/30/22	28	1250	1276	26
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	26.0	X	0.85		\$22.10
Proration Factor: 0.9333	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
<b>TOTAL AMOUNT DUE</b>						<b>\$65.07</b>

Your lawn needs water only every other week at most during winter months, so skip a week! To learn more visit [www.sjrwmd.com/skip-a-week](http://www.sjrwmd.com/skip-a-week).

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Too much irrigation makes your lawn less able to survive droughts and encourages pests and disease.

Please pay \$65.07 by 1/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$73.57 was posted to your account on 12/19/2022.

#16

320-58431

RECEIVED  
JAN 16 2023  
BY:

Please return this portion with payment



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

ARMSTRONG CDD

Customer #: 00588041

3846 Sunberry Lane Reclaimed Irrigation

Route #: MC05560097

Route Group: 26

### ADDRESSEE:

AYC0105B  
2000000649 22/11

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



### Bill Summary

Bill Date	01/06/23
Current Charges	\$65.07
<b>Current Charges Past Due After</b>	<b>01/27/23</b>
Lend A Helping Hand (If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$65.07</b>

### MAIL PAYMENT TO:



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 01/06/2023

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) 01/06/23 to 02/09/23 \$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	12/30/22	28	430	445	15
Base Charges (Prepaid) \$42.97						
Consumption Charges Tier 1 15.0 X 0.85 \$12.75						
Proration Factor: 0.9333 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 \$55.72						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
TOTAL AMOUNT DUE						\$55.72

Your lawn needs water only every other week at most during winter months, so skip a week! To learn more visit [www.sjrwmd.com/skip-a-week](http://www.sjrwmd.com/skip-a-week).

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Too much irrigation makes your lawn less able to survive droughts and encourages pests and disease.

Please pay \$55.72 by 1/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$61.67 was posted to your account on 12/19/2022.

#16  
720-538-471

RECEIVED  
JAN 16 2023  
BY:

Please return this portion with payment

### Bill Summary

Bill Date	01/06/23
Current Charges	\$55.72
Current Charges Past Due After	01/27/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$55.72



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

ARMSTRONG CDD

Customer #:00594522

4173 Heatherbrook Place

Route #:MC05560399

Route Group:26

### ADDRESSEE:

AYC0105B  
2000000650 22/12

### MAIL PAYMENT TO:

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



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 01/06/2023

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) 01/06/23 to 02/09/23 \$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	12/30/22	28	1094	1094	0
Base Charges (Prepaid)						\$42.97
Consumption Charges		Tier 1	0.0	X	0.85	\$0.00
Proration Factor: 0.9333		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
<b>TOTAL AMOUNT DUE</b>		<b>\$42.97</b>

Your lawn needs water only every other week at most during winter months, so skip a week! To learn more visit [www.sjrwmd.com/skip-a-week](http://www.sjrwmd.com/skip-a-week).

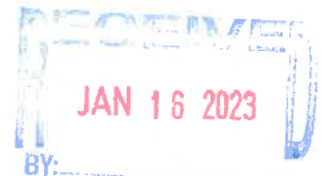
Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Too much irrigation makes your lawn less able to survive droughts and encourages pests and disease.

Please pay \$42.97 by 1/27/2023 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 12/19/2022.

#16  
320-578-431



Please return this portion with payment

### Bill Summary

Bill Date	01/06/23
Current Charges	\$42.97
<b>Current Charges Past Due After</b>	<b>01/27/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$42.97</b>



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

ARMSTRONG CDD

Customer #:00596272

1980 Amberly Drive

Route #:MC05560415

Route Group:26

### ADDRESSEE:

AYC0105B  
2000000651 22/13

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



### MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 01/06/2023

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) 01/06/23 to 02/09/23						
Consumption Charges						
Tier 1				0.0	X	0.00
Tier 2				0.0	X	0.00
Tier 3				0.0	X	0.00
Tier 4				0.0	X	0.00
Proration Factor: 0.0000						

Alternative Water Supply Surcharge \$0.00

### Sewer

Base Charges (Prepaid)						
Consumption Charges 0.0 X 0.00						

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
89187071	1	12/30/22	28	682	713	31
Base Charges (Prepaid) \$42.97						
Consumption Charges Tier 1 31.0 X 0.85 \$26.35						
Proration Factor: 0.9333 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 \$69.32						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
<b>TOTAL AMOUNT DUE \$69.32</b>						

Your lawn needs water only every other week at most during winter months, so skip a week! To learn more visit [www.sjrwmd.com/skip-a-week](http://www.sjrwmd.com/skip-a-week).

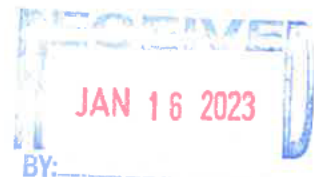
Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Too much irrigation makes your lawn less able to survive droughts and encourages pests and disease.

Please pay \$69.32 by 1/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$76.12 was posted to your account on 12/19/2022.

#16  
720-578 431



Please return this portion with payment

### Bill Summary

Bill Date	01/06/23
Current Charges	\$69.32
Current Charges Past Due After	01/27/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$69.32



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

ARMSTRONG CDD

Customer #:00596274

544 Tynes Blvd

Route #:MC05560677

Route Group:26

### ADDRESSEE:

AYC0105B  
2000000652 22/14

### MAIL PAYMENT TO:

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



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





2480 South 3850 West, Suite A  
Salt Lake City, UT. 84120-7225  
Phone # 801-972-4331  
Fax # 801-972-1202

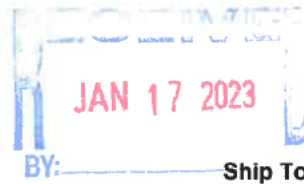
**APPROVED**

By Alex Boyer at 2:34 pm, Jan 17, 2023

Amenity-Access Cards

Invoice

Date	Invoice #
11/7/2022	AAAA0616513

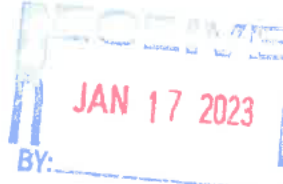


Bill To

Evergreen Mgmt - Greyhawk  
Armstrong CDD  
3645 Royal Pine Dr  
Orange Park, FL 32065

Ship To

Evergreen Mgmt - Greyhawk  
Michelle Brown  
10301 Deerwood Park Blvd  
Suite 3200  
Jacksonville, FL 32256



P.O. Number	Terms	Due Date	Rep	Ordered On	Ship Via	
Michelle Brown	Net 30	12/7/2022	JMK	11/4/2022	FedEx 2nd Day	
Quantity	Item Code	Description			Price Each	Amount
1	ORDENTJEFF	Order Entered Jeff			0.00	0.00T
200	CARFOBMANB...	Community Controls Mango Blue Key Fob - HID or EM Format - Additional Print/Programming Line Required CARFOBMANBLU-BLANK			3.61	722.00T
200	PROSURLAS	Programming and laser etching PROSURLAS			1.26	252.00T
1	FREIGHT	Shipping			17.00	17.00T
1	FREIGHT	Shipped On: 11/7/2022 11:00:00 AM Total Shipment Weight: 2.30 Pack: Tracking #: 390316926215 # 3S 330-572-746			0.00	0.00

Our Federal Employer Identification number is: 87-0503711

ANY QUESTIONS CALL 800-284-2837 Opt #3.

**RETURN POLICY:**

Products you receive that are incorrect will need to be returned within 30 days in the same packaging to our office. If packages of new product are received after 30 days, we will issue a 25% restocking fee to your account. Any special orders correctly ordered & returned will also be issued restocking fee of 25%. Used products cannot be returned for credit.

Community Controls collects sales tax in certain states. In most states, purchases are not tax exempt merely because they were made over the internet or because a seller does not collect sales tax in those states. You should review purchases made from us to determine if any sales or use tax is owed and pay any tax owed to the appropriate tax authority.

**Subtotal** \$991.00

**Sales Tax (0.0%)** \$0.00

**Total** \$991.00

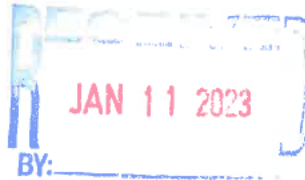
**Payments/Credits** \$0.00

**Balance Due** \$991.00

**Please remit payment to:**  
**Community Controls**  
**2480 South 3850 West Suite A**  
**Salt Lake City, Utah 84120-7225**



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



# INVOICE

**Total Due:** \$142.00

Invoice Number: 52013004523  
Invoice Date: 1/11/2023  
Due Date: 2/10/2023

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

Bill

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

#62  
370572441

Ship

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

PO #	Customer ID	FSM	Payment Terms		Service Dates	
RAY F.	01013101295	Ray Flores	Net 30 days			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

3340CLR16 33X40 LINER CLEAR 16MIC  
33GAL/250CT

1 35.75 35.75

MF424824 SCOTT MULITFOLDS, WHITE,  
424814, 4000/CS

1 42.10 42.10

PTCENTERPUL L CENTER PULL, WHITE, 6CT, 600'/RL

1 35.02 35.02

TPJRJUMBO TOILET TISSUE JRT JUMBO 9" 12CT

1 29.13 29.13

**Subtotal:** 142.00  
**Sales Tax:** 0.00

**Total Due:** \$142.00





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

**Invoice #101080**  
Invoice Date: 1/13/2023

**APPROVED**

**By Alex Boyer at 11:19 am, Jan 17, 2023**

Account #101323  
Greyhawk - Armstrong CDD

Amenity-Fitness Center Repairs

## Invoice

### Billing Location Information

#### Billing Address

3645 Royal Pines Dr  
Orange Park, FL 32065

#### Billing Contact

Alex Boyer

#### Main Number

(904) 568-2568

#### Mobile Number

#### Email

Aboyer@Evergreen-Lm.Com

#32  
330-572-461



### Service Information

Services	Qty	Rate	Price
<b>3645 Royal Pines Dr, Orange Park, FL 32065</b>			
<b>1/13/2023 PM: Quarterly</b>	1.00 Ea	\$0.00 / 1 Ea	\$0.00
<u>Quarterly</u> scheduled preventative maintenance			
— Product: PM: Bench, AB Crunch, Smith Machine	2.00 Ea	\$10.00 / Ea	\$20.00
— Product: PM: <u>Elliptical</u> , Cross-trainer, ARC, AMT	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: PM: Multi-Station	1.00 Ea	\$15.00 / Ea	\$15.00
— Product: PM: Recumbent, Upright Bicycle	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Single-Station	8.00 Ea	\$10.00 / Ea	\$80.00
— Product: PM: Spin Bike, Rowing Machine	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Stepper, Stepmill, Jacobs Ladder, Wave	1.00 Ea	\$30.00 / Ea	\$30.00
— Product: PM: <u>Treadmill</u>	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
<b>Subtotal:</b>			\$395.00
<b>Tax:</b>			\$0.00
<b>Total:</b>			\$395.00
<b>Amount Paid:</b>			\$0.00
<b>Balance Due:</b>			\$395.00

**Pay Now**

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

---

**Billing Receipt - Please Return With Payment Remittance**

---

<b>Bill To:</b>	Alex Boyer 3645 Royal Pines Dr Orange Park, FL 32065	<b>Account</b>	[101323] Greyhawk - Armstrong CDD
		<b>Invoice #</b>	101080
		<b>Date</b>	Friday, January 13, 2023
<b>Remit To:</b>	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	<b>Amount Paid</b>	_____
		<b>Check Number</b>	_____

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



## ACCOUNT INVOICE

peoplesgas.com



Statement Date: 01/06/2023

Account: 221007627575

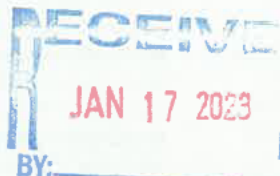
ARMSTRONG CDD  
3645 ROYAL PINES DR - Dec 22  
MIDDLEBURG, FL 32068

Current month's charges:	\$186.96
Total amount due:	\$183.72
Payment Due By:	01/27/2023

### Your Account Summary

Previous Amount Due	\$76.20
Payment(s) Received Since Last Statement	-\$76.20
Miscellaneous Credits	-\$3.24
Credit balance after payments and credits	-\$3.24
Current Month's Charges	\$186.96
<b>Total Amount Due</b>	<b>\$183.72</b>

F27  
230-592-432



### Faster cooking times, plus cash back

Earn a rebate up to \$2,000 when you install new natural gas cooking equipment.

Learn more at [PeoplesGas.com/BizRebates](http://PeoplesGas.com/BizRebates)

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

# SCAM ALERT!

### Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid card or download a payment app.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up.

To learn more, or to report a scam, visit [peoplesgas.com/scam](http://peoplesgas.com/scam)

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:	\$186.96
Total amount due:	\$183.72
Payment Due By:	01/27/2023

Amount Enclosed \$

663729449532

00005407 01 AB 0.49 34771 FTECO101062322034110 00000 03 01000000 006 04 18535 002



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

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

6637294495322210076275750000000183728

## Contact Information

### Residential Customer Care

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

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outage

877-832-6747

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

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

### All Other Correspondence

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

## Understanding Your Natural Gas Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### Your payment options are:

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

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

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

**Account:** 221007627575  
**Statement Date:** 01/06/2023  
**Current month's charges due** 01/27/2023

## Details of Current Month's Charges – Service from - 12/01/2022 to 01/05/2023

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

**Rate Schedule: Small General Service (SGS)**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
AHX50502	01/05/2023	493		421		72 CCF		1.044		1.0000		75.2 Therms	36 Days

Customer Charge												\$30.60
Distribution Charge				75.2 THMS @ \$0.46951								\$35.31
PGA				75.2 THMS @ \$1.00000								\$75.20
Florida Gross Receipts Tax												\$2.17
<b>Natural Gas Service Cost</b>												<b>\$143.28</b>
Municipal Public Service Tax												\$2.93
State Tax												\$10.75

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

**\$156.96**

### Miscellaneous Charges

Gas Management				1 X \$30.0000								\$30.00
<b>Total Miscellaneous Charges</b>												<b>\$30.00</b>

**Total Current Month's Charges**

**\$186.96**

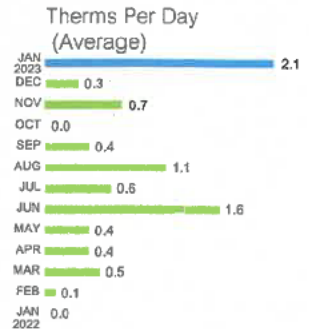
### Miscellaneous Credits

Interest for Cash Security Deposit - Gas												-\$3.24
--	--	--	--	--	--	--	--	--	--	--	--	---------

**Total Current Month's Credits**

**-\$3.24**

### Peoples Gas Usage History



## Important Messages

### Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



# Use common senses to identify a natural gas leak

While a natural gas leak is a rare occurrence, a big part of our commitment to safety is to share with you what you need to know about the natural gas pipelines in your area.



Remember to use your senses when you are walking around your home, business or neighborhood.

**SMELL** - If you smell rotten eggs, a natural gas leak could be nearby.

**SIGHT** - Watch for dirt blowing or water bubbling up from the ground, which may indicate a gas leak.

**SOUND** - Listen for hissing or high-pitched whistling. Noise varies with line pressure.

If you suspect a natural gas leak, immediately move to safety - 300 feet or about the length of a football field - and **call 911** then call us at **877.832.6747**. We have someone ready to answer your calls about leaks or other natural gas emergencies 24/7.

Visit [peoplesgas.com/safety](http://peoplesgas.com/safety) for helpful tips and to learn more about safety around natural gas.



PGS050719

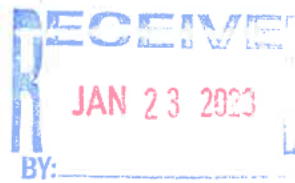




**APPROVED**

By Alex Boyer at 10:26 am, Jan 23, 2023

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  
370-572-245

**Invoice Number:** 482

**Invoice Date:** January 23, 2023

**Payment Due:** January 23, 2023

**Amount Due (USD):** \$1,749.00

Pay Securely Online

Items	Quantity	Price	Amount
<b>Amenity Guard Services</b> 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



DISC. VER.

[link.waveapps.com/4h5q3k-5kd545](https://link.waveapps.com/4h5q3k-5kd545)

## Notes / Terms

Invoice for previous 2 weeks of service ( 14 days )

January 9th, 2023 - January 15th, 2023

January 16th, 2023 - January 22nd, 2023


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A Touchstone Energy® Cooperative

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

### Important Messages

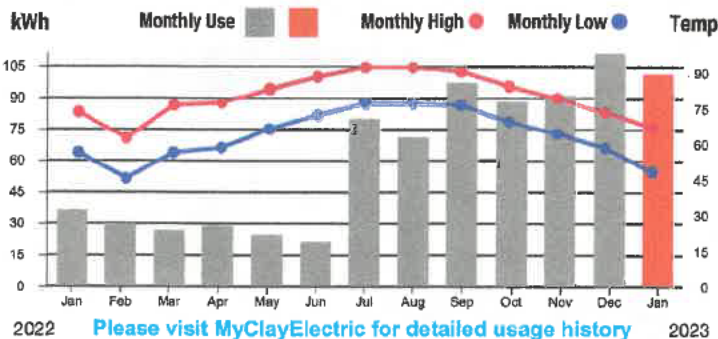
With the recent holidays and colder temperatures, your electric bill this month may reflect higher than normal energy usage. Setting your thermostat to 68 degrees or lower is recommended. You can track your energy usage and more in your MyClayElectric account.



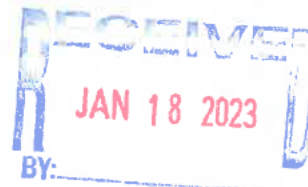
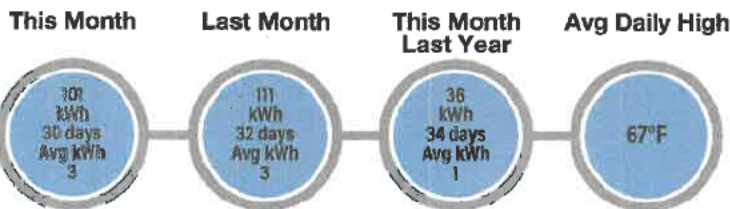
<b>Member Name</b>	<b>ARMSTRONG CDD</b>
<b>Account #</b>	<b>9054872</b>
<b>Trustee District:</b>	<b>06</b>
<b>Statement Date:</b>	<b>01/13/2023</b>
<b>Current Bill Due Date:</b>	<b>02/03/2023</b>
<b>Previous Balance</b>	<b>\$45.00</b>
<b>Payment Received 12/27/22</b>	<b>-\$45.00</b>
<b>Balance Forward</b>	<b>\$0.00</b>
<b>Current Charges Due 02/03/23</b>	<b>\$43.00</b>

### Service Address: 3599 ROYAL PINES DR IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	154530783	12/12/22	01/11/23	3719	3820	1	101



Current Service Detail		
Access Charge		\$27.00
Energy Charge	101 kWh @ 0.0813	\$8.21
Power Cost Adjustment	101 kWh @ 0.0500	\$5.05
FLA Gross Receipts Tax		\$1.04
Clay Co Public Ser Utility Tax		\$1.42
Operation Round Up		\$0.28
<b>Total Current Charges for this Location</b>		<b>\$43.00</b>


**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.**

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 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.

 5592 2 MB 0.515  
 ARMSTRONG CDD  
 1408 HAMLIN AVE UNIT E  
 SAINT CLOUD FL 34771-8588

 5 5592  
 C-22

<b>Account Number</b>	<b>9054872</b>
<b>Current Charges Due 02/03/23</b>	<b>\$43.00</b>
<b>Total Amount Due</b>	<b>\$43.00</b>

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


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


09054872

0000043003





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Toll Free: (800)-224-4917

## Important Messages

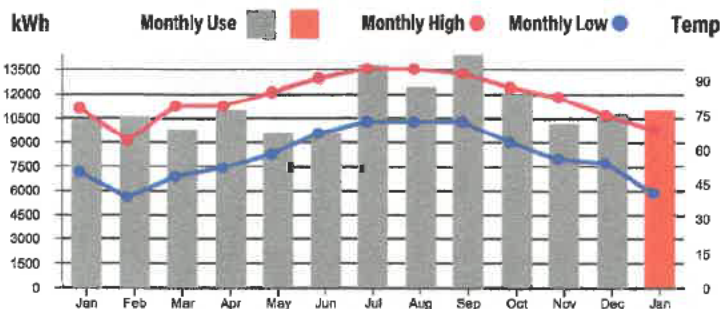
With the recent holidays and colder temperatures, your electric bill this month may reflect higher than normal energy usage. Setting your thermostat to 68 degrees or lower is recommended. You can track your energy usage and more in your MyClayElectric account.



**Member Name** ARMSTRONG CDD  
**Account #** 9082120  
**Trustee District:** 06  
**Statement Date:** 01/13/2023  
**Current Bill Due Date:** 02/03/2023  
**Previous Balance** \$1,516.00  
**Payment Received 12/27/22** -\$1,516.00  
**Balance Forward** \$0.00  
**Current Charges Due 02/03/23** \$1,548.00

**Service Address: 3645 ROYAL PINES DR AMENITY CENTER**

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	12/12/22	01/11/23	2209	2264	200	11,000



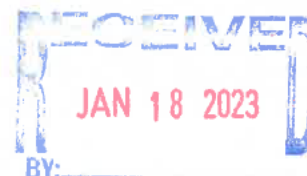
Please visit [MyClayElectric](http://MyClayElectric.com) for detailed usage history

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



Current Service Detail		
Access Charge		\$27.00
Energy Charge	11,000 kWh @ 0.0813	\$894.30
Power Cost Adjustment	11,000 kWh @ 0.0500	\$550.00
FLA Gross Receipts Tax		\$37.70
Clay Co Public Ser Utility Tax		\$38.08
Operation Round Up		\$0.92
<b>Total Current Charges for this Location</b>		<b>\$1,548.00</b>

#106  
330-97243



**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.



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**PAY YOUR BILL 24/7**

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



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

<b>Account Number</b>	<b>9082120</b>
<b>Current Charges Due 02/03/23</b>	<b>\$1,548.00</b>
<b>Total Amount Due</b>	<b>\$1,548.00</b>

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



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



### Important Messages

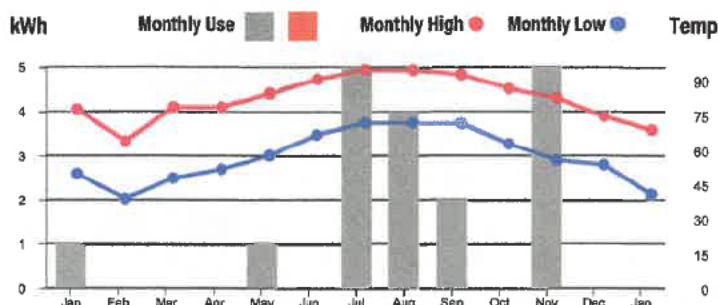
With the recent holidays and colder temperatures, your electric bill this month may reflect higher than normal energy usage. Setting your thermostat to 68 degrees or lower is recommended. You can track your energy usage and more in your MyClayElectric account.



Previous Balance	\$29.00
Payment Received 12/27/22	-\$29.00
<b>Balance Forward</b>	<b>\$0.00</b>
<b>Current Charges Due 02/03/23</b>	<b>\$29.00</b>

**Service Address: 705 TYNES BLVD IRRIGATION**

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	12/12/22	01/11/23	33	33	1	0

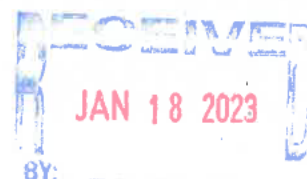
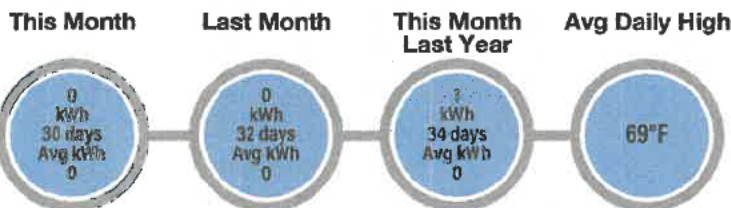


**Current Service Detail**

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

#100  
220578.40

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



**KEEP SEND**

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**Keystone Heights, FL 32656-0308**

**PAY YOUR BILL 24/7**

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



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

<b>Account Number</b>	<b>9082351</b>
<b>Current Charges Due 02/03/23</b>	<b>\$29.00</b>
<b>Total Amount Due</b>	<b>\$29.00</b>

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



**CLAY ELECTRIC COOPERATIVE**  
**PO BOX 308**  
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Toll Free: (800)-224-4917

Member Name

ARMSTRONG CDD

Account #

9143346

Trustee District:

06

Statement Date:

01/13/2023

Current Bill Due Date:

02/03/2023

Previous Balance \$28.91

Payment Received 12/27/22 -\$28.91

Balance Forward \$0.00

Current Charges Due 02/03/23 \$28.91

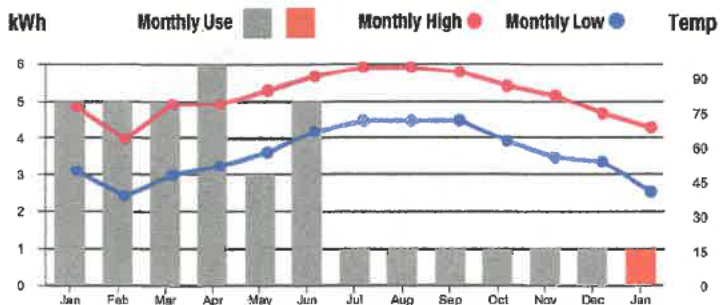
## Important Messages

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**Service Address: 3814 ROYAL PINES**

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	12/12/22	01/11/23	60	61	1	1



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

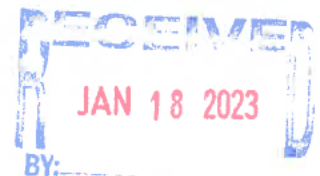
**This Month** **Last Month** **This Month Last Year** **Avg Daily High**



## 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
<b>Total Current Charges for this Location</b>		<b>\$28.91</b>

#100  
20-578-43



**KEEP SEND**

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



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

Account Number	9143346
Current Charges Due 02/03/23	\$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



09143346 0000028912