ARMSTRONG

Community Development District

MARCH 16, 2023

AGENDA

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

March 9, 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, March 16, 2023 at 10:00 a.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 MattersA. Appointment of New Supervisor(s)
 - B. Oath of Office for Newly Appointed Supervisor(s)
 - C. Election of Officers, Resolution 2023-06
- IV. Approval of the Minutes of the February 9, 2023 Meeting
- V. Consideration of Proposals for Capital Reserve Study
- VI. Discussion of Fiscal Year 2024 Budget (approve proposed budget May 11, 2023)

VII. Staff Reports

- A. District Counsel
- B. District Engineer
 - 1. Work Authorization No. 10
 - 2. Ratification of Requisition No. 101

- C. District Manager
- D. Facility Manager 1. Report
 - 2. Proposals for Message Board
 - 3. Proposals for Pool Cleaning
 - 4. Monthly Quality Inspection Report
- VIII. Supervisor's Requests and Audience Comments
 - IX. Financial ReportsA. Financial Statements as of February 28, 2023
 - B. Check Register
 - X. Next Scheduled Meeting April 13, 2023 @ 3:30 p.m. at Plantation Oaks Amenity Center
 - XI. 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,

Jeffrey M Deal

Dr. Jeffrey M Deal, DCS Doctor of Computer Science

CISSP | CCNA | Sec+ | Net+ | A+ | GreenIT jeff@dealcotech.com | 619.788.2138



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 | Securtiy+ | 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 outof-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-ofpresence 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 1st 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.

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 Assualt 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



RESOLUTION 2023-06

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 March 16, 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
Secretary
Treasurer
Assistant Treasurer
Assistant Treasurer
Assistant Treasurer
Assistant Treasurer
Assistant Secretary

PASSED AND ADOPTED THIS 16TH DAY OF MARCH, 2023.

Chairman / Vice Chairman

FOURTH ORDER OF BUSINESS

Minutes of Meeting Armstrong Community Development District

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

Vice Chairman
Supervisor
Supervisor
Supervisor
District Manager
District Counsel by telephone
District Engineer by telephone
Evergreen
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 BUSINESSOrganizational Matters

Ms. Giles stated I received a letter of resignation from Supervisor Weatherly and there are several letters of intent and resumes in your packet.

On MOTION by Mr. Mike Taylor seconded by Mr. Kendrick Taylor with all in favor Blake Weatherly's resignation was accepted.

Mr. Kendrick Taylor stated I would like to recommend Dr. Jeffrey Deal to fill the vacancy. He is unable to be here tonight. Ms. Bowen stated I recommended Jorge Vergara Molero.

Ms. Giles stated there will be another vacancy, one today and another one at the next meeting.

Mr. Vergara Molero gave a brief overview of his background and expressed interest in serving on the board.

A. Appointment of New Supervisor

On MOTION by Ms. Bowen seconded by Mr. Kendrick Taylor with all in favor Jorge Vergara Molero was appointed to fill the unexpired term of office in seat 1.

B. Oath of Office for Newly Appointed Supervisor(s)

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

Ms. Giles stated you are now a government official in the State of Florida and like any other government official and in this capacity 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 talk to the other supervisors at a publicly noticed meeting such as this one. You are also subject to the public records law meaning any document you may acquire or generate pertaining to the district is subject to a public records request. We ask that any document to include electronic communications that you keep them segregated in the event a request is made. GMS stores and archives all the district records, in the event there is a request we typically can handle them. If there is a records request sent to you, forward that to me or district counsel. I have provided you with a new supervisor packet and district counsel may email one to you also. The packet includes questions and answers about CDDs, a copy of Chapter 190, Florida Statutes, ethics and the sunshine law.

C. Election of Officers, Resolution 2023-05

Ms. Giles stated the only change in this resolution is that we are removing Mr. Weatherly as an assistant secretary and adding Jorge Vergara Molero as an assistant secretary. The slate of officers is Liam O'Reilly chairman, Mike Taylor vice chair, Christine, Kendrick and Jorge are assistant secretaries and from the GMS staff, I am the secretary and treasurer, Daniel Laughlin, James Oliver, Darrin Mossing and Howard McGaffney are assistant treasurers and assistant secretaries.

On MOTION by Mr. Kendrick Taylor seconded by Mr. Mike Taylor with all in favor Resolution 2023-05 was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the January 12, 2023 Meeting

On MOTION by Mr. Kendrick Taylor seconded by Ms. Bowen with all in favor the minutes of the January 12, 2023 meeting were approved as presented.

FIFTH 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 there are no changes to the proposed policy that we discussed at the

last meeting.

On MOTION by Mr. Kendrick Taylor seconded by Mr. Vergara Molero with all in favor a public hearing to consider the revised suspension and termination of access rule was scheduled for May 11, 2023.

SIXTH ORDER OF BUSINESS

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

Ms. Buchanan stated the tow away zone will be the amenity center parking lot.

On MOTION by Mr. Kendrick Taylor seconded by Ms. Bowen with all in favor Resolution 2023-04 setting the public hearing for May 11, 2023 was approved.

SEVENTH 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

Ms. Giles stated just as a reminder we will approve the FY24 budget at the May 11th meeting and adopt it at the July 13th meeting. Alex, John, and I will start reviewing the agreements and looking at expiration dates of the existing contracts. We will talk about the budget every meeting going forward.

Ms. Buchanan stated if a board member has something they want included in the budget, now is the time to tell you. We can approve a higher dollar amount in May and talk about it at the June and July meetings. We can lower the budget that we approve in May; we can't go higher than that.

Mr. Mike Taylor stated we should look at the pool contract for cleaning and chemicals.

Mr. Kendrick Taylor asked have you reached out to the pool vendor, security or landscape maintenance company about any rate changes? This fiscal year security had a rate change.

Mr. Boyer stated we asked if there was going to be a rate change for security and there is not. Then they came back and put an invoice in front of you and said we would like to back bill you for six months when we didn't identify it.

Ms. Giles stated that is the conversation we want to start having now.

D. Facility Manager

1. Report

Mr. Boyer gave an overview of the facility manager's report, discussed the pool cleaning/chemical contract, and suggested a reserve study be done for long term planning.

Ms. Giles stated I can send you an example of what he is talking about from other districts, it is a 30-year plan.

On MOTION by Mr. Kendrick Taylor seconded by Mr. Vergara Molero with all in favor staff was authorized to solicit proposals for a reserve study. Mr. Boyer stated currently do not have a policy to manage/monitor the multi-purpose field but I do think this is something the board needs to consider so residents know how to go about requesting the field properly, if we do or do not charge a fee. We also need to establish a policy to distinguish the difference between organized groups and those sorts of things. We will work with district counsel and Marilee to come up with a proposed policy.

Mr. Vergara Molero asked is there a policy in place for reserving or using any space inside the pool area?

Mr. Boyer stated we do have the ability to reserve the patio for exclusive use, but if you do not reserve it, it is first come first served and you have to share the space, which is how most residents use it.

Mr. Mike Taylor stated if it is a for profit organization use of the field we would want an insurance certificate.

Mr. Boyer stated this particular instance it wasn't an organization sending them there it was them just practicing on the field. That is where we are trying to find a balance.

2. Monthly Quality Inspection Report

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Additional comments: Additional doggie stations, separate doggie station maintenance from dog park maintenance in budget, funding of neighborhood book box, offer to build one, additional umbrella, need of shade at pool, hours of coverage, funding of amenity management, chlorine tank issue, condition/maintenance of grass by amenity center, community message board, extension of parking lot amenity center.

TENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of January 31, 2023

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

B. Check Register

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

ELEVENTH ORDER OF BUSINESS

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

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

location.

On MOTION by Mr. Kendrick Taylor seconded by Ms. Bowen with all in favor the meeting adjourned at 5:00 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

C community advisors, LLC Reserve Study Professionals





February 14, 2023

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

Re: Level I Reserve Study Update for Armstrong CDD

Dear Ms. Giles:

Thank you for the opportunity to submit a New Reserve Study with Site Visit proposal for this District. We have worked with many Districts providing accurate funding plans for future component replacement. Principle Charles Sheppard served as a District Supervisor therefore has valuable experience with both finances and operating procedures that are specific to Community Development Districts.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

CRShapparl

Charles R. Sheppard *RS PRA CCI* President & Reserve Analyst



Community Advisors, LLC - 10459 Hunters Creek Court - Jacksonville Florida 32256 - (904) 303-3275

Scope of Work for District

Streets, Entry Features, Pool, Clubhouse, Fitness Room, Sport Courts, Playground, Stormwater System, with components evaluated that include:

- Roof and exterior walls
- Interior finishes
- Mechanical, Electrical, Plumbing
- Fencing/Mailboxes
- Pavement/Walks/Curbs
- Fitness equipment

- Tennis courts components
- Play equipment, misc. items
- Landscaping and irrigation systems
- Pools and equipment
- Other components identified at site visit.

Terms of Service

Physical Analysis

- The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed stair access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical cost and previous replacement time for any components.

Financial Analysis

A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal with the understanding we included inflation of replacement cost and interest earned on reserve funds.

Your Reserve Study Includes

- Executive summary with current funding status, fund balances and assumptions.
- Cash Flow or Component Funding Plan and 30-Year cash flow projection.
- Inventory of major components with replacement cost, useful and remaining life projections.
- Various charts and photographs of major components.
- Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

Payment Agreement & Terms

To maintain excellent customer service and requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of site visit depending on the size of the project. Remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after invoice date are assessed a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable cost incurred by Community Advisors, LLC. We are available to meet with you and discuss your Reserve Study subject to availability and travel expenses. We are always available by phone at no cost. We will modify your Reserve Study one time at no additional cost if requested within 90 days of issue and all fees have been paid. Modification requested after report is issued may require additional cost.

	.00 Deposit Required: -0-
Delivery of Droft Deport is trunically	
Derivery of Draft Report is typically	y 4-6 weeks after completion of site visit
Authorized Signature:	Title:
Printed Name:	Date:

Partial Client List

Community Development Districts

Tolomato, (Nocatee) Amelia Concourse **Tisons Landing** Amelia Walk South Village Sampson Creek Middle Village **Ridgewood Trails** Glen St. Johns **Bartram Springs** Rivers Edge Aberdeen **Durbin Crossing** St. Johns Forrest **Dunes** Utility Double Branch Pine Ridge Brandy Creek Turnbull Creek Arlington Ridge Magnolia West Trails Southaven Madeira Beach

Communities

Hammock Dunes Communities Queens Harbour - Jacksonville, FL The Georgia Club - Statham, GA Corolla Light POA - Corolla, NC The Landings - Skidaway Island, GA Beresford Hall Assembly - North Charleston, SC Cumberland Harbour - St. Mary's, GA Villas of Nocatee - Jacksonville, Fl Vizcava HOA - Jacksonville, FL Cimarrone POA - St. Johns, FL Deercreek Country Club Owners Association - Jacksonville, FL Deerwood Country Club - Jacksonville, FL Coastal Oaks - Ponte Vedra, FL Preserve at Summer Beach - Fernandina Beach, FL Amelia Park Neighborhood - Fernandina Beach, FL Amelia Oaks - Fernandina Beach, FL Coastal Oaks Amelia - Fernandina Beach, FL Oyster Bay POA - Fernandina, FL Ovster Bay Yacht Club - Fernandina, FL Ocean Breeze HOA - Fernandina Beach, FL The Enclave at Summer Beach - Fernandina Beach, FL RiverPlace at Summer Beach - Fernandina Beach, FL Amelia National - Fernandina, FL

Condominiums

Carlton Dunes - Amelia Island, FL Spyglass Villas - Amelia Island, FL Ocean Club Villas - Amelia Island, FL Sand Dollar Condominium - Amelia Island, FL Captain's Court - Amelia Island, FL Dunes Club Villas - Amelia Island, FL Villas at Summer Beach - Amelia Island, Fl Beachwood Villas - Amelia Island, FL Coastal Cottages - Amelia Island, FL Harrison Cove - Amelia Island, FL Marina San Pablo - Jacksonville, FL Laterra at World Golf - St. Augustine, FL Cumberland On Church - Nashville, TN Surf Club III - Palm Coast, FL The Peninsula - Jacksonville, FL The Plaza at Berkman Plaza - Jacksonville, FL 1661 Riverside - Jacksonville, FL Seascape - Jacksonville Beach, FL Southshore Condominium - Jacksonville Beach, FL Ocean Villas at Serenata Beach - St. Augustine, FL Watermark - Jacksonville Beach, FL Oceanic Condominium - Jacksonville Beach, FL Ocean 14 Condominium - Jacksonville Beach, FL Serena Point Condominium - Jacksonville Beach, FL Oceania Condominium - Jacksonville Beach, FL

Active Adult Communities

Del Webb Ponte Vedra - Ponte Vedra, FL Stone Creek by Del Webb - Ocala, FL Villages of Seloy - St. Augustine, FL Cascades at World Golf Village - St. Augustine, FL The Haven at New Riverside – Bluffton, SC Artisan Lakes – Jacksonville, FL

Religious/Schools

St. Mark's Episcopal Church - Brunswick, GA Memorial Presbyterian - St. Augustine, FL Grace Mem. Presbyterian - St. Augustine, FL Trinity Episcopal Church - St. Augustine, FL St. Mark's Towers - Brunswick, GA Isle of Faith Methodist - Jacksonville, FL Deermeadows Baptist - Jacksonville, FL Frederica Academy - St. Simons Island, GA Fishburne Military School - Waynesboro, VA The Greenwood School - Jacksonville, FL

Reserve Analyst & Inspector's Credentials Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

Charlie is a regular speaker at CAI events, teaches continuing education classes and enjoys attending Board of Director meetings to share the benefits of Reserve Planning. He has also published articles on Capital Reserve Analysis and Construction Management.

Education - Virginia Polytechnic Institute & State University - BS

License - Certified General Contractor, Certified Home Inspector - Florida

Professional Designations & Memberships

Certified Construction Inspector, (CCI) Association of Construction Inspectors

Professional Reserve Analyst, (PRA) Association of Professional Reserve Analyst APRA

Reserve Specialist, (RS) Community Associations Institute CAI





RESERVE STUDY PROPOSAL

Armstrong Community Development District

Prepared for: Ms. Marilee Giles, District Manager c/o Governmental Management Services

February 23, 2023



Prepared by: **Reserve Advisors, LLC** 5 Utility Drive, Suites C&G Palm Coast, Florida 32137 (800) 980-9881 www.reserveadvisors.com



February 23, 2023

Dear Ms. Marilee Giles,

Thank you for the opportunity to present Armstrong Community Development District with this reserve study proposal.

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:



FULL ENGAGEMENT

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.

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DETAILED UNDERSTANDING

We will do whatever it takes to ensure Armstrong Community Development District has complete confidence in interpreting and putting into practice our findings and recommendations.



ONGOING SUPPORT

This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Armstrong Community Development District Board with maintaining their community's long-term physical and financial health.

Please sign and return the <u>Confirmation of Services</u> page to get started.

Sincerely,

Nick Brenneman, Southeast Regional Account Manager (800) 980-9881





 We do not profit from your capital projects

See all of your prioritized capital projects for the next 30 years

✓ Unmatched Local Experience

• Intimate working knowledge of local costs and conditions that affect your community



CLIENTS SERVED NEAR YOU

Red represents your property, Green represents our clients. References available upon request.



Name

Briar Oak at Oakleaf Plantation Townhomes Owners' Association, Inc. Kindlewood Homeowners' Association, Inc. The Cottages at Oakleaf Condominium Association, Inc. Orange Park Country Club Owners Association, Inc. The Preserve at Oakleaf Plantation Condominium Association, Inc. Paradise Moorings Homeowners Association, Inc. The Crossings at Fleming Island Community Development District Pace Island Owners Association, Inc. Natures Hideaway Condominium Association, Inc. Stone Creek at Eagle Harbor Association, Inc. McGirts Village Owners Association, Inc. River Hills Reserve Owners Sub-Association, Inc.

Hibernia Plantation Homeowners Association, Inc.

City Orange Park Middleburg Orange Park Orange Park Orange Park Middleburg Orange Park Fleming Island Jacksonville Fleming Island Green Cove Springs Fleming Island



QUALIFICATIONS

SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 29,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.



A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 6 licensed professional engineers with a combined 90 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

Nick Brenneman REGIONAL ACCOUNT MANAGER 12 Years of Experience



Since joining Reserve Advisors in 2010, Nick has partnered with more than 3,500 clients to deliver comprehensive reserve study solutions that guide community association boards in fulfilling their fiduciary responsibilities for the maintenance, operation and longevity of their properties.

Matt Kuisle REGIONAL EXECUTIVE DIRECTOR 23 Years of Experience 275+ Studies Conducted



B.S. CIVIL ENGINEERING Professional Engineer (FL) Reserve Specialist Professional Reserve Analyst

Nancy Daniel REGIONAL ENGINEERING MANAGER 9 Years of Experience

400+ Studies Conducted



B.S. MECHANICAL ENGINEERING Professional Engineer (TX) Reserve Specialist Licensed Community Association Manager (FL)

Ashley Doucet REGIONAL ENGINEERING MANAGER 9 Years of Experience

475+ Studies Conducted



B.S. CIVIL ENGINEERING, M.S. ENGINEERING MANAGEMENT Professional Engineer (FL) Reserve Specialist



SCOPE OF WORK

FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Full Reserve Study (Level I) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Your reserve study comprises the following activities:

Physical Analysis: The reserve study consultant develops a detailed list of reserve components, also known as a component inventory, and related quantities for each. A condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant identifies the current reserve fund status in terms of cash value. A funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Armstrong Community Development District comprises 483 units in Orange Park. We've identified and will include the following reserve components in your Full Reserve Study:

Site Components

- Pool including Fence, Deck, Mechanicals & Furniture
- Basketball Court
- Tennis Court
- Playground
- Post or Pole Lights
- Sidewalks
- Ponds (9)
- Irrigation System

- Landscaping
- Fences
- Monuments
- Signage

Clubhouse Elements

- Roofs including Assembly
- Exterior Wall Finishes
- Plumbing, Mechanical and HVAC Systems

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

INDUSTRY LEADING SUPPORT

- Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

 Reserve Expenditures - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
Exterior Building Elements							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
Property Site Elements		<u>ل</u>	DOWNLO	DAD EXA	MPLE		
Asphalt Pavement, Mill and Overlay, Phased	2025	L				108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315

 Funding Plan - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for				for the Next 30) Years
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
Total Recommended Reserve Contributions	92,000	95,500	,↓, ро	WNLOAD E	XAMPLE	109,500
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	<u>\$666,648</u>	<u>\$719,163</u>	<u>\$774,541</u>	<u>\$755,323</u>	<u>\$357,432</u>	<u>\$50,047</u>



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

Reserve Funding Graph highlights your community's financial health and provides visibility to your projected 30-year cash flow



COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- Include detailed photos that document the condition of your property
- Provide project-specific best practices and diagrams to help you understand the scope of future projects
- Recommend preventative maintenance activities to maximize component useful lives



EXCEL SPREADSHEETS

Make more informed financial decisions using the industry's most advanced Excel spreadsheets with formulas and funding calculator.

- Evaluate the financial implications of adjusting expenditures and/or annual funding levels
- Create and compare various reserve funding schedules to help guide your budget process
- Address the unexpected Make adjustments to take into account unanticipated expenses
- ✓ Keep your reserve expenditures and funding schedules current between studies

Download Our Report Overview



It is more than just a reserve study. It's added value and peace of mind with unconditional support.

CONFIRMATION OF SERVICES FOR ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

Full Reserve Study (Level I) for a total investment of **\$5,550** (includes all expenses). You'll receive:



• Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables



- Excel file of Reserve Expenditures and Funding Plan tables with formulas for creating alternate expenditure and funding schedules
- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery

OPTIONAL SERVICES

One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity:

To authorize the second s	ne reserve study:	
	nd email agreement to reserveadvisors.com.	 Send \$2,775 retainer to: Reserve Advisors, LLC 735 N. Water Street, Suite 175
Signature:		Milwaukee, WI 53202
(Print Name):		*Retainer invoice will be emailed to you and is due upon authorization
Title:		and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set
Date:		of complimentary changes within six months of report shipment.
For:	Armstrong Community Development	Agreement is subject to our Professional Services Conditions.
	District (230265)	

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, signed above by Reserve Advisors, LLC and dated February 23, 2023, is valid for 45 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument.



PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, and/or occupancy.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement. RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses. claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL


Long-term thinking. Everyday commitment.

REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by You in connection with the services, or gathered as a result of providing such services, including issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - The retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.



Reserve Study Proposal

Armstrong Community Development District, Inc. February 15, 2023

Proposal Number: 23.02.15.127



Table of Contents

ABOUT THE FIRM
FOUNDER AND SENIOR PERSONNEL
STAFF ASSIGNMENT
SCOPE OF SERVICES
Our Responsibilities2
Levels of Service
Reporting Detail
Your Responsibility3
Assumptions and Indemnification3
Report4
Retention and Propriety of Work Papers4
Restricted Use of Our Report4
Client Confidentiality4
PROPOSED TIMELINE
FEES AND BILLING
Billing and Payment Terms and Conditions5
Fee Schedule Summary5
Acceptance of Proposal6



February 15, 2023

Armstrong Community Development District, Inc. C/O Marilee Giles, District Management Government Management Services (GMS) 475 West Town Place, Suite 114 St. Augustine, FL 32092

Dear Ms. Giles:

We are pleased to submit this reserve study proposal for Armstrong Community Development District, Inc. (the "Association") to you.

ABOUT THE FIRM

Reserve Study Institute, LLC is a locally owned firm that provides reserve studies to condominium, homeowner, and townhome associations founded by Glenn Tyndall, CPA. Our goal is to conduct accurate and reliable physical and financial analyses for all our reserve studies. We also aim to be unique among reserve study companies in that we offer our clients detailed, customized reserve study reports with actionable items that can help reduce future construction project costs, improve maintenance programs to extend the useful life of assets, and suggest other solutions that will yield long-term cost savings for the Association. As a locally-owned company, we give back to the community – our philosophy is that we take care of our business and our families first, and after that we return a portion of our profit to the community in which we live and work. We work hard to try to identify charitable organizations and exceptional individuals who can use the funds we donate to them to have the most significant impact on North Florida community as well as on society in general

FOUNDER AND SENIOR PERSONNEL





MICHAEL H. RUSS JR. Senior Reserve Study Analyst

Reserve Study Institute, LLC

STAFF ASSIGNMENT

If this bid for services is successful, the following individuals may be assigned to this engagement:

- In Charge: Michael H. Russ Jr. Economics, Florida State College
- **Bio:** Mr. Russ began consulting with Reserve Study Institute, LLC after extensive experience in construction and the financial services industry. Mr. Russ established the residential construction firm, Florida Construction Industries, Inc. Mr. Russ has also worked as a financial advisor National Financial Services Group, a leading global financial services firm, in which he conducted financial and investment analyses and prepared and reviewed complex financial models for corporate and high net worth clients.
- Analysts:T. Christopher Tyndall, Reserve Study Analyst, Manager
Daniel Coons, Reserve Study Analyst
Gary Perkins, Reserve Study Analyst
Russell Tees, Reserve Study Analyst

SCOPE OF SERVICES

Our Responsibilities

Reserve Study Institute, LLC will perform its services as an independent contractor in accordance with our professional practice standards. Our compensation is not contingent upon our conclusions.

Levels of Service

We offer the following Reserve Study Levels of Service to Associations:

Level 1 - Reserve Study Level 1 with an on-site visual inspection and assessment of property condition. This level of service is offered to clients undertaking their first reserve study, and to Associations in need of a comprehensive review and audit of a previous reserve study The Association's asset component list and associated measurements are reviewed. *If this proposal is for the Association's initial reserve study, or a previous reserve study cannot be made available to us, then this level of service is required.*

Level 2 - Reserve Study Level 2 update with an on-site visual inspection and property condition assessment. Level 2 reserve studies are for Associations that want to update a previous study. Most Associations will request a Level 2 report in the third year after the last site-visit based reserve study.

Level 3 - Reserve Study Level 3 update with no on-site inspection or property condition assessment. This report is typically requested in the years immediately following a reserve study



with an on-site review. A prior reserve study is required to establish the basis for the verification and quantification of the component inventory.

Our inspection and analysis of the subject property is limited to visual observations and is noninvasive when we conduct Level 1 and 2 studies as described above. Level 3 studies do not include a site visit for inspection. We will inspect sloped roofs from the ground. We will inspect flat roofs where safe access where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of our observations. Conditions can change between the time of inspection and the issuance of our report. Reserve Study Institute, LLC does not investigate, nor assume, any responsibility for any existence or impact of any hazardous materials, structural, or latent or hidden defects which may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee of the actual costs of replacement, a warranty of the common elements or other property elements, or a guarantee of remaining useful lives.

Reporting Detail

We offer following reporting options for our reserve study reports:

Standard Reporting includes component inventory, life and valuation estimates, fund status, and funding plan. This reporting detail is for Level III studies.

Comprehensive Reporting includes a full detailed component inventory, photographs, observations and recommendations, life and valuation estimates, fund status, and funding plan. This reporting detail is for Level I and II studies.

Your Responsibility

You agree to provide us access to the subject property during our on-site visual inspection and tour. The Association, management, and/or the Board are responsible for assigning an appropriate individual as our primary point of contact to coordinate the reserve study and to provide to us to the best of their ability and if reasonably available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete our Study. You agree to pay our actual attorneys' fees and any other costs incurred in the event we have to initiate litigation to collect on any unpaid balance for our services. Management and the Board will be required to sign a representation letter that acknowledges review and approval of the report

Assumptions and Indemnification

We assume, without independent verification, the accuracy of all data provided to us. You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expense, or liabilities, including reasonable attorney's fees, to which we may be become subject in connection with this engagement, because of any false, misleading, or incomplete information which we have relied upon as supplied by you or others under your direction, or which may result from any improper use or reliance on the report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall and reimbursement shall extend to any controlling person of Reserve Study Institute, LLC, including any director, officer, employee, affiliate, or agent. Liability of Reserve Study Institute, LLC and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

RESERVE STUDY INSTITUTE, LLC

Report

Reserve Study Institute, LLC will complete the services in accordance with this Proposal based on your selection of Service Level and Reporting Detail. We will consider any additional information made available to us in the interest of promptly issuing a Final Report. However, the Report represents a valid opinion of our findings and recommendations and is deemed complete after we receive the signed management representation letter. We retain the right to withhold the Draft Report or Final Report if payment for services is not rendered in a timely manner.

Retention and Propriety of Work Papers

All files, work papers, or documents developed (the "work papers") by us during the course of the engagement is proprietary and remains our property. In all cases, we will retain our work papers for a period of three (3) years.

Restricted Use of Our Report

Use of our Report is limited to only the purpose stated herein. Any use or reliance for any other purpose, by you or third parties, is invalid. Our Reserve Study Report, in whole or part, is not and cannot be used as a design specification, design engineering services, or an appraisal. You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference our name or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property developed by Reserve Study Institute, LLC specific to this engagement and cannot be reproduced or distributed to those who conduct reserve studies without the expressed written consent of Reserve Study Institute, LLC.

Client Confidentiality

We reserve the right to include our client's name in our client lists, but we will maintain the confidentiality of all conversation, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

PROPOSED TIMELINE

We intend to have our Draft Report to you for review and approval on or around April 15, 2023. All documentation requested will need to be provided by the Association's representative to us at least forty-five (45) days prior to the date we anticipate having the Draft Report to you. If an onsite visit is necessary, then we require the onsite visit at least thirty (30) the date we anticipate having the Draft Report to you.

Our Final Report will be issued to you in an electronic format. We will provide one bound paper copy of the Final Report, if requested. Additional bound copies of the report will be made available to the Association at a cost of \$50 for each additional copy.

Our proposed timeline is based on the anticipated cooperation from your personal. You agree to indemnify us if we are unable to meet the proposed timeline if you require rescheduling or rescheduling is required due inclement weather, transportation issues (such as cancelled or delayed flights), or any other issues that are reasonably beyond our control. We will attempt to reschedule any onsite visits, if necessary, and complete our services as soon as reasonably possible, although you understand that if rescheduling is needed for any reason, we provide no assurance or guarantee of when we will be able to

RESERVE STUDY INSTITUTE, LLC

reschedule given that we may have other client commitments. This proposal is valid for thirty (30) days from the day it is prepared. Price, timeline, terms, and our availability may be subject to change thereafter.

FEES AND BILLING

Billing and Payment Terms and Conditions

The retainer payment is due upon acceptance of the proposal for services, and no work will commence until the retainer payment has been received by Reserve Study Institute, LLC. The Association will be progress billed as worked proceeds with payment due immediately upon request. The payment of all fees is due prior to receipt of the Report for review and approval. We will also bill the Association for actual out-of-pocket costs for travel, lodging, and meals while conducting on-site visits. Mileage will be reimbursed based on IRS-approved mileage rates at the time of travel for Association's if more than 40 miles of travel is required. We reserve the right to suspend all work if there is an outstanding balance of more than 30 days from the date of the invoice. Any outstanding balance after 30 days from the date of the invoice will also be subject to an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Duval County of Florida.

Fee Schedule Summary

The following is a summary of our fees for your Association based on the Levels of Services and Reporting Detail previously described in this proposal:

	Level 1	Level 2	Level 3
Full Reserve Study	\checkmark		
Update Reserve Study		\checkmark	\checkmark
Site Visit	\checkmark	\checkmark	
Establish Reserve Quanities	\checkmark		
Establish Component List	\checkmark		
Component Inventory	\checkmark	\checkmark	\checkmark
Life & Value Estimates	\checkmark	\checkmark	\checkmark
Reserve Funding Plan	\checkmark	\checkmark	\checkmark

Fee Schedule for Service Level

	Standard Reporting			
Retainer Prior to Start	N/A	N/A	N/A	
Due Upon Draft Report	\$ 2,200	N/A	N/A	
Total Fee for Service	\$ 2,200	N/A	N/A	

A Level I/Initial Study may be required if no previous study is available.



SUMMARY

We look forward to working with your Association on this effort, and should you have any questions regarding our proposal, please contact our office at (904) 568-2839.

Respectfully Submitted,

Reserve Study Institute. 11C

Reserve Study Institute, LLC Jacksonville, Florida

Acceptance of Proposal

Please select one box below to indicate the Level of Service (1, 2, 3) and as previously described in this proposal:

Level of Service	Level 1		Level 2	Level 3
		X		
Retainer Prior to Start		N/A	N/A	N/A
Due Upon Draft Report	\$	2,200	N/A	N/A
Total Fee for Service	\$	2,200	N/A	N/A

NOTE: A Level 1 study may be required if no prior reserve study was performed or is available in order to take measurements and counts of physical assets.

I have read, understand, and accept the terms of the proposal based on my above selection of Service Level and Reporting detail above and acknowledge that I have authority to legally bind the Association to this agreement:

ASSOCIATION REPRESENTATIVE:

Name

Date

Signature

Title

SEVENTH ORDER OF BUSINESS

B.

1.

CEO/CSO	\$400.00	/Hr.
President	\$350.00	/Hr.
Executive Vice President	\$335.00	/Hr.
Vice President	\$260.00	/Hr.
Senior Engineer/ Senior Project Manager	\$215.00	/Hr.
Project Manager	\$200.00	/Hr.
Director	\$185.00	/Hr.
Engineer	\$175.00	/Hr.
Assistant Project Manager	\$155.00	/Hr.
Senior Planner /Planning Manager	\$200.00	/Hr.
Senior Environmental Scientist	\$215.00	/Hr.
Planner	\$163.00	/Hr.
CEI Senior Project Engineer	\$230.00	/Hr.
CEI Project Manager/Project Administrator	\$184.00	/Hr.
CEI Senior Inspector	\$163.00	/Hr.
CEI Inspector	\$132.00	/Hr.
Senior Landscape Architect	\$184.00	/Hr.
Landscape Architect	\$165.00	/Hr.
Senior Technician/Senior Specialist	\$163.00	/Hr.
GIS Program Manager	\$180.00	/Hr.
GIS Analyst	\$140.00	/Hr.
GIS Consultant	\$150.00	/Hr.
Senior Engineering Designer / Senior LA Designer	\$160.00	/Hr.
Engineering Intern	\$140.00	/Hr.
Engineering/Landscape Designer	\$140.00	/Hr.
CADD/GIS Technician	\$132.00	/Hr.
Project Coordinator / CSS	\$100.00	/Hr.
Administrative Support	\$95.00	/Hr.

*ETM's standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and subject to an increase not to exceed five (5) percent per year.

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT WORK AUTHORIZATION NO. 10 2022/2023 GENERAL CONSULTING ENGINEERING SERVICES

Scope of Work

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Armstrong Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

- 1. Attending Meetings
- 2. Preparation of Engineering Reports and Studies
- 3. Preparation of Cost Estimates and Budgets
- 4. Technical Support for Community Development District Staff

- 5. Development and Analysis of District Projects
- 6. Operation and Maintenance Inspections
- 7. Prepare Presentation Documents for District Meetings

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

ENGLAND-THIMS & MILLER, INC. HOURLY FEE SCHEDULE – 2023*

HOUKLY FEE SCHEDULE - 202 DOSITION	LS* HOURLY	ДАТ Г
POSITION CEO/CSO	\$400.00	/Hr.
President	\$350.00	/Hr.
Executive Vice President	\$335.00	/Hr.
Vice President	\$260.00	/Hr.
Senior Engineer/ Senior Project Manager	\$215.00	/Hr.
Project Manager	\$200.00	/Hr.
Director	\$185.00	/Hr.
Engineer	\$175.00	/Hr.
Assistant Project Manager	\$155.00	/Hr.
Senior Planner /Planning Manager	\$200.00	/Hr.
Senior Environmental Scientist	\$215.00	/Hr.
Planner	\$163.00	/Hr.
CEI Senior Project Engineer	\$230.00	/Hr.
CEI Project Manager/Project Administrator	\$184.00	/Hr.
CEI Senior Inspector	\$163.00	/Hr.
CEI Inspector	\$132.00	/Hr.
Senior Landscape Architect	\$184.00	/Hr.
Landscape Architect	\$165.00	/Hr.
Senior Technician/Senior Specialist	\$163.00	/Hr.
GIS Program Manager	\$180.00	/Hr.
GIS Analyst	\$140.00	/Hr.
GIS Consultant	\$150.00	/Hr.
Senior Engineering Designer / Senior LA Designer	\$160.00	/Hr.
Engineering Intern	\$140.00	/Hr.
Engineering/Landscape Designer	\$140.00	/Hr.
CADD/GIS Technician	\$132.00	/Hr.
Project Coordinator / CSS	\$100.00	/Hr.
Administrative Support	\$95.00	/Hr.

WA#10 Page 2

*ETM's standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and subject to an increase not to exceed five (5) percent per year.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before September 30, 2023.

Approval Submitted by:

Date: 2/8/2023

England, Thims & Miller, Inc.

Approved by: _

Armstrong Community Development District

Date: _____

2.

FORM OF REQUISITION

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

The undersigned, a Responsible Officer of Armstrong Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2017, as supplemented by a Third Supplemental Trust Indenture, dated as of October 1, 2019 (collectively, the "Indenture"; all capitalized terms used herein shall have the meaning ascribed to such terms in the Indenture):

(a) Requisition Number: 101

(b)	Name of Payee:	Eisman & Russo
		6455 Powers Avenue
		Jacksonville, FL 32217

(c) Amount Payable: \$220.11

(d) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of issuance, if applicable): Greyhawk Phases 2&3 CEI Services – (September 2021) Invoice 2338.21

(e) Fund or Account from which disbursement to be made:
 <u>\$ 220.11</u> from the Series 2019A Acquisition and Construction Account.

\$ from the Series 2019A Cost of Issuance Account.

The undersigned hereby certifies that:

1. \checkmark obligations in the stated amount set forth above have been incurred by the Issuer,

or

- this requisition is for Costs of issuance that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund or the 2019A Cost of Issuance Account;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project; and
- 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served 5. upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

> ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

By: d. Oldas Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2019A Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as the report shall have been amended or modified on the date hereof.

Consulting Engineer

Date: 2/14/2023



6455 Powers Avenue Jacksonville, FL 32217 904-733-1478

> Governmental Management Services, LLC Armstrong CDD Town Center 1 at World Golf Village 475 West Town Place, Suite 114 St. Augustine, FL 32092 Jim Perry

Invoice number Date 2338-21 10/14/2022

Project 2338 Grey Hawk Phases 2 & 3 CEI

Professional Services through 09/30/2022.

CEI SERVICES Billed Hours Rate Amount Sr. Inspector 3.00 73.37 220.11 Anthony W. Armondi 220.11 Invoice total **Invoice Summary** Total Prior Current Billed Billed Billed Description **CEI SERVICES** 102,277.79 102,057.68 220.11 102,057.68 220.11 Total 102,277.79 **Aging Summary** Over 120 Over 30 Over 60 Over 90 Invoice Number Invoice Date Outstanding Current 2338-21 10/14/2022 220.11 220.11 0.00 0.00 0.00 0.00 220.11 220.11 Total

Armstrong CDD - 2019 Requisition 101 Eisman

Final Audit Report

2023-02-14

Created:	2023-02-14
Ву:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmKEhXevwYSMtUMwva3Opxlvb5Au96x-o

"Armstrong CDD - 2019 Requisition 101 Eisman" History

- Document created by Shelley Blair (blairs@etminc.com) 2023-02-14 - 4:09:45 PM GMT- IP address: 170.249.159.100
- Document emailed to Liam O'Reilly (loreilly@greenpointellc.com) for signature 2023-02-14 - 4:10:01 PM GMT
- Email viewed by Liam O'Reilly (loreilly@greenpointellc.com) 2023-02-14 - 4:12:45 PM GMT- IP address: 12.18.33.170
- 2023-02-14 - 4:13:12 PM GMT- IP address: 12.18.33.170
- Document e-signed by Liam O'Reilly (loreilly@greenpointellc.com) Signature Date: 2023-02-14 - 4:13:14 PM GMT - Time Source: server- IP address: 12.18.33.170
- Agreement completed. 2023-02-14 - 4:13:14 PM GMT



D.

1.

Armstrong CDD



February 2023 Facility Manager/Facility Coordinator

Amenities

Overview	 Gym is being utilized at a normal to heavey pace with school being back in and the holidays over. Gym equipment was audited and maintenance performed on all equipment. Rowing machine is being repaired due to leaking water in the floor.
Facility Usage & Updates	
	 Medium overall amenity usage, pool is picking up. Minor vandalism on one table in common area by TV. Most trash is still on and around the basketball court. Trash from cars parking in lot is on the rise.
Amenity Pool/ Covered Patio	 The pool is still open and many residents have been enjoying it. We must continue maintain our chlorine to keep open. The short chairs are being left in the pool over weekends as well as garbage on tables and furniture being moved.
Fitness Center	• Continuing sweeping under and around gym equipment. As said, rowing machine being repaired.

Outdoor Amenities

- Playground will need additional mulch soon.
- New Cleaning crew paying more attention toilets and floors in bathrooms.
- Uptick in trash be left on tables and around pool tables.

New Projects and Proposals

Lifestyles

Events Updates

Other: Attachments

2.

Toll Free: 800-289-1539







Search

Item ID # LSIDMCHLET-VA-2432

24" x 32" Viewable Area Outdoor Message Center Letter Board with Header and Posts | Single Door Information Board

More Colors



24x32 Outdoor Letter Board Message Center with Header and Posts - 1-Door - Displays4Sale



+ View all 5 photos

Built to Order

Order today and receive it by April 5 - 11.



PRODUCT HIGHLIGHTS

- Outdoor Letter Board Message Center with Header
- 24 x 32 Viewing Window Area
- Weather Resistant Display Case
- Post Dimensions: 4" x 4" x 120"

SEE MORE

MULTIPLE OPTIONS

Message Center Finishes



Optional Vinyl Letterboard Colors

MANY MORE...

QUANTITY DISCOUNTS

QTY	Discount (%)
QTY 1-4	0%
QTY 5-9	5%
QTY 10-24	8%
QTY 25-49	10%
QTY 50-99	0%
QTY 50-99	0%

SHARE:	f	y	\mathbf{O}	\searrow

OVERVIEW SP	PECIFICATIONS	SIZE CHART	PRODUCT OPTIONS	WARRANTY & RETURN
-------------	---------------	------------	-----------------	-------------------

	Free Ground Shipping Read more	
*	Ships to Canada Read more	
	Ships Truck Freight Read more	

Product Details

- Outdoor Letter Board Message Center with Header
- 24 x 32 Viewing Window Area
- Weather Resistant Display Case
- Post Dimensions: 4" x 4" x 120"
- Durable Outdoor Vinyl Letter Board Interior Panel
- · Display important messages and protect them from the elements
- Overall size will vary based on orientation selected (see size chart below)

- Changeable Letter Board Information Board
- 5" High White Message Header Panel with Your Message
- Personalized Message Header Printed Free
- Your Text Message: Printed Max 3" High All Caps Black Helvetica Font
- · Great for university campuses, parks, and golf courses
- Lockable door side mounted on a full-length piano LEFT-Hinged
- Eco-Friendly, High density Polyethylene construction
- Maintenance Free Recycled Plastic Lumber
- Faux Wood Design Looks Like Real Wood
- Will not rot, splinter, or crack
- · Impervious to water, chemicals, and insects
- · Designed and Built for the Outdoors
- Withstands typical everyday outside elements: Not floodproof
- · Bottom Cabinet WEEP HOLES help drain any water
- Vents help dissipate and reduce any condensation buildup
- Finished back panel adds structural integrity
- Removable interior Letterboard surface panel
- · Locks included with two keys
- 3/4" wide main frame / 11/2' wide door frame
- 51/2" exterior depth / 33/4" interior depth
- 81/2" rain cover depth
- Exterior Cabinet Rain Shield (Roof Overhang)
- LED Illuminated display cases are Optional
- Post should be at least 3 feet into the ground for proper support
- OPTIONAL: <u>Surface Mount Boots</u> for installation on concrete surfaces
- Call to Customize Single Door Message Center Letter Board
- 145 piece 2" Helvetica letter / number set included

Ordering Options

- Optional vinyl grooved letterboards
- Optional letter & character sets (1/2", 3/4". 1", 2", 3")

Double Post Information

- Post Dimensions: 4" x 4" x 120"
- Posts are attached to the case through the sides. Pre-drilled holes will be provided on the posts for easy display case mounting
- Post should be secured at least 3 feet into the ground for proper support.
- OPTIONAL: <u>Surface Mount Boots</u> for installation on concrete surfaces

Header Details

- UPPERCASE Helvetica vinyl lettering
- Black lettering on a 5" white header (3" max text height)

IMPORTANT HEADER ORDERING DETAILS

Please type your message in the text box provided below, we will try to keep your message on one line unless otherwise specified. If we can't fit your message on one line we will center your copy on two lines. For the customer that needs a specific font, color or text positioning, you may call customer

service with your requests.

SELECT THE RIGHT OPTION FOR YOU, AND FOLLOW INSTRUCTIONS

STANDARD HEADER (No Charge)

Standard UPPERCASE Black Helvetica Lettering as detailed above. Make sure to spell out your header in the empty **Text Box**. Check your grammar & spelling!

LEAVE HEADER BLANK (No Charge)

For those customers that will be adding their own header, select this option. Make sure to enter **LEAVE BLANK** in the empty **<u>Text Box</u>**

CUSTOM HEADER / LOGO (Upcharge)

This is for or those customers that wish to send us a specific FONT, COLOR, or LOGO. Make sure to enter **CUSTOM LOGO** in the empty <u>Text Box</u>. We will contact you once the order has been received to instruct you on how to submit the HI-Res EPS File to us.

Lighting Options

LED LIGHTS - BRIGHTER & LONGER LASTING

Go GREEN with our energy saving LED Lights. Interior LED Lights are positioned on the interior to SPOTLIGHT; your posters, signage, postings, menus, and other printed announcements. LED lights are long lasting, and energy efficient. Choose from <u>*Top Lit*</u> or <u>*Entire Interior Perimeter*</u> for LED Lighting placement.

- UL approved LED Strip Lighting
- Cool White LED Lighting
- LED Life: 50,000 hours

**We provide a 3-wire cord attached to the ballast / transformer inside the display case. When installing you should use a licensed electrician / installer to bring power to the display. The installer will best decide where to exit the hardwire provided (we do not provide an exit hole as we feel its best for the installer to decide the best exit point for power supply).

We offer <u>TWO</u> LED Lighting Options as detailed below:

TOP LIGHTING (ONE SIDE)

For this option we place an LED strip light on the top side of the interior display case. The light will shine downward onto the interior case, highlighting the contents inside.

INSIDE PERIMETER (ALL 4 SIDES).

For this option we place an LED strip light along the entire Perimeter of the interior display case. The light will shine from all 4 sides of the interior case, bringing more light intensity to the contents being displayed inside.

Description

Window Viewing Area 24" x 32"

This Outdoor Letter Message Board has a **24 x 32** size viewable window to display changeable letter messages. The overall enclosed exterior case size will be larger.

The Height of Visibility

With its Weather Resistant Changeable Letter Board Cabinet construction and standing tall on two 10 foot leg post, this 24x32 Outdoor Message Center is ideal for numerous exterior locations including Camps, University Campuses, School Grounds, Hiking Trails, Parks, Zoos, Botanical Gardens, County Fairs, Restaurants, Community Centers and any other location in need of an Outside Enclosed Information Board.

24x32 Outdoor Message Center

Eco-Friendly and Maintenance Free

Fully assembled, freestanding 24x32 Outdoor Letterboard Message Center is ideal for numerous exterior locations including Camps, University Campuses, School Grounds, Hiking Trails, Parks, Zoos, Botanical Gardens, County Fairs, Restaurants, Community Centers and any other location in need of an Outside Enclosed Information Board.

24x32 Outdoor Message Center

Eco-Friendly and Maintenance Free

Recycled Plastic Lumber gives this outdoor information board the edge over other outside wood display cases. The Faux Wood Polyethylene Construction is impervious to Water, Chemicals & Insects. Unlike other exterior wood framed directory boards, our Exterior Cabinet will never Rot, Crack, Split or Decay.

CREATE A MESSAGE HEADER THAT CREATES ATTENTION

The 5" header panel can present your logo, company, church, school, organization, team, product name, event, or other messages above the single door. It's your message text or graphic to create.

Your Personalized Header Text Message Printed Free

We offer up to 3" all caps text messages in Black Helvetica Font for your message header panel. You also can leave it blank and have it printed yourself. As an option, you can upload a B/W or Color logo or a message in a different font for an upcharge. Call or E-mail for details.

Weather Resistant and Made for the Outdoors. Designed with bottom cabinet WEEP HOLES to help drain any water and vents that helps dissipate and reduce any condensation buildup. It also has a finished back panel that adds structural integrity and a slanted roof rain shield.

Outdoor Message Boards in 6 Weather Treated Faux Wood Finishes

Choose from 6 Faux Wood Style Finishes: Sand, Light Grey, Weathered Wood, Woodland Green, Cedar & White. The beauty of Faux Wood Recycled Plastic Lumber is that it has the style and look of real wood. So you can select the outdoor enclosed letter board 24x32 info display with a finish that's right for your outdoor location.

Optional Vinyl Covered 1/4" Grooved Letter Boards Available in 6 Colors

Left-Sided Hinged Door and Front CAM Lock

The 24" x 32" outdoor enclosed letter board single door features a solid continuous left-sided hinge allowing the outdoor information board to open and close with ease. A Front CAM Lock and Break Resistant Acrylic Window are included to protect the message display board.

24x32 Standing Outdoor Information Boards Made in America

Custom Message Centers and Info Letter Board Displays

For over 30 Years we've been creating and offering High Quality Custom Bulletin Boards and Letter Boards. In fact, combined, we offer more of these Outdoor and Indoor Letter Bulletin Board Display Sizes and Styles than other online store.

Downloads



Product Sheet

3/7/23, 11:00 AM

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Shopify Secure Shopping

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Call 1 (800) 762-4899

Interchangeable Letter Board w/ Tip and Roll Base

SKU: FS300A

☆☆☆☆ Write a review 📮 Ask a question



Get FREE Gift with Purchase!

Product Description

Description	Specifications	
	Interc	hangeable Letter Board w/ Tip and Roll Base
indoors or a needed. Th windy conc to easily rol	butdoors in all weath e large base is fillab litions. The base me	traffic and get your message noticed. The tip and roll design makes transport easy. The signs can be used her conditions. Unique interchangeable signs fit into the frame to give you the flexibility to display any message ble with sand or water to provide additional weight for stabilization. Spring brackets allow the sign to flex in easures 24in. x 30in with an overall sign height of 57in for increased visibility. The base features large, 3in. wheels pular and effective sign placement includes sidewalks, parking lot traffic areas, door entrances, or anywhere a led.
Click to sho	op the corresponding	g interchangeable message signs for the FS300 bases - Interchangeable Message Signs

Specifications

Overall Dimensions: 57in. H x 28.7in.W x 18.1in.D Dimensions (Frame Only): 42.9in. H x 26in. W x 2.5in. D Dimensions (Base Only): 7.1in. H x 28.7in. W x 18.1in. D Weight Assembled: 25lbs. Message Sign Area: 24in. W x 36in.H 2-Sided Sign Area Material: Blow-Molded Plastic Weight: 90lbs. When Filled w/Sand 2 Boards Included

Reviews and Q&A

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0 Reviews

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BigBoss Changeable Message Board: Pro Frame with Standard 4 Inch Letters and Numbers Kit, White Message Board (BOS-1001) Learn More...

★★★★★ ▼ based on 63 customer reviews





Orders over \$9.95 ship for free.

Part#	BOS-1001
SPN#	E6NH

Contents:

Kit includes two white - 24" x 36" x 3/16" (600 x 900 x 4mm) message boards with 7 letter tracks on both sides and one set of 314 - 4" letters, numbers, and symbols (Black letters & Red numbers)

Select Material: 1

For size: 24"x36" BigBoss

SIDEWALK SIGN		
BigBoss Changeabl	e Sidewalk Sign	\$254.95
BigBoss Change	able Sidewalk Sign	
Configuration: (click to zoom)	🗱 🖭 🐼 🖌 Mar 16 (Hover for more details)	
	• Bundle includes two printed plastic sign panels, a frame, and changeable characters.	
	Panels made from 160 mil thick corrugated plastic.	
INSERT 47" 24"x36"	• Built-in wheels engage when frame is tilted. Frame folds flat for easy storage.	
4	• Frame has a locking strut. Lift strut to fold frame shut.	
27"	• Ballast port accommodates up to 2 quarts (1.89 liters) of water OR up to 13 pounds (5.89 kg) of sand.	

Order Quantity: 2

> 4.9 ***** Google Customer Reviews

Quantity / Price (Per Kit)

https://www.smartsign.com/changeable-message-board-sign-kit-pro-white/sku-bos-1001?engine=googlebase&keyword=&skuid=BOS-1001-BOS-1001&gclid=CjwKCAiA3pugBhAwEiwAWFzwdU2BAvOcN9NfPX_Egg... 1/3

aterial: BigBoss Chang	eable Sidewalk Sign	Qty:	- 1 + Kit	Total Price Per Kit	\$254.95 \$254.95
		Add to C	Cart		
 Buy quantity and save 					
Buy 2+	Buy 4+	Buy 10+	Buy 20+		

Product Description

Want to display what's on offer today? Can't handle too many customer queries at a time? Need to announce a SALE? Say Hi to our BigBoss Pro Changing Message Sandwich Board Sign.

- Sidewalk sign is sturdy yet lightweight and folds flat easily.
- Kit comes with two 160 mil thick corrugated white plastic panels. Black and red 4" letters and numbers can be used in combination to display your messages!
- You can purchase extra numbers for this kit by clicking <u>here</u>.

Loading Related Departments...

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Third order

Susar Jan 18, 2023

This is my third order - and again everything went well and the product is as ordered. I feel it needs more letters to come with the sign.



Verified Purchase Size: 36" x 24" Material Type: BigBoss Sidewalk Sign with Changeable Message Board

Just the Right Size

Just the right size. Easy to move around. We use it in front of the business by the highway so people can see it when driving by. Thank you!





Material Type: BigBoss Sidewalk Sign with Changeable Message Board Size: 36" x 24"

Verified Purchase

https://www.smartsign.com/changeable-message-board-sign-kit-pro-white/sku-bos-1001?engine=googlebase&keyword=&skuid=BOS-1001-BOS-1001&gclid=CjwKCAiA3pugBhAwEiwAWFzwdU2BAvOcN9NfPX_Egg... 2/3

So far so good

So far so good. Got it last week.



Mountain Top Music

Oct 31, 2022

Size: 36" x 24" Material Type: BigBoss Sidewalk Sign with Changeable Message Board Verified Purchase

Great Sign

Oct 21, 2022

Very sturdy and professional looking sign. It's already brought in buyers on its first day out!

See all reviews

CATEGORIES	SUPPORT	
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	W9 Form	

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https://www.smartsign.com/changeable-message-board-sign-kit-pro-white/sku-bos-1001?engine=googlebase&keyword=&skuid=BOS-1001-BOS-1001&gclid=CjwKCAiA3pugBhAwEiwAWFzwdU2BAvOcN9NfPX_Egg... 3/3

Economy Single-Sided Outdoor Readerboard - Illuminated (96" W) at School Outfitters

Outdoor Furniture & Park Equipment > Outdoor Message Centers > Economy Single-Sided Outdoor Readerboard

Economy Single-Sided Outdoor Readerboard - Illuminated (96" W)

by United Visual Products | SKU: UVP-UVAT30001 ***** (2) | Q & A (5) | Start a Live Chat

 \sim



\$4,684.99

MSRP: \$6,941.00 You Save: \$2,256.01 (33%)

Select Options:



Frequently Bought Together



Outdoor Readerboard Letters United Visual Products \$479.99

Quick View



Outdoor Readerboard Letters United Visual Products \$431.99

Quick View

	Description	<u>Specs</u>	Resources & Guides
Product Weight (Lbs)		160	
ssembly		Installation required	
rame Material		3" satin anodized aluminum	
eader Material		Permanent white acrylic	
cludes		300 letters & numbers, 2 keys	
nterior		White acrylic w/ PVC tracks	
_etters & Numbers		4" on 5" plastic cards	

Lighting	U.L. listed fluorescent
Other Info	This product is not plugged into an outlet, but connects directly to your electrical system. Please consult w/ an electrician to ensure that all requirements are met before installing.
Depth	3 1/8"
Overall Height	48"
Overall Width	96"
Window Material	Shatter-proof lexan 1/4" window
Shipping Method:	Freight
:	See less

	<u>Similar</u>	<u>Items</u>		
$\star \star \star \star \star \star 4.5 \underline{2 \text{ Reviews}}$				
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Questions				Post a que
1–5 of 5 Questions			Sort by:	Most helpful answe
goforth · a year ago what does the inside bottom of sign have as for mo	ounting brac	kets etc		1 answe
Originally posted on Economy Single-Sided Outdoor Readerboar	rd - Illuminated (4	4 <u>8" W)</u>		
This sign does not come with mounting hardware, as the type of r If you need help with planning an installation, our knowledgeable 2776.				
Helpful? Yes · 0 No · 0 Report				
Tony · 3 years ago What are the dimensions on this Board?				۹ ٤
Originally posted on Economy Single-Sided Outdoor Readerboar	rd - Illuminated (4	1 <u>8" W)</u>		
School Outfitters \cdot 3 years ago This outdoor sign is 48 inches wide by 48 inches high, with a dep	th of 3-1/8 inche	S.		
Helpful? Yes · 0 No · 0 Report				
Milady · 4 years ago Do you sell extra letters and numbers sets?				1 answe

Originally posted on Economy Single-Sided Outdoor Readerboard - Illuminated (48" W)

School Outfitters \cdot 4 years ago

Yes, we sell outdoor readerboard letters and numbers here: <u>http://bit.ly/2Dv23qr</u>. If you have any other questions, don't hesitate to contact our sales team at 1-800-260-2776.

1 answer

1

Helpful? Yes · 0 No · 0 Report

Paula DePalma · 4 years ago

Does this go on the side of a building ? or on a front lawn not against a wall.

School Outfitters · 4 years ago

This sign can be mounted on brick, stone, concrete or on sturdy aluminum posts (sold separately under "Select Options").

Helpful? Yes · 1 No · 0 Report

Ben · 5 years ago

https://www.schooloutfitters.com/catalog/product_info/pfam_id/PFAM7278/products_id/PRO18406?sc_cid=Google_UVP-UVAT30001&adtype=pla&kw=&gclid=CjwKCAiA3pugBhAwEiwAWFzwdc-MGcznYeG9gysFCM... 2/4

do you shipin canada??

answer

Write a revi

ł

Sort by: Most Relevant 🔻

😒 Verified Pure

2

Originally posted on Economy Single-Sided Outdoor Readerboard - Non-Illuminated (72" W)

School Outfitters · 5 years ago

Yes, we do ship to Canada. Please contact our Sales Team to arrange shipping at 1-800-260-2776 or email sales@schooloutfitters.com.

Helpful? Yes · 0 No · 0 Report

2 out of 2 (100%) reviewers recommend this product



Rating Snapshot

Select a row below to filter reviews.

5*		1
4★		1
3*		0
2★		0
1★		0

Average Customer Ratings

Overall $\bigstar \bigstar \bigstar$

1–2 of 2 Reviews

$\star \star \star \star \star \star$ Township meeting board \cdot a year ago

New board

This board has a very nice look but I have noticed the board looks like it is warping or wavy. May be because of the sun, but if its made for outdoors I don't think it should do this.

Recommends this product ✓ Yes



Originally posted on Economy Single-Sided Outdoor Readerboard - Non-Illuminated (72" W)

Helpful? Yes · 0 No · 0 Report

Comment

 \star

Α

Well made sign box definitely worth the price

Recommends this product ✓ Yes

😒 Verified Purchaser

https://www.schooloutfitters.com/catalog/product_info/pfam_id/PFAM7278/products_id/PRO18406?sc_cid=Google_UVP-UVAT30001&adtype=pla&kw=&gclid=CjwKCAiA3pugBhAwEiwAWFzwdc-MGcznYeG9gysFCM... 3/4

Originally posted on Economy Single-Sided Outdoor Readerboard - Illuminated (72" W)

Helpful? Yes · 0 No · 0 Report

Comment

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Outdoor Message Center \$1.895.00

01,095.00

High Quality and Built to Last Choose Your Optional Features:

EXTENDED POST

POST HEIGHT – Our standard posts are 7' with typically about 2' of that cemented into the ground. This viewing is ideal for "vehicle viewing". However, we recommend our extended length (8') posts for "pedestrian walk-up viewing" so people do not need to stoop over and to allow clearance from the weather overhang.

□ OPTIONAL EXTENDED LENGTH POSTS – 8' (for Pedestrian Walk up) (\$200.00)

TOP PANEL



This optional panel is for more permanent lettering such as a Community Name or a Website. For Logo option, you must provide AI or EPS file or ask us about converting your JPG logo for a charge.

The TOP PANEL is Arched for a distinctive look and can accommodate a small optional logo or an optional border. See our Gallery Page for a downloadable file showing some Top Panel examples.

You can specify panel wording or other instructions in the next step after "add to cart". You will be provided a proof before any panels are produced. Arial Font is the default unless you specify another Font.

Ν	one	
Ν	one	

BOTTOM PANEL

This optional panel is for more permanent lettering such as a Community Name or a Website. It is an alternative or in addition to the TOP PANEL.

You can specify panel wording or other instructions in the next step after "add to cart". You will be provided a proof before any panels are produced. Arial Font is default unless you specify another Font.

□ **BOTTOM PANEL (\$200.00)**

LETTERBOARD INSERT

A gray colored tackboard is the permanent back inside the enclosure which accepts push pins to hold paper or cardboard maps or notices. It is recommended to maintain this with a clean look.

However, the Letterboard Insert option provides an alternative. This black vinyl covered grooved board inserts into the enclosure. The grooves hold white vinyl letters (optional 2" and 3" letter kits can be selected) for displaying easy messages. The ¼" grooves can

accommodate other sized letters. The gray tackboard sits behind the insert and is only seen when the letterboard insert is removed.

None	•	
------	---	--

LED LIGHT KIT

An optional industrial grade LED light strip attaches to the bottom of the aluminum overhang and faces downward. It is powered by a low voltage landscape transformer so wiring is easy and safe. Comes with a transformer, vinyl tubing, connectors, and 30 ft of wire.

□ LED LIGHT KIT (\$375.00)

MAGNETIC INSERT

Available in White or Black porcelain magnetic with 175 pieces 2-inch or 3-inch magnetic letters and numbers in contrasting colors. White board also works with Dry Erase markers.



Category: Outdoor Bulletin Boards

Tags: Bulletin boards, Outdoor Message Boards

Description Features

Description

Our standard product comes with posts that are 7' with typically about 2' of that cemented into the ground. This viewing is ideal for "vehicle viewing". For "pedestrian walk-up viewing" so people do not need to stoop over and to allow clearance from the weather overhang, we recommend our Outdoor Message Center with extended length (8') posts.

Our top-of-the-line Outdoor Message Center has the following outstanding features:

- 30" x 36" enclosed locking case (black)
- Fluted Aluminum posts with 24 inches in ground, it is about 5' high (*for vehicle viewing*), or 6' high with our optional XL posts (*for Pedestrian viewing*), 37" width post to post
- · Piano hinged shatter-resistant acrylic locking door
- Vinyl self-healing push pin board (bulletin board) std color is gray
- · Black powder-coated aluminum posts, ball finials, and cross arm supports
- Moisture vent holes, rubber gasket

Related Products



DOUBLE	DOUBLE
SIDED	<u>WIDE</u>
\$2,700.00	\$3,300.00

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Call Us 404-419-6236

Mailboxes & More

• MailboxMakeovers.com We also offer a variety of stylish yet classic mailbox and street sign designs that add value and prestige to the communities we work with.

Contact Info.

In Mailbox Makeovers, LLC.

♀ 3512 Naples Vw
 Kennesaw Georgia 30152
 ☎ 404 419 6236

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Crown Pools Inc 3002 Phillips Highway Jacksonville, FL 904-858-4300 904-858-4330			Ent	Quote 11/15/2022 Quote # 12844 ered by - JOHN W Valid through -
Bill To: GREYHAWK AMENITY-Arms 1408 HAMLIN AVE UNIT E ST CLOUD, FL 34771	trong CDD	Ship To: GREYHAWK AMENITY-Arr 3645 ROYAL PINES DR MIDDLEBURG, FL 32068 aboyer@evergreen-Im.cc	-	
904-568-2568 (Alex Bo Item	Description		QTY	Proposed
				Price
MONTHLY POOL CLEANING SERVICE	SERVICE OF: (1) COMM GALLONS	ERCIAL POOL ~~63000		\$1,350.00
	(3) VISITS PER WEEK:	M-W-F		
	PRICE INCLUDES:			
	SERVICE INCLUDES: COMPLETE CLEANING O BRUSHING OF TILE, WA NETTING VACUUM WHEN NEEDI	LLS, FLOOR, SKIM & DEEP		
	SERVICE OF POOL FILTR	ATION SYSTEM		
	-	ASKETS, O-RINGS, ETC. SERVICE DEPARTMENT POOL REPAIR REQUIRED		
	BALANCE AS NEEDED T	DPER CHEMICAL READING AN O MEET HEALTH CODES RECORD LOG & KEEP ON-SITE		
	MONTHLY PRICING. TH	POOL ARE NOT INCLUDED IN IEY WILL BE ADDED TO THE AS "SPECIALTY CHEMICALS"		
	ANY EXTRA NON-SCHEI THE CHARGE WILL BE \$ NOT INCLUDED)	DULED VISIT: 175 PER TRIP (CHEMICALS		
		Grou	p Subtotal	\$1,350.00

ltem	Description	QTY	Proposed Price
		Subtotal	\$1,350.00
		Тах	\$0.00
Notes		Total	\$1,350.00

 Quote Accepted By:

 Date: ______

 Print/Sign



Pool Maintenance Proposal



GreyHawk

4237 Royal Pines Dr Orange Park, Fl. 32065

March 8, 2023

Monthly Price for Our Services

Pool Troopers and our company offerings are described within this proposal and on our website. To keep your aquatic center blue, clear, and swim safe, we recommend servicing <u>3</u> days per week. Your weekly service days are typically Monday, Wednesday and Friday.

1	A monthly rate of \$1,650.00 a) Pool
2	Each monthly payment will be due on the first day of the month of service.
3	This price does not include any applicable sales taxes.
4	The hourly rate for additional non-emergency services being performed on a time and material.

The agreement will automatically renew each year, unless either party gives the other party no less than 30 days written notice before the anniversary date of their intention not to renew. If for any reason our level of service fails to meet the requirements of this agreement you may terminate service as explained in this proposal with a 30-day written notice.





About Pool Troopers

Raising the Bar Since 1952.

A long history of success built on the simple principles of hard work and quality service.

We're committed to providing an enjoyable, healthy, and sparkling clean pool for your clients 24 hours a day, 365 days a year. We have grown to be one of the nation's top pool service companies by offering premium, and worry-free service options customized to meet your pool's specific needs.

Pool Troopers offers pool cleaning services for gyms, hospitals, apartments complexes, country clubs, HOAs, rehab centers, and hotels.

Service above self and a shared desire to go the extra mile has been the cornerstone of our Pool Troopers experience from day one.



The Clear Choice for Commercial Pool Service Excellence!

We have been one of the largest and the premiere service provider to commercial customers throughout our 70+ year history. Many of our customers have been with us for years.

OUR SERVICES

Commercial Pool Cleaning

We offer after hour emergency response, daily water testing, expert repair technicians, and best practices cleaning service performed by our well-trained professional technicians.

Commercial Pool Repair, Upgrades & Enhancements

When your commercial pool equipment fails, or your system goes down for any number of reasons Pool Troopers is committed to fixing the problem quickly and efficiently. In addition to repair and maintaining your pool and its equipment, we also provide a wide range of pool system upgrades to improve your pool's operation.

Commercial Pool Maintenance

When it comes to your swimming pool maintenance, we do it all. Our packages can be tailored to fit your specific needs. Trust Pool Troopers to keep your pool clean so you can spend less time cleaning it and more time enjoying it.

Bond and License: We hold a pool contractor's license and are also bonded - which guarantees that your job will be done right.

Quality Control: At Pool Troopers, we train and retain a select group of carefully screened, dedicated professionals who meet our high standards and who subscribe to our philosophy of being customer-driven.

Emergency Coverage: We are here for you after normal business hours. In times of need, when you reach out for assistance, you will be greeted by a caring professional, not voice mail.

Communication: We believe amazing communication is the cornerstone of a strong relationship. Keeping you informed of the condition of your pool environment, as well as state and federal regulation, is our mission and your right.



Scope of Work for Commercial Pool Services

A full description of our services proposed for the <u>GreyHawk HOA</u> is outlined below. This document may be executed by you or your representatives at any time to commence our working relationship.

Janitorial Tasks:

- ✓ Check and Balance Pool Chemistry
- Brush and Clean Pool and Spa Walls
- Clean Water Surface Debris Removal
- ✓ Vacuum Pool Bottom Debris Removal
- Clean all Filters, Strainers and Pool Skimmers
- Determine all Pool Equipment is Fully Operational
- Perform Additional Customized Site Activities

- Repair Recommendations & Prompt Quotes
- ✓ All Services Performed are Documented in accordance with Department of Health Requirements
- ✓ Complete Owners Daily Health Logs
- Effective Communication with Property
 Manager or on-site Representatives

Water Chemistry Procedures:

- ✓ Full titration testing using DDP for pH, chlorine (free and combined), TA, CYA, TDS and Cal as required during each visit (no test strips will ever be used).
- ✓ The water chemistry will be maintained within the following parameters:
 - pH 7.2-7.6
- Cyanuric Acid 30-50 ppm
 TDS < 3,500
- FAC 2.0 5.0 ppmCombined Chlorine 0.0
 - Salt <300 ppm *(unless a saline pool)*
- Alkalinity 80-120 ppm
- Calcium 200-250 ppm
- Phosphates < 500
- ✓ We offer to perform daily water testing on non full service days. Water testing includes titration for free available chorines using DDP testers, testing of pH and entering all information required in the Owners on-site logbook. To the extent that testing results are deemed to require the application of chemicals to balance the water in active pools or spas, the water tester will arrange for a technician to perform a full service on the same day.

Chemicals and Supplies Used:

Chemical, supplies, and equipment are provided free of charge within the prescribed plan which may include the following:



Disinfectants		
Sodium Hypochlorite	Calcium Hypochlorite	• Ultraviolet (UV)
Balancing Agents		
Sodium Bicarbonate	Hydrochloric Acids	Calcium Carbonate
Muriatic Acid	Sulfuric Acid	
Stabilizing Agents		
Cyanuric Acid	Calcium Chloride	
Filter Media		
• Diatomaceous Earth	• Wood Pulp Fiber	• Sand
• Zeolite		

2

3

4

Instant Communication

Each time our pool professional services your aquatic environment, you will receive an email containing the following information:

Scope of Work for



Pool Maintenance Proposal



Identification of any equipment issues.

Picture of aquatic environment after each service.

Commercial Pool Services

You will have peace of mind knowing that *all our technicians are CPO-certified*. Like you, we are very selective about who becomes a member of the team.

Prior to any 'offer of employment', we require that each new applicant undergo a rigorous screening process including:

- Criminal Background Checks
- DMV Driving Records
- ✓ Drug Screening



New team members also undergo 30-days of field training where they demonstrate their knowledge under the supervision of a senior-level customer service manager. The bottom line is no technician services your pool or equipment until they have mastered the skills necessary to meet our Pool Trooper Standards.

Safety First

At Pool Troopers, we take safety seriously. Our responsibility extends beyond the water to encompass all systems, surfaces, and regulations that govern the safe operation of your aquatic facility. This includes:

- Keeping your pool in compliance with all health codes prescribed in Chapter 64E-9
- Performing regular safety inspections each time we are on the property
- Communicating with you any safety or health issues we discover
- Informing you of any upcoming changes to codes and regulations
- Acting as a liaison between you and the Department of Health

Our technicians are trained to report any safety hazard they see on-site.



Meet Our Team!

We're a team of certified and professional pool service technicians and managers committed to extraordinary quality and service. All our technicians go through Certified Pool Operator training to become certified.

We are committed to exceeding your expectations and leaving no room for doubt that Pool Troopers is the clear choice for pool service!





Suzan Keller Commercial Account Manager

When Suzan says, "We've Got Your Back," it's a promise. Perhaps it's her years as a Spirit Director and Coach for local cheer organizations, but she leads her team like a family, who pull together and go the extra mile for our commercial customers. It probably doesn't hurt that she also has over 25-years in the industry and is highly trained in all aspects of pool service.

Mike Dubois

Commercial Branch Manager South Florida

Pool Troopers tend to prefer clear, blue water over skies. With over 19 years in the industry, Mike knows the ins and outs of what it takes to keep a pool splash ready and swim safely. Perhaps it's the fact that Mike is a serious family guy, or that he's a sports nut, but he knows how to rally and cheer his way to a goal. Managing our team of CPO Certified technicians in the daily care and maintenance of your pools, spas, and water features is right up his alley. His team is ready to ensure your pools are safe, and that even the small jobs are done right.





Letter of Intent

To choose Pool Troopers as your Commercial Pool Service partner, simply sign below and return this page to our office by emailing it to **skeller@pooltroopers.com**.

Please note that this proposal is only valid for 30-days.

Should you have any questions, please contact us at the numbers below:

Suzan Keller 239-671-2513

PREFERRED LEVEL OF SERVICE:

Total Care Plan:	_3_ Days per week Pool	\$1,650/Monthly	YesNo
DWT:	_4_ Days per week	\$350/Monthly	YesNo

Upon acceptance of this proposal, a formal contract will be e-mailed to the appropriate contact person within your organization.

COMMUNITY NAME: GreyHawk HOA

E-Mail	
Phone	ext
Accepted By	Date//



NINTH ORDER OF BUSINESS

A.



Armstrong Community Development District

Unaudited Financial Reporting February 28, 2023



Table of Contents

1	Balance Sheet
2-3	General Fund Income Statement
4	Debt Service Fund Series 2017A/B
5	Debt Service Fund Series 2019
6	Capital Projects Fund Series 2017A/B
7	Capital Projects Fund Series 2019
8-9	Month to Month
10	Assessment Receipt Schedule
11	Long Term Debt
12-15	Series 2017A/B Construction Schedule
16-18	Series 2019 Construction Schedule

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

February 28, 2023

	Governmental Fund Types		Totals	
		Debt	Capital	(Memorandum Only)
	General	Service	Projects	2023
ASSETS:				
Cash	\$33,602			\$33,602
Investments:				
Custody Account	\$407,131			\$407,131
Series 2017A				
Reserve		\$265,819		\$265,819
Revenue		\$274,166		\$274,166
Acquisition/Construction			\$12,218	\$12,218
Series 2017B				
Reserve		\$15,889		\$15,889
Revenue		\$3		\$3
Prepayment		\$96		\$96
Acquisition/Construction			\$158	\$158
Series 2019				
Reserve		\$411,000		\$411,000
Capitalized Interest		\$3,685		\$3,685
Revenue		\$414,174		\$414,174
Prepayment		\$350		\$350
Acquisition/Construction			\$44,746	\$44,746
Due from Other	\$3,648			\$3,648
TOTAL ASSETS	\$444,381	\$1,385,183	\$57,123	\$1,886,687
LIABILITIES:				
Accounts Payable				\$0
Due to Construction	\$24,247			\$24,247
FUND BALANCES:				
Restricted for Debt Service		\$1,385,183		\$1,385,183
Restricted for Capital Projects			\$57,123	\$57,123
Unassigned	\$420,135			\$420,135
TOTAL LIABILITIES & FUND BALANCES	\$444,381	\$1,385,183	\$57,123	\$1,886,687

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND Statement of Revenues, Expenditures and Changes in Fund Balance For the Period Ended February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/23	ACTUAL THRU 02/28/23	VARIANCE
REVENUES:				
Assessments - Net	\$504,612	\$499,079	\$499,079	\$0
Cost Share - Tynes Blvd.	\$14,500	\$6,042	\$8,226	\$2,184
Interest	\$0	\$0	\$1,711	\$1,711
TOTAL REVENUES	\$519,112	\$505,121	\$509,017	\$3,896
EXPENDITURES:				
<u>Administrative</u>				
Supervisors Fees	\$9,600	\$4,000	\$2,200	\$1,800
FICA Expense	\$734	\$306	\$168	\$138
Engineering Fees	\$6,000	\$2,500	\$190	\$2,310
Arbitrage	\$1,100	\$1,100	\$1,100	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$2,917	\$2,917	\$0
Attorney Fees	\$12,000	\$5,000	\$4,946	\$54
Annual Audit	\$4,050	\$0	\$0	\$0
Trustee Fees	\$7,800	\$7,800	\$7,758	\$42
Management Fees	\$47,250	\$19,688	\$19,688	\$0
Information Technology	\$1,800	\$750	\$750	\$0
Telephone	\$350	\$146	\$50	\$96
Postage	\$600	\$250	\$38	\$212
Insurance	\$7,360	\$7,360	\$6,587	\$773
Printing & Binding	\$1,500	\$625	\$116	\$509
Legal Advertising	\$2,500	\$1,042	\$287	\$755
Other Current Charges	\$600	\$250	\$64	\$186
Website Administration	\$1,250	\$521	\$521	(\$0)
Office Supplies	\$250	\$104	\$3	\$102
Travel Per Diem	\$350	\$146	\$0	\$146
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$117,269	\$59,679	\$52,557	\$7,121
Field				
Security	\$45,000	\$18,750	\$18,190	\$560
Electric	\$2,000	\$833	\$578	\$256
Water & Sewer/Irrigation	\$36,000	\$15,000	\$14,408	\$592
Repairs & Maintenance	\$5,000	\$2,083	\$2,388	(\$305)
Landscape Contract	\$93,217	\$38,840	\$36,991	\$1,850
Landscape Contingency	\$5,000	\$2,083	\$19,333	(\$17,250)
Landscape Pond Banks	\$15,248	\$6,353	\$6,101	\$252
Lake Maintenance	\$12,537	\$5,224	\$4,975	\$249
Irrigation Repairs	\$10,000	\$4,167	\$0	\$4,167
Total Field	\$224,002	\$93,334	\$102,963	(\$9,629)

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ended February 28, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 02/28/23	THRU 02/28/23	VARIANCE
Amenity Center				
Insurance	\$28,700	\$28,700	\$25,711	\$2,989
Phone/Internet/Cable	\$3,000	\$1,250	\$933	\$317
Electric	\$16,000	\$6,667	\$7,852	(\$1,185)
Water/Irrigation	\$7,500	\$3,125	\$3,424	(\$299)
Gas	\$1,500	\$625	\$449	\$176
Refuse Service	\$3,500	\$1,458	\$1,439	\$20
Access Cards	\$2,500	\$1,042	\$4,633	(\$3,591)
Landscape Contract	\$33,259	\$13,858	\$13,198	\$660
Fitness Equipment Lease	\$12,737	\$5,307	\$7,076	(\$1,769)
Janitorial Services	\$13,016	\$5,423	\$5,656	(\$232)
Janitorial Supplies	\$4,000	\$1,667	\$480	\$1,187
Pool Maintenance	\$17,300	\$7,208	\$9,752	(\$2,544)
Repairs & Maintenance	\$10,000	\$4,167	\$1,579	\$2,587
Fitness Center Repairs/Supplies	\$2,500	\$1,042	\$1,380	(\$338)
Office Supplies	\$500	\$208	\$60 \$60	(\$338) \$148
ASCAP/BMI License Fees	\$500 \$500	\$208	\$0 \$0	\$208
Pest Control	\$300 \$800	\$333	\$0 \$90	\$203
	\$3.000	\$1,250	\$328	\$922
Contingency	¥ -)		¥	
Operating Reserve	\$17,529	\$7,304	\$0	\$7,304
Total Amenity Center	\$177,841	\$90,842	\$84,039	\$6,803
TOTAL EXPENDITURES	\$519,112	\$243,855	\$239,559	\$4,295
Excess (deficiency) of revenues over (under) expenditures	(\$0)	\$261,266	\$269,457	\$8,191
	(+-)	,	,,	
Net change in Fund Balance	(\$0)	\$261,266	\$269,457	\$8,191
FUND BALANCE - BEGINNING	\$0		\$150,677	
FUND BALANCE - ENDING	(\$0)		\$420,135	

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 February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/23	ACTUAL THRU 02/28/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Series 2017A	\$265,819	\$262,904	\$262,904	\$0
Interest Income	\$0	\$0	\$3,662	\$3,662
TOTAL REVENUES	\$265,819	\$262,904	\$266,566	\$3,662
EXPENDITURES:				
Series 2017A				
Interest Expense - 11/1	\$95,259	\$95,259	\$95,259	\$0
Principal Expense - 11/1	\$75,000	\$75,000	\$75,000	\$0
Interest Expense - 5/1	\$93,900	\$0	\$0	\$0
TOTAL EXPENDITURES	\$264,159	\$170,259	\$170,259	\$0
Excess (deficiency) of revenues				
over (under) expenditures	\$1,659	\$92,645	\$96,306	\$3,662
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$2,311)	(\$2,311)
TOTAL SOURCES/(USES)	\$0	\$0	(\$2,311)	(\$2,311)
Net change in Fund Balance	\$1,659	\$92,645	\$93,995	\$1,350
FUND BALANCE - BEGINNING	\$180,154		\$461,978	
FUND BALANCE - ENDING	\$181,813		\$555,974	

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 February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/23	ACTUAL THRU 02/28/23	VARIANCE
REVENUES:				
Assessments - 2019 Interest Income	\$411,185 \$0	\$406,362 \$0	\$406,362 \$5,427	\$0 \$5,427
TOTAL REVENUES	\$411,185	\$406,362	\$411,789	\$5,427
EXPENDITURES:				
<u>Series 2019</u> Interest Expense - 11/1 Principal Expense - 11/1 Interest Expense - 5/1	\$135,144 \$140,000 \$132,956	\$135,144 \$140,000 \$132,956	\$135,144 \$140,000 \$0	\$0 \$0 \$132,956
TOTAL EXPENDITURES	\$408,100	\$408,100	\$275,144	\$132,956
Excess (deficiency) of revenues over (under) expenditures	\$3,085	(\$1,738)	\$136,645	\$138,383
Net change in Fund Balance	\$3,085	(\$1,738)	\$136,645	\$138,383
FUND BALANCE - BEGINNING	\$280,159		\$692,564	
FUND BALANCE - ENDING	\$283,244		\$829,209	
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 February 28, 2023

	ADOPTED BUDGET	PRORATED THRU 02/28/23	ACTUAL THRU 02/28/23	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$89	\$89
TOTAL REVENUES	\$0	\$0	\$89	\$89
EXPENDITURES:				
Improvements - A Improvements - B	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	89	89
OTHER SOURES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$2,311	\$2,311
TOTAL SOURCES/(USES)	\$0	\$0	\$2,311	\$2,311
Net change in Fund Balance	\$0	\$0	\$2,401	\$2,401
FUND BALANCE - BEGINNING	\$0		\$9,976	
FUND BALANCE - ENDING	\$0		\$12,377	

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 February 28, 2023

	ADOPTED BUDGET	PRORATED THRU 02/28/23	ACTUAL THRU 02/28/23	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$367	\$367
TOTAL REVENUES	\$0	\$0	\$367	\$367
EXPENDITURES:				
Improvements	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$367	\$367
OTHER SOURCES/(USES)				
Interfund Transfer Out	\$0	\$0	\$0	\$0
TOTAL SOURCES/(USES)	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$0	\$0	\$367	\$367
FUND BALANCE - BEGINNING	\$0		\$44,379	
FUND BALANCE - ENDING	\$0		\$44,746	

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
<u>Revenues:</u>													
On a sick Assessment Allet	\$0	¢40.500	¢474 440	¢0.000	¢0.040	¢o	¢o	¢o	¢o	¢o	¢o	¢o	¢400.070
Special Assessments - Net		\$18,590	\$471,148	\$3,326	\$6,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$499,079
Cost Share - Tynes Blvd.	\$1,100	\$1,646	\$1,832	\$1,725	\$1,923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,226
Interest	\$150	\$112	\$21	\$522	\$907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,711
Total Revenues	\$1,250	\$20,348	\$473,001	\$5,573	\$8,846	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$509,017
Expenditures:													
Administrative													
Supervisor Fees	\$600	\$0	\$0	\$800	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200
FICA Expense	\$46	\$0	\$0	\$61	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168
Engineering Fees	\$0	\$0	\$0	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190
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	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,917
Attorney Fees	\$2,449	\$1,285	\$215	\$998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,946
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	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,688
Information Technology	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750
Telephone	\$28	\$0	\$19	\$0	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50
Postage	\$0	\$7	\$9	\$10	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38
Insurance	\$6,587	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,587
Printing & Binding	\$7	\$13	\$44	\$8	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116
Legal Advertising	\$156	\$0	\$43	\$44	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$287
Other Current Charges	\$0	\$0	\$0	\$0	\$64	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64
Website Administration	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$521
Office Supplies	\$0	\$1	\$1	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$23,540	\$7,181	\$9,146	\$6,886	\$5,804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,557

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
Field													
Security	\$3,498	\$4,145	\$3,950	\$4,223	\$2,374	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,190
Electric	\$100	\$102	\$103	\$101	\$172	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$578
Water & Sewer/Irrigation	\$2,861	\$3,144	\$2,964	\$2,806	\$2,633	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,408
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	\$7,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,991
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	\$1,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,101
Lake Maintenance	\$995	\$995	\$995	\$995	\$995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,975
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$35,495	\$19,332	\$16,571	\$16,833	\$14,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,963
Amenity Center													
Property Insurance	\$25,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,711
Phone/Internet/Cable	\$187	\$372	\$0	\$373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$933
Electric	\$1,809	\$1,542	\$1,516	\$1,548	\$1,437	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,852
Water/Irrigation	\$634	\$699	\$659	\$704	\$727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,424
Gas	\$103	\$76	\$184	\$86	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449
Refuse Service	\$262	\$262	\$262	\$327	\$327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,439
Access Cards	\$0	\$991	\$3,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,633
Landscape Contract	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,198
Fitness Equipment Lease	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,076
Janitorial Services	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,656
Janitorial Supplies	\$145	\$0	\$0	\$142	\$193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$480
Pool Maintenance	\$2,160	\$1,150	\$5,293	\$1,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,752
Repairs & Maintenance	\$380	\$296	\$155	\$593	\$155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,579
Fitness Center Repairs/Supplies	\$395	\$175	\$0	\$395	\$415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,380
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	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328
Total Amenity Center	\$37,094	\$11,016	\$16,896	\$10,593	\$8,441	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,039
Total Expenditures	\$96,129	\$37,529	\$42,613	\$34,312	\$28,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$239,559
Excess Revenues (Expenditures)	(\$94,879)	(\$17,181)	\$430,387	(\$28,739)	(\$20,131)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$269,457

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

Long Term Debt

I.	Bond Issue: Original Issue Amount:		Series 2017A Special A \$4,035,000	ssessment Bonds
	Assessment Area 1-A Term 1 Term 2 Term 3 Term 4	\$355,000.00 \$430,000.00 \$665,000.00 \$2,585,000.00 \$4,035,000.00	Maturity Date 11/1/23 11/1/28 11/1/34 11/1/48	Interest Rate 3.625% 4.500% 5.000% 5.125%
	Bonds outstanding - 9/30/17 Less: Current Bonds Outstanding:	11/1/19 11/1/20 11/1/21 11/1/22	\$4,035,000 (\$65,000) (\$70,000) (\$70,000) (\$75,000) \$3,755,000)
	Reserve Requirement: Reserve Fund Balance:		\$265,819 \$265,819 \$265,819	=
II.	Bond Issue: Original Issue Amount:		Series 2017B Special A \$2,890,000	ssessment Bonds
	Assessment Area 1-B	\$2,890,000.00	11/1/29	5.250%
	Bonds outstanding - 9/30/17 Less:	11/1/18 2/1/19 5/1/19 8/1/19 11/1/19	(\$185,000) (\$1,375,000) (\$180,000)	
	Current Bonds Outstanding:		\$0	=
	Reserve Requirement: Reserve Fund Balance:		\$0 \$15,889	
	Reserve Fund Requirement:		.,	rice for Bonds Outstanding t Service for Bonds Outstanding eds
111.	Bond Issue: Original Issue Amount:		Series 2019A Special A \$7,500,000	ssessment Bonds (Area 2)
	Assessment Area 2 Term 1 Term 2 Term 3 Term 4	\$590,000.00 \$1,045,000.00 \$2,365,000.00 \$3,500,000.00 \$7,500,000.00	Maturity Date 11/1/24 11/1/30 11/1/40 11/1/50	Interest Rate 3.125% 3.550% 4.000% 4.100%
	Bonds outstanding - 10/31/19 Less:	2/1/21 5/1/21 8/1/21 11/1/21 11/1/21 2/1/22 5/1/22 11/1/22	\$7,500,000 (\$140,000) (\$10,000) (\$90,000) (\$130,000) (\$140,000) (\$10,000) (\$140,000) (\$140,000)	
	Current Bonds Outstanding:		\$6,835,000	=
	Reserve Requirement: Reserve Fund Balance:		\$411,950 \$411,000	
	Reserve Fund Requirement:			vice for Bonds Outstanding

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

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

-

1. Recap of Capital Project Fund Activity Through February 28, 2023

Opening Balance i	n Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	Interest Earned on Series 2017	\$9,514.47
	Developer Contributions	\$2,599,016.82
	Transfer from Debt Service	\$3,733.20
	Prepaid CEC Fees	\$81,232.20
Use of Funds:		
Disbursements:		
	Cost of Issuance	(\$409,225.50)
	Roadway Improvements	(\$1,745,453.37)
	Utilities	(\$2,181,215.35)
	Stormwater Management System	(\$1,370,377.54)
	Amenity Area & Neighborhood Parks	(\$2,457,555.82)
	Contingency	(\$68,494.30)
	Professional Fees	(\$560,617.54)
Adjusted Balance	e in Construction Account at February 28, 2023	\$12,376.83

2. Funds Available For Construction at February 28, 2023

Book Balance of Construction Fund at February 28, 2023

\$12,376.83

Contracts in place at February 28, 2023

3. Investments - US Bank

February 28, 2023	<u>Type</u>	Yield	Due	<u>Maturity</u>	Principal
Construction Fund:	Overnight				\$12,376.83
			Due	from Developer	\$0.00
		A	DJ: Outstand	ling Requisitions	\$0.00
					\$12,376.83

.						В	с	Α	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												į	
COI		GMS	\$27,500.00	\$27,500.00					1							,	
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	1							}	\$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			į	
17	7/13/18	Hadden Eng	\$750.00		\$750.00				{		\$750.00	}			{	i	
18	7/13/18	Hadden Eng	\$5,763.81		\$5,763.81				}		\$5,763.81					į	
19	7/24/18	Basham & Lucas	\$106,556.74		\$106,556.74				}			\$106,556.74				i	
20	8/21/18	Vallencourt Construction	\$24,363.73		\$24,363.73		\$24,363.73		{							i	
21	8/21/18	Vallencourt Construction	\$45,853.39		\$45,853.39		\$45,853.39		}							i	
22	8/21/18	Hadden Eng	\$3,543.02		\$3,543.02				}		\$3,543.02	}				i	
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				1]		\$2,240.00			
25	9/20/18	Gemini Engineering	\$3,000.00		\$3,000.00				<u> </u>			}			\$3,000.00		
26	9/20/18	Eiland & Assoc	\$980.00		\$980.00				1]		\$980.00	[
27	9/20/18	Basham & Lucas	\$2,699.84		\$2,699.84				1			\$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				1]		\$280.00	[
30	9/21/18	Hadden Eng	\$600.00		\$600.00				1		\$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				{	i	

33	10/25/18	Basham & Lucas	\$2,200.00	N	\$2,200.00	······			······			\$2,200.00					
34		JR Davis Construction	\$139,836.51		\$139,836.51	\$138,702.97		\$1,133.54				φ2,200.00					
35		Basham & Lucas	\$4,400.00	₿·····	\$4,400.00	\$100,702.07		φ1,100.04			••••••	\$4,400.00					
36		Scherer Construction	\$45,234.00	₿·····	\$45,234.00	·····		••••••	\$16,200.00		•••••	φ1,100.00				\$29,034.00	
37		Gemini Engineering	\$9.000.00	┟┟ -	\$9,000.00	÷			ψ10,200.00						\$9,000.00	ψ20,004.00	
38		Eiland & Assoc	\$1,285.00	∦ ······∦··	\$1,285.00						••••••			\$1,285.00	φ0,000.00		
39		Basham & Lucas	\$3.932.70	∦ ······∦··	\$3,932.70	·····					••••••	\$3,932.70		ψ1,200.00			
40	1/16/19	JR Davis Construction	\$187.117.98		\$187,117.98	\$187,117.98						ψ0,002.10	~~~~~~				
40	1/16/19	JR Davis Construction	\$482,000.11	······	\$482,000.11	\$141,541.07	\$228,900.29	\$107,013.13	\$4,545.62		• • • • • • • • • • • • • • • • • • • •						
41	1/16/19	JR Davis Construction	\$30,272.81	······	\$30,272.78	\$30.272.81	φ220,500.25	φ107,013.13	ψ+,J+J.U2			{}					
42	1/16/19	Scherer Construction	\$102,156.56	┣┣-	\$102,156.56	φ30,272.01			\$102,156.56			}{					
43	5/13/19		\$102,130.30		\$8,289.00				φ102,100.00		¢0 200 00						
44	2/28/19	Hadden Engineering Jr Davis Construction	\$0,209.00 \$18,254.18		\$0,209.00 \$18.254.18	••••••			\$18,254.18		\$8,289.00	{}					
45 46	2/28/19	Scherer Construction	\$16,254.16	∦∦ -	\$16,254.16				\$16,254.16								
40	2/28/19		\$310,090.37 ¢500.00						\$310,090.57			{}			¢500.00		
41		Gemini Engineering	\$500.00 \$5,843.00		\$500.00	¢5 040 00						{{			\$500.00		
48	2/28/19	Vallencourt Construction	\$5,843.00 \$4,798.10		\$5,843.00	\$5,843.00						¢4 700 40					
49 50	3/21/19 3/21/19	Basham & Lucas JR Davis Construction	\$4,798.10 \$90.449.36		\$4,798.10 \$90.449.36	¢0 707 FF		¢04.004.04				\$4,798.10	¢0,500,00				
		{··········				\$3,727.55		\$84,201.81				}}	\$2,520.00				
51	3/21/19	Hadden Engineering	\$1,450.00		\$1,450.00				A005 405 44		\$1,450.00						
52 53	3/21/19	Scherer Construction	\$225,485.41		\$225,485.41				\$225,485.41								A445.00
		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		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		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		Scherer Construction	\$534,873.84		\$534,873.84				\$491,724.78			§				\$43,149.06	
65		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		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 Jr Davis	\$327,079.18	┃	\$327,079.18 \$5,297.72				\$327,079.18 \$5,297.72			{					
74		Jr Davis	\$5,297.72		\$5,297.72				\$5,297.72								
75	8/21/19	Hadden Engineering	\$825.00		\$825.00						\$825.00						
76		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	I	\$1,800.00							{					\$1,800.00
		{}															
Grand To	otal	<u> </u>	\$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
		<u>د ا</u>	Ţ.,. <u>.</u> ,. 50. 11	,,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		+=,,=		,,			÷===,00	+,		÷-,00	,=	

SUMMARY:		
		*
BOND PROCEEDS		\$6,111,819.56
DEVELOPER CONTRIBUTIONS	6	\$2,599,016.82
INT REC'D TO DATE		\$9,514.46
TRANS FROM DEBT SERVICE		\$3,733.20
PREPAID CEC FEES		\$81,232.20
LESS: REQ. PAID		(\$8,792,939.41)
BALANCE		\$12,376.83
RECONCILIATION		
TRUST STATEMENT		\$12,376.83
O/S REQ.		\$0.00
ADJ BALANCE		\$12,376.83
DEVELOPER CONTRIBUTIONS	S REC'V	\$0.00
VARIANCE		(\$0.00)
Developer Contributions:		
2/28/19	\$186,863.26	\$73,848.09
3/20/19	\$258,769.58	\$135,875.16
4/23/19	\$224,376.94	\$166,737.87
5/13/19	\$337.241.90	
	φ337,241.90	\$244,209.64
6/19/19	\$216,938.82	\$244,209.64 \$157,093.62
6/19/19 7/24/19	1	
	\$216,938.82	
7/24/19	\$216,938.82 \$386,918.02	
7/24/19 8/15/19	\$216,938.82 \$386,918.02 \$210,143.92	
7/24/19 8/15/19 9/17/19	\$216,938.82 \$386,918.02 \$210,143.92 \$7,561.10	
7/24/19 8/15/19 9/17/19 6/24/21	\$216,938.82 \$386,918.02 \$210,143.92 \$7,561.10 (\$7,561.10)	\$157,093.62
7/24/19 8/15/19 9/17/19 6/24/21 \$2,599,016.82	\$216,938.82 \$386,918.02 \$210,143.92 \$7,561.10 (\$7,561.10)	\$157,093.62
7/24/19 8/15/19 9/17/19 6/24/21	\$216,938.82 \$386,918.02 \$210,143.92 \$7,561.10 (\$7,561.10)	\$157,093.62
7/24/19 8/15/19 9/17/19 6/24/21 \$2,599,016.82 Prepaid CEC Fees:	\$216,938.82 \$386,918.02 \$210,143.92 \$7,561.10 (\$7,561.10)	\$157,093.62

\$40,616.10 \$81,232.20

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

INT REC'D	А	В	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16
Nov-20	\$0.07	\$0.00		\$1.20
Dec-20	\$0.07	\$0.00		\$1.16
Jan-21	\$0.07	\$0.00		\$1.20
Feb-21	\$0.07	\$0.00		\$1.20
Mar-21	\$0.07	\$0.00		\$1.08
Apr-21	\$0.07	\$0.00		\$1.20
May-21	\$0.07	\$0.00		\$1.16
Jun-21	\$0.07	\$0.00		\$1.20
Jul-21	\$0.06	\$0.00		\$1.16
Aug-21	\$0.04	\$0.00		\$1.20
Sep-21	\$0.04	\$0.00		\$1.20
	\$0.77	\$0.00		\$14.12
Oct-21	\$0.04	\$0.00		\$1.16
Nov-21	\$0.04	\$0.00		\$1.20
Dec-21	\$0.04	\$0.00		\$1.16
Jan-22	\$0.04	\$0.00		\$1.20
Feb-22	\$0.04	\$0.00		\$1.20
Mar-22	\$0.04	\$0.00		\$1.08
Apr-22	\$0.04	\$0.00		\$1.20
May-22	\$0.04	\$0.00		\$1.16
Jun-22	\$0.04	\$0.00		\$1.20
Jul-22	\$0.04	\$0.00		\$1.16
Aug-22	\$0.04	\$0.00		\$1.20
Sep-22	\$6.44	\$0.01		\$185.81
	\$6.88	\$0.01		\$198.73
Oct-22	\$12.26	\$0.03		\$347.31
Nov-22	\$15.52	\$0.07		\$426.04
Dec-22	\$17.14	\$0.11		\$451.51
Jan-23	\$20.81	\$0.18		\$526.37
Feb-23	\$23.09	\$0.25		\$559.94
	\$88.82	\$0.64		\$2,311.17

<u>Armstrong</u> <u>Community Development District</u> <u>Series 2019 Special Assessment Revenue Bonds</u>

1. Recap of Capit	al Project Fund Activity Through February 28, 2023	
Opening Balance i	n Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	Interest Earned on Series 2019	\$1,805.07
	Developer Contributions/Add'l Revenue	\$3,605,067.16
	Transfer from Debt Service	\$0.00
Use of Funds:		
Disbursements:		
	Cost of Issuance	(\$397,308.14)
	Roadway Improvements	(\$2,357,468.68)
	Water, Sewer, Reuse & Electric	(\$1,822,373.13)
	Stormwater Management System	(\$2,030,236.05)
	Amenity Area	(\$2,671,439.84)
	Neighborhood Parks	(\$570,242.62)
	Contingency	\$0.00
	Professional Fees	(\$481,580.59)
Adjusted Balance	e in Construction Account at February 28, 2023	\$44,965.89
-	-	

2. Funds Available For Construction at February 28, 2023

Book Balance of Construction Fund at February 28, 2023

\$44,965.89

Contracts in place at February 28, 2023

3. Investments - US Bank

February 28, 2023	Type	<u>Yield</u>	<u>Maturity</u>	Principal
Construction Fund:	Overnight			\$44,745.78
			Due fom Developer	\$0.00
		ADJ: Out	standing Requisitions	\$0.00
				\$44,745.78

2E0 #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assots	Roadway System	Water, Sewer, Reuse and Electric	Stormwater Management Systems	Amenity Center	Neighborhood Parks	Contingency	Misc. Professional Fees
REQ. #	DATE	US Bank			Fixed Assets	Roadway System	and Electric	Systems	Amenity Center	Parks	Contingency	rees
COI	}	GMS	\$5,675.00 \$31,000.00	\$5,675.00 \$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		<u> </u>				}		
COI	}	ImageMaster	\$1,500.00 \$5,458.84	\$1,500.00 \$5,458.84								
COI	{······	England Thims & Miller Underwriters Discount	\$5,450.04	\$0,400.04 \$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	\$0.0
1 2	11/7/19	Besch and Smith	\$147,890.70		\$147,890.70	\$89,390.70					[\$58,500.0
3	11/7/19	Besch and Smith	\$387,219.60		\$387,219.60	\$252,219.60		\$135,000.00				
	11/15/19	CCUA	\$65,630.75		\$65,630.75	\$65,630.75					ļ	
5	11/15/19	Eisman & Russo	\$2,934.80		\$2,934.80	\$200 774 CO		¢54.000.00				\$2,934.8
6 7	11/20/19 12/4/19	Besch and Smith Greyhawk Ventures	\$363,774.60 \$192,478.43		\$363,774.60 \$192,478.43	\$309,774.60		\$54,000.00		}		\$192,478.4
	12/4/19	Greynawk ventures England Thims & Miller	\$192,478.43		\$192,478.43 \$3,000.00	}				}		\$192,478.4 \$3,000.0
9	1/14/20	England Thims & Miller	\$7,521.25		\$7,521.25					}	·	\$7,521.2
10	1/14/20	Hopping Green	\$111.65		\$111.65	<u>}</u>					÷	\$111.6
11	12/16/19	Hadden Engineering	\$3,150.00		\$3,150.00	[\$3,150.0
12	1/14/20	Besch and Smith	\$600,869.78		\$600,869.78	L	\$67,500.00	\$533,369.78		[
13	1/14/20	Eisman & Russo	\$5,285.64		\$5,285.64						ļ	\$5,285.6
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						·	\$7,710.6
16 17	2/20/20 2/20/20	Eisman & Russo Eisman & Russo	\$1,430.72 \$7,153.58		\$1,430.72 \$7,153.58	}						\$1,430.7 \$7,153.5
18	2/20/20	England Thims & Miller	\$9,965.73		\$9,965.73							\$9,965.7
19	2/20/20	Hopping Green	\$1,420.00		\$1,420.00	}						\$1,420.0
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							\$4,255.4
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							\$8,151.9
24	3/20/20	England Thims & Miller	\$450.00		\$450.00	<u>}</u>						\$450.0
25	3/20/20	Eisman & Russo	\$5,576.12		\$5,576.12	}	\$440.005.44			{		\$5,576.1
26 27	6/24/20 5/20/20	Clay Electric England Thims & Miller	\$143,385.44 \$13,460.28		\$143,386.44 \$13,460.28	}	\$143,385.44			<u> </u>		\$13,460.2
28	5/20/20	England Thims & Miller	\$1,582.04		\$1,582.04	}					·	\$1,582.0
29	5/20/20	England Thims & Miller	\$3,750.00		\$3,750.00	}				}		\$3,750.0
30	5/20/20	England Thims & Miller	\$2,650.00		\$2,650.00							\$2,650.0
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							\$8,584.2
33	5/20/20	CCUA	\$4,237.64		\$4,237.64	}	\$4,237.64					
34 35	5/20/20 6/24/20	CCUA Besch and Smith	\$6,896.92 \$265,109.40		\$6,896.92 \$265,109.40	{	\$6,896.92	\$265.109.40				
36	6/16/20	Eisman & Russo	\$7,483.74		\$7,483.74			φ200, 105.40				\$7,483.7
37	6/16/20	England Thims & Miller	\$225.00		\$225.00	<u>}</u>						\$225.0
38	6/16/20	England Thims & Miller	\$3,250.00		\$3,250.00						·····	\$3,250.0
39	7/28/20	Eisman & Russo	\$5,576.12		\$5,576.12	Į				[ļ	\$5,576.1
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	ļ	ļ			\$109,415.79		
42	7/28/20	Eisman & Russo	\$5,869.60		\$5,869.60	<u>}</u>						\$5,869.6
43 44	7/28/20 7/28/20	England Thims & Miller England Thims & Miller	\$7,272.39 \$3,150.00		\$7,272.39 \$3,150.00	}						\$7,272.3 \$3,150.0
44 45	8/25/20	Besch and Smith	\$3,150.00		\$3,150.00 \$354,774.60	\$354,774.60				<u> </u>		φ3, 130.0
46	8/25/20	England Thims & Miller	\$5,750.00		\$5,750.00					}	·	\$5,750.0
47	8/25/20	England Thims & Miller	\$1,965.00		\$1,965.00	}						\$1,965.0
48	9/23/20	England Thims & Miller	\$6,889.75		\$6,889.75	[[\$6,889.7
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	ļ	ļ			<u> </u>		\$5,576.1
51	10/15/20	England Thims & Miller	\$524.00		\$524.00	}				<u> </u>		\$524.0
52	10/15/20	England Thims & Miller	\$532.00		\$532.00	}	¢07.000.00	\$68,910.30		}	<u></u>	\$532.0 \$2,700.0
53 54	10/15/20 10/15/20	Besch and Smith Eisman & Russo	\$98,610.30 \$4,989.16		\$98,610.30 \$4,989.16	}	\$27,000.00	900,91U.3U		<u> </u>		\$2,700.0 \$4,989.1
~~~~~	12/3/20	Clay Electric	\$4,969.10		\$4,969.16 \$72,940.00	}	\$72,940.00			<u> </u>		1
55 56	12/3/20	Besch and Smith	\$39,470.50		\$39,470.50	\$19,660.31	ψι 2 ₁ 5τ0.00	\$19,155.30		}	·····	\$654.8
57	12/3/20	Eisman & Russo	\$7,043.52		\$7,043.52						÷	\$7,043.5
58	12/3/20	ECS Florida, LLC	\$850.00		\$850.00					·····	·····	\$850.0
59	12/3/20	Eisman & Russo	\$5,649.49		\$5,649.49	[						\$5,649.4
60	12/3/20	England Thims & Miller	\$3,626.20		\$3,626.20							\$3,626.2
61	12/3/20	England Thims & Miller	\$2,196.34		\$2,196.34	{				}		\$2,196.

62	1/27/21	Besch and Smith	\$192.841.01	<b>I</b> I	\$192,841.01	\$81,227.70	\$84,613.31	\$27,000.00				
63		The Tree Amigos Outdoor Services	\$192,841.01 \$62,283.00		\$62,283.00					\$62,283.00		
64		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		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		<i>\</i> <b>\\\\\\\\\\\\\</b>
68	1/27/21	England Thims & Miller	\$2,119.72		\$2,119.72	{				<i>vor</i> ,201100		\$2,119.72
69		Besch and Smith	\$279,255.93		\$279,255.93	\$114,300.00	\$65,549.89	\$99,406.04				φ2,110.72
70		ECS Florida, LLC	\$1,000.00	••••••	\$1,000.00	φ114,000.00	¢00,010.00	φ00,400.04	}			\$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				φ1,000.00
72		Armstrong CDD	\$202.40	••••••	\$202.40	ψ000,212.13	φ1++,010.20	ψ100, 130.0 <del>4</del>				\$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		England Thims & Miller	\$800.00	••••••	\$800.00	}	•••••••		•••••••			\$800.00
		Eisman & Russo		••••••	\$5,796.23	}	}		}			\$5,796.23
76		Besch and Smith	\$5,796.23 \$260,102.21	••••••	\$260,102.21	\$185,440.93	\$36,861.28	\$37,800.00				φ3,730.23
77 78	4/1/21	England Thims & Miller	φ200, 102.21 ¢1 022 61	••••••	\$1,933.61	\$100,440.95	φ30,001.20	\$37,000.00				¢1 022 61
70	4/1/21	Eisman & Russo	\$1,933.61 \$3,375.02	••••••	\$3,375.02							\$1,933.61 \$3,375.02
			\$109,490.42	••••••	\$109,490.42	\$39,806.71	\$54,766.90	¢14.046.04				φ3,373.0Z
80 80A		Besch and Smith		••••••		\$39,000.7 I	\$04,700.9U	\$14,916.81				¢4 700 50
00A 81	5/28/21	England Thims & Miller Armstrong CDD	\$4,726.50 \$6,000.08		\$4,726.50 \$6,000.08		\$6,000.08					\$4,726.50
	5/20/21	Amstrong CDD	\$0,000.06			{	φ0,UUU.U0					¢444.00
82 83	5/28/21	England Thims & Miller	\$414.93 \$75.07	••••••	\$414.93	{	••••••	·····•				\$414.93
	5/28/21	England Thims & Miller	\$75.27 \$1,284.75		\$75.27 \$1,284.75	{	{					\$75.27
84	5/28/21	England Thims & Miller	\$1,284.75 \$953.81		\$1,284.75		{					\$1,284.75
85	5/28/21	Eisman & Russo			\$953.81	{	(\$4,400,04)					\$953.81
	6/15/21	Reimbursement - Req.81	(\$1,126.24)		(\$1,126.24)	{	(\$1,126.24)	¢C 070 04				
87		Besch and Smith	\$6,272.81		\$6,272.81		<u> </u>	\$6,272.81				
88		Armstrong CDD	\$2,500.00		\$2,500.00		\$2,500.00		AF 000 00			
89	6/18/21	Armstrong CDD	\$5,892.00		\$5,892.00				\$5,892.00			
90		England Thims & Miller	\$5,791.00		\$5,791.00							\$5,791.00
91		Besch and Smith	\$319,589.71 \$155.25		\$319,589.71	\$120,804.91	\$93,959.37	\$104,825.43				
92		England Thims & Miller	\$155.25		\$155.25							\$155.25
93		Eisman & Russo	\$143.74		\$143.74							\$143.74
94	7/30/21	The Tree Amigos Outdoor Services	\$125,336.00	<b> </b>	\$125,336.00	}	}		}	\$125,336.00		
95		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		Security Engineering and Design	\$1,473.00		\$1,473.00							\$1,473.00
98	1/13/22	Thre Tree Amigos	\$17,240.00	<b>.</b>	\$17,240.00					\$17,240.00		
99		Onsight Industries	\$10,569.45		\$10,569.45	\$10,569.45						
100		Onsight Industries	\$1,070.00		\$1,070.00	\$1,070.00						
101	2/14/23	Eisman & Russo	\$220.11		\$220.11							
		<u>}</u>				<u> </u>						
Grand To	otal		\$10,330,869.16	\$397,308.14	\$9,933,562.02	\$2,357,468.68	\$1,822,373.13	\$2,030,236.05	\$2,671,439.84	\$570,242.62	\$0.00	\$481,580.59

INT REC'D

SUMMARY:	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,605,067.16
INT REC'D TO DATE	\$1,805.07
TRANSFER FROM DEBT SERVICE	\$0.00
LESS: REQ. PAID	(\$10,330,869.16)
BALANCE	\$44,745.78
RECONCILIATION	
TRUST STATEMENT	\$44,745.78
O/S REQ.	\$0.00
ADJ BALANCE	\$44,745.78
VARIANCE	(\$0,00)

Add'I Revenue/Developer Contributions:

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

INT RECD	A	001
Oct-19	\$0.00	\$0.00
Nov-19	\$194.83	\$1.42
Dec-19	\$401.21	\$0.44
Jan-20	\$345.21	\$0.16
Feb-20	\$276.32	\$0.00
Mar-20	\$137.19	\$0.00
Apr-20	\$39.48	\$0.00
May-20	\$4.78	\$0.00
Jun-20	\$1.95	\$0.00
Jul-20	\$0.38	\$0.00
Aug-20	\$0.09	\$0.00
Sep-20	\$0.52	\$0.00
	\$1,401.96	\$2.02
Oct-20	\$0.12	\$0.00
Nov-20	\$0.43	\$0.00
Dec-20	\$0.25	\$0.00
Jan-21	\$0.24	\$0.00
Feb-21	\$0.34	\$0.00
Mar-21	\$0.00	\$0.00
Apr-21	\$0.00	\$0.00
May-21	\$0.07	\$0.00
Jun-21	\$0.07	\$0.00
Jul-21	\$0.09	\$0.00
Aug-21	\$0.32	\$0.00
Sep-21	\$0.32	\$0.00
	\$2.25	\$0.00
Oct-21	\$0.24	\$0.00
Nov-21	\$0.22	\$0.00
Dec-21	\$0.21	\$0.00
Jan-22	\$0.27	\$0.00
Feb-22	\$0.27	\$0.00
Mar-22	\$0.22	\$0.00
Apr-22	\$0.23	\$0.00
May-22	\$0.18	\$0.00
Jun-22	\$0.19	\$0.00
Jul-22	\$0.18	\$0.00
Aug-22	\$0.19	\$0.00
Sep-22	\$29.40	\$0.00
	\$31.80	\$0.00

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INT REC'D	А	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
Feb-23	\$89.18	\$0.00
	\$367.04	\$0.00

#### Armstrong COMMUNITY DEVELOPMENT DISTRICT

#### SPECIAL ASSESSMENT RECEIPTS - FY2023

#### TAX COLLECTOR

									ASSESSMENTS ASSESSMENTS	-	1,256,665 1,181,265	\$ \$	536,806 504,598	•	282,778 265,811		437,081 410,856		
DATE RECEIVED	DIST.	GRO	SS ASSESSMENTS RECEIVED		SCOUNTS/ ENALTIES	со	MMISSIONS PAID		INTEREST INCOME		ET AMOUNT RECEIVED	GE	NERAL FUND 42.72%	D	2017A EBT SERVICE 22.50%	DI	2019A EBT SERVICE 34.78%		TOTAL 100%
11/10/22	1	Ś	1,370.44	¢	71.95	¢	25.97	¢	_	Ś	1,272.52	¢	543.58	¢	286.35	¢	442.60	¢	1,272.52
11/16/22	2	ś	21,069.85	ś	842.78	ś	404.54	ś	-	ś	19,822.53	Ś	8,467.54	\$	4,460.52	ś	6,894.48	ś	19,822.53
11/28/22	3	Ś	23,834.61	ś	953.39	Ś	457.63	ś	-	ś	22,423.59	Ŧ	9,578.63	Ś	5,045.81	Ś	7,799.15	Ś	22,423.59
12/12/22	4	Ś	1,084,153.11		43,332.12	Ś	20,816.42	ś	-	\$ 1	L,020,004.57	Ś	435,712.63	Ś	229,523.99	Ś	354,767.95		1,020,004.57
12/19/22	5	ś	88,039.01	ś	3,392.91	Ŧ	1,692.92	Ś	-	Ś	82,953.18	Ś	35,434.89	ś	18,666.33	ś	28,851.96	Ś	82,953.18
1/11/23	6	Ś	8,190.78	Ś	245.73	Ś	158.90	Ś	-	Ś	7,786.15	Ś	3,325.99	Ś	1,752.06	Ś	2,708.10	Ś	7,786.15
2/8/23	7	Ś	14,755.00	Ś	384.47	Ś	287.41	Ś	-	Ś	14,083.12	Ś	6,015.85	Ś	3,169.02	Ś	4,898.25	Ś	14,083.12
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TOTALS		\$	1,241,412.80	\$	49,223.35	\$	23,843.79	\$	-	\$1	l,168,345.66	\$	499,079.09	\$	262,904.08	\$	406,362.49	\$ 1	1,168,345.66

*B*.

# Summary of Check Register

February 1, 2023 to February 28, 2023

Fund	Date	Check No.'s	Amount
General Fund	2/1/23	863-865	\$ 11,457.91
	2/7/23	866-869	\$ 3,431.14
	2/14/23	870-875	\$ 11,560.24
	2/21/23	876-879	\$ 5,851.29
	2/28/23	880-884	\$ 14,552.92
			\$ 46,853.50
[			\$ 46,853.50

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGIS *** CHECK DATES 02/01/2023 - 02/28/2023 *** ARMSTRONG CDD - GENERAL FUND BANK A ARMSTRONG GENERAL	FER RUN 3/01/23	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATUS DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
2/01/23 00061 1/30/23 3169908 202212 310-51300-31500 * REV.MIN/PK&TOW RULE/CLAIM	215.00	
KUTAK ROCK LLP		215.00 000863
2/01/23 00070 1/19/23 50064177 202301 330-57200-46500 * MTHLY PEST CONTROL JAN23	45.00	
MIHLY PEST CONTROL JAN23 ARROW EXTERMINATORS INC DBA		45.00 000864
2/01/23 00021 1/30/23 19407 202301 320-53800-46200 *	4,363.75	
LANDSCAPE MAINT JAN23 1/30/23 19407 202301 330-57200-46200 *	2,552.58	
LANDSCAPE AMENITY JAN23 1/30/23 19407 202301 320-53800-46200 *	800.97	
TYNES BLVD EXT JAN23 1/30/23 19407 202301 320-53800-46200 *	2,233.41	
GREYHAWK PHASE II JAN23 1/30/23 19407 202301 320-53800-46400 *	1,160.20	
GREYHAWK LAKES JAN23 1/30/23 19407 202301 330-57200-46200 *	87.00	
VIBURNAM HDGE AMNTY JAN23 TREE AMIGOS OUTDOOR SERVICES INC.		11,197.91 000865
2/07/23 00025 1/31/23 JAN2023- 202301 330-57200-46700 *	1,150.00	
JAN 23 - POOL MAINTENANCE CROWN POOLS, INC.		1,150.00 000866
2/07/23 00062 2/01/23 32013012 202302 330-57200-46300 *	1,131.14	
JANITORIAL SERVICES FEB23 NORTH FLORIDA BUILDING MAINT. LLC		1,131.14 000867
2/07/23 00054 2/01/23 2302 202302 330-57200-46000 *		
PET STATION MAINT FEB23 DOODY DADDY		155.00 000868
2/07/23 00019 2/01/23 7173B 202302 320-53800-46800 *	995.00	
LAKE MAINTENANCE FEB23 SITEX AQUATICS		995.00 000869
2/14/23 00034 2/06/23 483 202301 330-57200-34500 *	1,124.35	
SCRTY 01/23/23-01/31/23 2/06/23 483A 202302 330-57200-34500 *	624.65	
SCRTY 02/01/23-02/05/23		1.749.00 000870
BUSINESS INVESTMENT HOLDINGS DBA 2/14/23 00016 2/09/23 567729FE 202302 320-53800-43100 *		
3518 ROYAL PINES DR IRRG	-,010.10	

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/01/23 PAGE 2

AP300R *** CHECK DATES 02/01/2023 - 02/28/2023 *** ARMSTRONG CDD - GENERAL FUND

#### BANK A ARMSTRONG GENERAL

2/09/23 568411FE 202302 320-53800-43100 * 329.91	
2600 DOWAL DIVIS DR IDDG	
3682 ROYAL PINES DR IRRG 2/09/23 574046FE 202302 330-57200-43100 * 420.82	
3645 ROYAL PINES DR POOL 2/09/23 574047FE 202302 330-57200-43100 * 306.54	
3645 ROYAL PINES DR CLBHS 2/09/23 574048FE 202302 320-53800-43100 * 176.11	
3645 ROYAL PINES DR IRRG 2/09/23 577060FE 202302 320-53800-43100 * 104.26	
875 TYNES BLVD IRRG-FEB23 2/09/23 577061FE 202302 320-53800-43100 * 42.97	
705 TYNES BLVD IRRG-FEB23 2/09/23 586607FE 202302 320-53800-43100 * 42.97	
3976 HEATHERBROOK PL IRRG 2/09/23 586608FE 202302 320-53800-43100 * 77.82	
4121 HEATHERBROOK PL IRRG 2/09/23 588041FE 202302 320-53800-43100 * 102.60 3846 SUNBERRY LANE IRRG	
2/09/23 594522FE 202302 320-53800-43000 * 71.02 4173 HEATHRBROOK PL-FEB23	
2/09/23 596272FE 202302 320-53800-43100 * 42.97 1980 AMBERLY DR - FEB23	
2/09/23 596274FE 202302 320-53800-43100 * 68.47	
544 TYNES BLVD - FEB23       CLAY COUNTY UTILITY AUTHORITY       3,431.61         2/14/23 00007       2/02/23 2023-245 202302 310-51300-48000       *       44.00	000871
OSTEEN MEDIA GROUP 44.00	000872
2/14/23 00001 2/01/23 90 202302 310-51300-34000 * 3,937.50	
2/01/23 90 202302 310-51300-49500 * 104.17 WEBSITE ADMIN FER23	
2/01/23 90 202302 310-51300-35100 * 150.00	
2/01/23 90 202302 310-51300-31300 * 583.33	
2/01/23 90 202302 310-51300-51000 * .63	
2/14/23 00007       2/02/23 2023-245 202302 310-51300-48000 NOT. OF MEETING 02/09/23       0       0       0       44.00         2/14/23 00001       2/01/23 90       202302 310-51300-34000 MANAGEMENT FEES FEB23       *       3,937.50         2/01/23 90       202302 310-51300-49500 WEBSITE ADMIN FEB23       *       104.17         2/01/23 90       202302 310-51300-35100 INFORMATION TECH FEB23       *       150.00         2/01/23 90       202302 310-51300-31300       *       583.33         2/01/23 90       202302 310-51300-51000       *       .63         0FFICE SUPPLIES       0       202302 310-51300-42000       *       12.48	
2/01/23 90 202302 310-51300-42500 * 43.20 COPIES	
2/01/23 90 202302 310-51300-41000 * 2.78	
TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES 4,834.09	000873

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER ( *** CHECK DATES 02/01/2023 - 02/28/2023 *** ARMSTRONG CDD - GENERAL FUND BANK A ARMSTRONG GENERAL	CHECK REGISTER	RUN 3/01/23	PAGE 3
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/14/23 00018 2/01/23 618712 202302 330-57200-44000 FEB 23 - FITNESS EQUIP	*	1,415.21	
FEB 23 - FIINESS EQUIP MUNICIPAL ASSET MANAGEMENT, INC.			1,415.21 000874
2/14/23 00027 2/06/23 22100762 202301 330-57200-43200 3645 ROYAL PINES DR-JAN23	*	00.55	
TECO 2/21/23 00100 2/13/23 9054872F 202302 320-53800-43000	*		
2/13/23 9082120F 202302 330-57200-43000 2/13/23 9082120F 202302 330-57200-43000	*	1,437.00	
3645 ROYAL PINES DR AMNTY 2/13/23 9082351F 202302 320-53800-43000	*	29.00	
705 TYNES BLVD IRRG-FEB23	 		
2/13/23 9143346F 202302 320-53800-43000 3814 ROYAL PINES - FEB23	Â	28.91	1 535 01 000056
CLAY ELECTRIC COOPERATIVE, INC.			1,537.91 000876
2/21/23 00035 12/05/22 AAAO6198 202212 330-57200-34600 500KEYFOB/500PRGM LASER	*	3,642.00	
COMMUNITY CONTROLS			3,642.00 000877
2/21/23 00038 2/06/23 206919 202301 310-51300-31100 GEN.CONSULT.ENG.SVC(WA#9)	*	190.00	
ENGLAND-THIMS AND MILLER, INC.			190.00 000878
2/21/23 00020 1/31/23 ARMCD012 202301 330-57200-46000 FAULKNER PLUMB-SHOWER VLV	*	397.62	
1/31/23 ARMCD012 202301 330-57200-46000	*	40.00	
A&L IRRG-BACKFLOW TESTING 1/31/23 ARMCD012 202301 320-53800-49100 AMEX PROCESSING FEE JAN23	*	43.76	
AMEX PROCESSING FEE JAN23 EVERGREEN LIFESTYLES MANAGEMENT I	LLC		481.38 000879
2/28/23 00034 2/20/23 484 202302 330-57200-34500	*	1,749.00	
SCTY SV 02/06/23-02/19/23 BUSINESS INVESTMENT HOLDINGS DBA			1,749.00 000880
2/28/23 00062 2/27/23 52013004 202302 330-57200-46400	*	193.48	
MULTIFOLD/TRASH/TOILETPPR NORTH FLORIDA BUILDING MAINT. LLO	2		193.48 000881
2/28/23 00061 2/28/23 3183172 202301 310-51300-31500	*	997.50	
MTG/IEGISIATIVE MONT/MEMO			997.50 000882
			997.50 000882

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUT *** CHECK DATES 02/01/2023 - 02/28/2023 *** ARMSTRONG CDD - GENERAL FUND BANK A ARMSTRONG GENERAL	ER CHECK REGISTER	RUN 3/01/23	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/28/23 00032 2/24/23 101281 202302 330-57200-46100 RPLC SPEED CTRL/INCLINE	*	415.03	
SOUTHEAST FITNESS REPAIR			415.03 000883
2/28/23 00021 2/28/23 19725 202302 320-53800-46200 LANDSCAPE MAINT FEB23	*	4,363.75	
2/28/23 19725 202302 330-57200-46200	*	2,552.58	
LANDSCAPE AMENITY FEB23 2/28/23 19725 202302 320-53800-46200 TYNES BLVD EXT. FEB23	*	800.97	
2/28/23 19725 202302 320-53800-46200	*	2,233.41	
GREYHAWK PHASE II FEB23 2/28/23 19725 202302 320-53800-46400 GREYHAWK LAKES FEB23	*	1,160.20	
2/28/23 19725 202302 330-57200-46200	*	87.00	
VIBURNAM HDGE AMNTY FEB23 TREE AMIGOS OUTDOOR SERVICES	INC.		11,197.91 000884
TOTAL FOR 1	BANK A	46,853.50	
TOTAL FOR 1	REGISTER	46,853.50	

#### KUTAK ROCK LLP

**TALLAHASSEE, FLORIDA** Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

January 30, 2023

**Check Remit To:** Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Wire Transfer Remit To: ABA # First National Bank of Omaha Kutak Rock LLP A/C # 1 Reference: Invoice No. 3169908 Client Matter No. 1323-1

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



Invoice No. 3169908 1323-1

**General** Counsel Re:

For Professional Legal Services Rendered

12/14/22	J. Gillis	0.60	87.00
12/16/22	K. Buchanan	0.40	128.00

TOTAL HOURS 1.00

TOTAL FOR SERVICES RENDERED

TOTAL CURRENT AMOUNT DUE

0 0

310-517-215

Review meeting minutes and draft parking and towing policy and rule Confer with district manager regarding insurance claims

\$215.00

\$215.00

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



Nader's Pest Raiders 5533 Wesconnett Blvd Jacksonville, FL 32244-1949 904-771-5566

 INVOICE:
 50064177

 DATE:
 1/19/2023

 ORDER:
 50064177

[2634163] Armstrong Cdd 1408 Hamlin Ave Unit E St. Cloud, FL 34771

[2634163] 904-322-4835 Armstrong Cdd 3645 Royal Pines Dr Middleburg, FL 32068

1/19/2023

01:29 PM

#70

730-572.415

JFCARPENTE

1/19/2023

Johnny Carpenter



RPC-MONTHLY

Pest Control Service

Pest Control - Monthly Service / Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835 Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835 Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835

#### \$45.00 SUBTOTAL \$45.00 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$45.00

_

AMOUNT DUE \$45.00

Aly light

-

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

**APPROVED** By Alex Boyer at 10:23 am, Jan 31, 2023



Invoice

Invoice#: 19407 Date: 01/30/2023

# **Outdoor Services**

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

Description Qua	ntity	Price	Ext Price
January Monthly Landscape Maintenance Common Areas 320-538 462	1.00	4,363.75	4,363.75
January Monthly Landscape Maintenance Amenity Center 330 542 462	1.00	2.552.58	2.552.58
January Monthly Landscape Maintenance Tynes Blvd Extension 320 - 538 - 4(1)	1.00	800.97	800.97
January Monthly Landscape Maintenance Tynes Greyhawk Phase II 3(1) - 578 - 462		2.233.41	2.233.41
January Monthly Landscape Maintenance Tynes Greyhawk Lakes 320-53%-464	1.00	1,160.20	1,160.20
January Monthly Landscape Maintenance Viburnam hedges Amenity Cent 370-592-462		87.00	87.00

Notes:

Invoice Total: \$11,197.91



#### CROMN POOLS, INC. 3002 PHILIPS HWY

# Invoice

 Date
 Invoice #

 1/31/2023
 JAN2023-106

#### 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 1:10 pm, Feb 03, 2023

Amenity-Pool Maint

Terms					
Due upon receipt					

FEB 0 3 2023

Quantity	Description	Rate	Serviced	Amount
	MONTHLY POOL SERVICE FOR JANUARY # 25 Jun 22 - Pool Maintunnee 330-572467		0 1/31/2023	1,150.00
			Total	\$1,150.00



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

Bill

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

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

Due Date:	3/3/2023
Phone: (9	04) 737-4969
Email: jaxinvoices@go	ocitywide.com



PO #	Customer ID	FSM	Payment Terms		Servic	e Dates
	01013101295	Ray Flores	Net 30 da	ays	02/01/23 t	0 02/28/23
Item #	Des	cription	Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitori	al Services	31013100635	1	1,131.14	1,131.14

#G2	Subtotal:	<b>1131.14</b>
230:572.463	Sales Tax:	0.00
	Total Due:	\$1,131.14

#### INVOICE **Total Due:**

\$1,131.14

Invoice Number: Invoice Date: Due Date:

32013012278 2/1/2023



DOODY DADDY • 904.826.9235 • DOODYDADDYJAX@GMAIL.COM • P.O. Box 600967 Jax, FL 32260



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

Date	Invoice #
2/1/2023	7173B

CEIVER

2023

EB 0

Bill To

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

P.O. No.     Terms     Project       Quantity     Description     Rate     Amount       Monthly Lake Maintenance- 9 Waterways-February     995.00     995.00		119					
Quantity     Description     Rate     Amount       Monthly Lake Maintenance - 9 Waterways-February     995.00     995.00     995.00       Sales Tax     7.00%     0.0		20-178-468		P.O. No.	Terms		Project
Monthly Lake Maintenance- 9 Waterways-February Sales Tax 995.00 7.00% 90.0 995.00 7.00% 90.0 995.00 7.00%				Same from "	Net 30		
	Quantity			L	Rate	-	Amount
Balance Due \$995.00		Monthly Lake Maintenance- 9 Wa Sales Tax	aterways-February		7	995.00	995.00 0.00
					Balance D	ue	\$995.00

BY:



# INVOICE

# FEB 0 6 2023

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

link.waveapps.com/8cudt2-3zh23m

904-254-1474

BILL TO Armstrong CDD		Invoice Number:	483
Teresa Viscarra		Invoice Date:	February 6, 2023
1408 Hamlin Avenue, Unit E St.Cloud, Florida 34771	7. W	Payment Due:	February 6, 2023
United States	# 74 ¹⁴	Amount Due (USD):	\$1,749.00
9042996115 tviscarra@gmscfl.com	5216y 330-A2-341		Pay Securely Online

Items	Quantity	Price	Amount
Amenity Guard Services 2 week invoice 30 hours a week (x2)	60	\$29.15	\$1,749.00
		Total:	\$1,749.00
		Amount Due (USD):	\$1,749.00
		Pay Securely C	Dnline
		VISA 🔍	DISC+VER

#### Notes / Terms

Invoice for previous 2 weeks of service (14 days) January 23rd, 2023 - January 29th, 2023 January 30th, 2023 - February 5th, 2023 (3624.65) \$0.00

Bill Date: 02/09/2023

Customer Name: ARMSTRONG CDD

Service Address: 3518 Royal Pines Drive Reclaimed Irrigation

Water								
Meter Number	Meter Size	Read Date	Days Billed		revious eading	Current Reading	Current Usage	
Base Charg	es (Prepaid)	02	2/09/23 to	03/0	9/23		\$0.00	
Consumption Charges		Tier 1		0.0	Х	0.00	\$0.00	
Proration Factor: 0.0000		Ti	er 2	0.0	х	0.00	\$0.00	
		Ti	er 3	0.0	Х	0.00	\$0.00	
		Ti	er 4	0.0	Х	0.00	\$0.00	

Alternative Water Supply Surcharge

		1.95	Sev	ver	11		
Base Charge Consumption	• • •	I		0.0	x	0.00	\$0.00 \$0.00
			Reu	se			
Meter Number	Meter Size	Read Date	Da Bill		Previous Reading	Current Reading	Current Usage
82100744	1 😔	02/03/23	3	5	832	1504	672
Base Charge	s (Prepaid)	1					\$42.97
Consumption	Charges	Ti	er 1	43.2	2 X	0.85	\$36.72
Proration Fac	tor: 1.1667		er 2 er 3	15.1 613.7		1.66 2.51	\$25.07 \$1,540.39

Other Charges					
SJRWMD Cost Recovery Charge	\$0.00				
Capacity Fees (Prepaid)	\$0.00				
Deposit Interest Refund	\$0.00				
Current Charges	\$1,645.15				
Previous Balance	\$0.00				
Late Charge (If Applicable)	\$0.00				
TOTAL AMOUNT DUE	\$1,645.15				

#### Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00567729 Route #:MC05533398 Route Group:27

3518 Royal Pines Drive Reclaimed Irrigation

ADDRESSEE:

AYC0208B 2000000652 24/2

> 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

Customer #: 00567729 Route #: MC05533398

Water lawns during early morning hours before 10 am or after 4 pm, when temperatures and winds are lower. Know your Days: During Easthern Standard Time, you should water one day per week.

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit https://www.sjrwmd.com/water-conservation/ savingwater/outdoors/#chart

#### Please pay \$1645.15 by 3/2/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$1250.41 was posted to your account on 01/23/2023.

#16 320:538.431



#### Bill Summary

Bill Date	02/09/23
Current Charges	\$1,645.15
Current Charges Past Due After	03/02/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$1,645.15

#### MAIL PAYMENT TO:

# ւրելին հերկել է ներկել է ներկե

00567729 & MC0553339& 0000164515 0000000 03022023 0 0

CCUA-1170-4

\$0.00

Bill Date: 02/09/2023

Customer Name: ARMSTRONG CDD

Service Address: 3682 Royal Pines Drive Reclaimed Irrigation

Water									
Meter Number	Meter Size	Read Date	Days Billed		revious leading	Current Reading	Current Usage		
Base Charg	es (Prepaid)	02	2/09/23 to	03/0	9/23		\$0.00		
Consumption Charges		Tie	er 1	0.0	х	0.00	\$0.00		
Proration Factor: 0.0000		Tie	er 2	0.0	х	0.00	\$0.00		
		Tie	ər 3	0.0	х	0.00	\$0.00		
		Tie	er 4	0.0	Х	0.00	\$0.00		

Alternative Water Supply Surcharge

			Sew	er			
Base Charge Consumption	• •	)		0.0	x	0.00	\$0.00 \$0.00
			Reus	se			
Meter Number	Meter Size	Read Date	Day: Bille		revious Reading	Current Reading	Current Usage
83801396	1	02/03/23	35		2088	2236	148
Base Charge	s (Prepaid	)					\$42.97
Consumption	Charges	Т	ier 1	43.2	X	0.85	\$36,72
Proration Fac	ctor: 1.1667		er 2 er 3	15.1 89.7	X X	1.66 2.51	\$25.07 \$225.15

Other Charges					
SJRWMD Cost Recovery Charge	\$0.00				
Capacity Fees (Prepaid)	\$0.00				
Deposit Interest Refund	\$0.00				
Current Charges	\$329.91				
Previous Balance	\$0.00				
Late Charge (If Applicable)	\$0.00				
TOTAL AMOUNT DUE	\$329.91				

#### Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00568411 Route #:MC05530006 Route Group:26

3682 Royal Pines Drive Reclaimed Irrigation

ADDRESSEE:

AYC0208B 2000000653 24/3

> 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

Customer #: 00568411 Route #: MC05530006

Water lawns during early morning hours before 10 am or after 4 pm, when temperatures and winds are lower. Know your Days: During Easthern Standard Time, you should water one day per week.

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit https://www.sjrwmd.com/water-conservation/ savingwater/outdoors/#chart

#### Please pay \$329.91 by 3/2/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$269.00 was posted to your account on 01/23/2023.

#16 320-578-431



	Bill	Summary
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#### MAIL PAYMENT TO:

# յուների հանդարին հանդարին հանդարություն հանդարին հանդարին հանդարին հանդարին հանդարին հանդարին հանդարին հանդարի

00568411 1 MC05530006 0000032991 0000000 03022023 0 0

#### Customer Name: ARMSTRONG CDD

#### Service Address: 3645 Royal Pines Drive Pool

\$1.15

Bill Date: 02/09/2023

7716

Customer #: 00574046

Boute #: MC05560400

Water								
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading		Current Usage		
86819700	1	02/03/23	35	3993	4159	166		
Base Charge	s (Prepaid	l) 02	/09/23 to 03	3/09/23		\$28.48		
Consumption	Charges	Tie	er 1 166.	0 X 0	2.35	\$390.10		
Proration Fac	ctor: 1.166	7 Tie	or 2 0.	0 X 0	0.00	\$0.00		
			ər3 0.		0.00	\$0.00		
		I IE	er4 0.	0 X 0	0.00	\$0.00		

Alternative Water Supply Surcharge

		19	Sewe	r			
Base Charge Consumption	,		C	.0	x	4.69	\$0.00 \$0.00
		100	Reuse	)			
Meter Number	Meter Size	Read Date	Days Billed		evious ading	Current Reading	Current Usage
Base Charge	s (Prepaid)		-				\$0.00
Consumption Charges		Ti	er 1	0.0	х	0.00	\$0.00
Proration Fac	tor: 0.0000		er 2	0.0	Х	0.00	\$0.00
		Ti	er 3	0.0	Х	0.00	\$0.00

Other Charges					
SJRWMD Cost Recovery Charge	\$1.09				
Capacity Fees (Prepaid)	\$0.00				
Deposit Interest Refund	\$0.00				
Current Charges	\$420.82				
Previous Balance	\$0.00				
Late Charge (If Applicable)	\$0.00				
TOTAL AMOUNT DUE	\$420.82				

#### Please return this portion with payment



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

ADDRESSEE:

ARMSTRONG CDD

1408 HAMLIN AVENUE, UNIT E SAINT CLOUD FL 34771-8588

C/O GMS, LLC

ARMSTRONG CDD

3645 Royal Pines Drive Pool

AYC0208B 2000000654 24/4 Customer #:00574046 Route #:MC05560400 Route Group:26

Water lawns during early morning hours before 10 am or after 4 pm, when temperatures and winds are lower. Know your Days: During Easthern Standard Time, you should water one day per week.

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit https://www.sjrwmd.com/water-conservation/ savingwater/outdoors/#chart

#### Please pay \$420.82 by 3/2/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$397.32 was posted to your account on 01/23/2023.

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

370-572.431

#### **Bill Summary**

Bill Date	02/09/23
Current Charges	\$420.82
Current Charges Past Due After	03/02/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$420.82

#### MAIL PAYMENT TO:

#### ╷<u>╔╹╒╝╻╻<u>╢</u>╚╽╍╻┛<u>╢</u>┪╴┖╍┦_┇[╏]┱┇╢<u>╎</u>┛┇┎╢╎╏╻╻╻_┇╻┇_┇┠╻╸┇[╏]╹╻╻┚<mark>╏</mark>╹╻╴┚╻╸┇╺╷</u>

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



#### Service Address: 3645 Royal Pines Drive Clubhouse

Water								
Meter Number	Meter Size	Read Date	Days Billed		revious eading	Current Reading	Current Usage	
86276213	2	02/03/23	35		140	141	1	
Base Charge	s (Prepaic	i) 02/	'09/23 to	03/0	9/23		\$91.06	
Consumption	Charges	Tie	r 1	1.0	Х	2.35	\$2.35	
Proration Fac	tor: 1.166	7 Tie	r 2	0.0	Х	0.00	\$0.00	
		Tie	r 3	0.0	Х	0.00	\$0.00	
		Tie	r 4	0.0	Х	0.00	\$0.00	

Alternative Water Supply Surcharge

		Sewe	r			
Base Charges (Prepaid) Consumption Charges		1	.0	x	4.69	\$206.20 \$4.69
		Reuse	)	. I.,		
Meter Meter Number Size	Read Date	Days Billed		evious eading	Current Reading	Current Usage
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tie	er 1	0.0	х	0.00	\$0.00
Proration Factor: 0.0000	Tie	er 2	0.0	Х	0.00	\$0.00
	Tie	ər 3	0.0	Х	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				

#### Please return this portion with payment



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

ARMSTRONG CDD

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

3645 Royal Pines Drive Clubhouse

ADDRESSEE:

AYC0208B 2000000655 24/5

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



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

\$1.15

Bill Date: 02/09/2023

#16

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

Customer #: 00574047 Route #: MC05560402

Water lawns during early morning hours before 10 am or after 4 pm, when temperatures and winds are lower. Know your Days: During Easthern Standard Time, you should water one day per week.

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit https://www.sjrwmd.com/water-conservation/ savingwater/outdoors/#chart

#### Please pay \$306.54 by 3/2/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$306.54 was posted to your account on 01/23/2023

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



# **Bill Summary**

Bill Date	02/09/23
Current Charges	\$306.54
Current Charges Past Due After	03/02/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$306.54

#### MAIL PAYMENT TO:

#### ╺┎┚┎╗╘╫╢╬┰╞╍┨╢╢╌╍┖╗╹╎╹╝╝╘┱╢╢╝╘╻╸╻╻╻╸╻

CCUA-1170-4

\$0.00

Bill Date: 02/09/2023

Customer Name: ARMSTRONG CDD

Service Address: 3645 Royal Pines Drive Reclaimed Irrigation

Water									
Meter Number	Meter Size	Read Date	Days Billed		revious eading	Current Reading	Current Usage		
Base Charg	es (Prepaid)	02	2/09/23 to	03/0	9/23		\$0.00		
Consumptic	n Charges	Ti	er 1	0.0	Х	0.00	\$0.00		
Proration Fa	actor: 0.0000	Ti	er 2	0.0	Х	0.00	\$0.00		
		Ti	er 3	0.0	Х	0.00	\$0.00		
		Ti	er 4	0.0	Х	0.00	\$0.00		

Alternative Water Supply Surcharge

			Sewer				
Base Charge Consumption	• •	f)	0.	0	x	0.00	\$0.00 \$0.00
			Reuse				
Meter Number	Meter Size	Read Date	Days Billed		evious eading	Current Reading	Current Usage
76205390	1.5	02/03/23	35	e	6986	7083	97
Base Charge	s (Prepaid	I)					\$85.96
Consumption	Charges	Tie	er 1 8	7.5	Х	0.85	\$74.38
Proration Fac	ctor: 1.166			9.5 0.0	X X	1.66 2.51	\$15.77 \$0.00

Other Charges					
SJRWMD Cost Recovery Charge	\$0.00				
Capacity Fees (Prepaid)	\$0.00				
Deposit Interest Refund	\$0.00				
Current Charges	\$176.11				
Previous Balance	\$0.00				
Late Charge (If Applicable)	\$0.00				
TOTAL AMOUNT DUE	\$176.11				

#### Please return this portion with payment



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

ADDRESSEE:

ARMSTRONG CDD

AYC0208B 2000000656 24/6

3645 Royal Pines Drive Reclaimed Irrigation

Customer #:00574048 Route #:MC05560404 Route Group:26

Water lawns during early morning hours before 10 am or after 4 pm, when temperatures and winds are lower. Know your Days: During Easthern Standard Time, you should water one day per week.

Customer #: 00574048 Route #: MC05560404

Homes with odd numbered addresses should water on Saturday, Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit https://www.sjrwmd.com/water-conservation/ savingwater/outdoors/#chart

#### Please pay \$176.11 by 3/2/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$136.11 was posted to your account on 01/23/2023.

#16 220.538 431



#### **Bill Summary**

02/09/23
\$176.11
03/02/23
\$0.00
\$0.00
\$176.11

#### MAIL PAYMENT TO:

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

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



00574048 5 MC05560404 0000017611 000000 03022023 0 0

CCUA-1170-4

\$0.00

Bill Date: 02/09/2023

Customer Name: ARMSTRONG CDD

Service Address: 875 Tynes Blvd Reclaimed Irrigation

Water									
Meter Number	Meter Size	Read Date	Days Billed		revious leading	Current Reading	Current Usage		
Base Charg	es (Prepaid)	02	2/09/23 to	03/0	9/23		\$0.00		
Consumptio	n Charges	Ti	er 1	0.0	Х	0.00	\$0.00		
Proration Fa	actor: 0.0000	Ti	er 2	0.0	Х	0.00	\$0.00		
		Ti	er 3	0.0	Х	0.00	\$0.00		
		Ti	er 4	0.0	Х	0.00	\$0.00		

Alternative Water Supply Surcharge

			Sewei			150.5	
Base Charge Consumption	· ·	)	0.	0	x	0.00	\$0.00 \$0.00
			Reuse				
Meter Number	Meter Size	Read Date	Days Billed		evious eading	Current Reading	Current Usage
86278202	1	02/03/23	35	Ę	5317	5375	58
Base Charge	s (Prepaid	l)					\$42.97
Consumption	Charges	Tie	er 1 4	3.2	Х	0.85	\$36.72
Proration Fac	tor: 1.166		er 2 1 er 3	<b>4.8</b> 0.0	X X	1.66 2.51	\$24.57 \$0.00

Other Charges					
SJRWMD Cost Recovery Charge	\$0.00				
Capacity Fees (Prepaid)	\$0.00				
Deposit Interest Refund	\$0.00				
Current Charges	\$104.26				
Previous Balance	\$0.00				
Late Charge (If Applicable)	\$0.00				
TOTAL AMOUNT DUE	\$104.26				

#### Please return this portion with payment



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

ARMSTRONG CDD

AYC0208B 200000658 24/8 Customer #:00577060 Route #:MC05560359

875 Tynes Blvd Reclaimed Irrigation

Route Group:26 ADDRESSEE:

Water lawns during early morning hours before 10 am or after 4 pm, when temperatures and winds are lower. Know your Days: During Easthern Standard Time, you should water one day per week.

Customer #: 00577060 Route #: MC05560359

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit https://www.sjrwmd.com/water-conservation/ savingwater/outdoors/#chart

#### Please pay \$104.26 by 3/2/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$753.43 was posted to your account on 01/23/2023.

#16 920-578-431



#### **Bill Summary**

02/09/23
\$104.26
03/02/23
\$0.00
\$0.00
\$104.26

#### MAIL PAYMENT TO:

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

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



Customer Name: ARMSTRONG CDD

Service Address: 705 Tynes Blvd Reclaimed Irrigation

Water									
Meter Number	Meter Size	Read Date	Days Billed		revious eading	Current Reading	Current Usage		
Base Charg	es (Prepaid)	02	2/09/23 to	03/0	9/23		\$0.00		
Consumptio	n Charges	Ti	er 1	0.0	Х	0.00	\$0.00		
Proration Fa	actor: 0.0000	Ti	er 2	0.0	X	0.00	\$0.00		
		Tier 3		0.0 X	х	0.00	\$0.00		
		Ti	er 4	0.0	Х	0.00	\$0.00		

Alternative Water Supply Surcharge

			Sewe	r			قارد کار
Base Charge Consumption			0	.0	x	0.00	\$0.00 \$0.00
		100	Reuse	)			
Meter Number	Meter Size	Read Date	Days Billed		evious eading	Current Reading	Current Usage
86278201	1	02/03/23	35	6	6242	6242	. 0
Base Charge	s (Prepaid)						\$42.97
Consumption	Charges	Tie	er 1	0.0	х	0.85	\$0.00
Proration Fac	ctor: 1.1667	7 Tie Tie		0.0 0.0	X X	1.66 2.51	\$0.00 \$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				

#### Please return this portion with payment



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

ADDRESSEE:

#### ARMSTRONG CDD

AYC0208B 2000000657 24/7

705 Tynes Blvd Reclaimed Irrigation

ARMSTRONG CDD

1408 HAMLIN AVENUE, UNIT E SAINT CLOUD FL 34771-8588

C/O GMS, LLC

Customer #:00577061 Route #:MC05560361

Route Group:26

Water lawns during early morning hours before 10 am or after 4 pm, when temperatures and winds are lower. Know your Days: During Easthern Standard Time, you should water one day per week.

Customer #: 00577061 Route #: MC05560361

Homes with odd numbered addresses should water on Saturday, Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit https://www.sjrwmd.com/water-conservation/ savingwater/outdoors/#chart

#### Please pay \$42.97 by 3/2/2023 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 01/23/2023.

416 320-578.491

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

\$0.00

Bill Date: 02/09/2023



#### **Bill Summary**

Bill Date	02/09/23
Current Charges	\$42.97
Current Charges Past Due After	03/02/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.97

#### MAIL PAYMENT TO:

# 

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



CCUA-1170-4

00577061 3 MC05560361 0000004297 0000000 03022023 0 0

\$0.00

Bill Date: 02/09/2023

Customer Name: ARMSTRONG CDD

Service Address: 3976 Heatherbrook Place Reclaimed Irrigation

Water								
Meter Number	Meter Size	Read Date	Days Billed		evious eading	Current Reading	Current Usage	
Base Charg	es (Prepaid)	0	2/09/23 to	03/0	9/23		\$0.00	
Consumptic	n Charges	Т	ier 1	0.0	Х	0.00	\$0.00	
Proration Fa	actor: 0.0000	Т	ier 2	0.0	Х	0.00	\$0.00	
		T	ier 3	0.0	Х	0.00	\$0.00	
		T	ier 4	0.0	Х	0.00	\$0.00	

Alternative Water Supply Surcharge

			Sewe	r 👘			
Base Charge Consumption		)	0	.0	x	0.00	\$0.00 \$0.00
			Reuse	)			
Meter Number	Meter Size	Read Date	Days Billed		evious eading	Current Reading	Current Usage
87137737	1	02/03/23	35	1	768	1768	0
Base Charge	s (Prepaid	)					\$42.97
Consumption Charges Tie		er 1	0.0	Х	0.85	\$0.00	
Proration Fac	ctor: 1.166		ər 2 ər 3	0.0 0.0	XX	1.66 2.51	\$0.00 \$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				

#### Please return this portion with payment



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

ADDRESSEE:

ARMSTRONG CDD

AYC0208B 2000000659 24/9 Customer #:00586607 Route #:MC05560323

3976 Heatherbrook Place Reclaimed Irrigation

ARMSTRONG CDD

1408 HAMLIN AVENUE, UNIT E SAINT CLOUD FL 34771-8588

C/O GMS, LLC

Route Group:26

Water lawns during early morning hours before 10 am or after 4 pm, when temperatures and winds are lower. Know your Days: During Easthern Standard Time, you should water one day per week.

Customer #: 00586607 Route #: MC05560323

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit https://www.sjrwmd.com/water-conservation/ savingwater/outdoors/#chart

#### Please pay \$42.97 by 3/2/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$63.37 was posted to your account on 01/23/2023.

#16 220.538.431



#### Bill Summary

Bill Date	02/09/23
Current Charges	\$42.97
Current Charges Past Due After	03/02/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.97

#### MAIL PAYMENT TO:

# الطميك بالمعالية فيقود والتلقية فالتليق المقابلات والقيات والتقيات

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

CCUA-1170-4

#### 00586607 0 MC05560323 0000004297 0000000 03022023 0 0

\$0.00

Bill Date: 02/09/2023

Customer Name: ARMSTRONG CDD

#### Service Address: 4121 Heatherbrook Place Reclaimed Irrigation

Water								
Meter Number	Meter Size	Read Date	Days Billed		revious leading	Current Reading	Current Usage	
Base Charg	jes (Prepaid)	02	2/09/23 to	03/0	9/23		\$0.00	
Consumptio	on Charges	Ti	er 1	0.0	X	0.00	\$0.00	
Proration Fa	actor: 0.0000	Ti	er 2	0.0	х	0.00	\$0.00	
		Ti	er 3	0.0	х	0.00	\$0.00	
		Ti	er 4	0.0	Х	0.00	\$0.00	

Alternative Water Supply Surcharge

			Sewe	er			
Base Charges			(	0.0	х	0.00	\$0.00 \$0.00
			Reus	е			
Meter Number	Meter Size	Read Date	Days Billed		evious eading	Current Reading	Current Usage
87137740	1	02/03/23	35		1131	1172	41
Base Charges	s (Prepaid)						\$42.97
Consumption	Charges	Tie	r 1	41.0	х	0.85	\$34.85
Proration Fac	tor: 1.1667	' Tie Tie		0.0 0.0	X X	1.66 2.51	\$0.00 \$0.00

Other Charges	
SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$77.82
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$77.82

#### Please return this portion with payment



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

ADDRESSEE

#### ARMSTRONG CDD

AYC0208B

2000000660 24/10

4121 Heatherbrook Place Reclaimed Irrigation

Customer #:00586608 Route #:MC05560249 Route Group:26

Water lawns during early morning hours before 10 am or after 4 pm, when temperatures and winds are lower. Know your Days: During Easthern Standard Time, you should water one day per week.

Customer #: 00586608 Route #: MC05560249

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit https://www.sirwmd.com/water-conservation/ savingwater/outdoors/#chart

#### Please pay \$77.82 by 3/2/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$57.42 was posted to your account on 01/23/2023.

#16 327-538.431



#### **Bill Summary**

Bill Date	02/09/23
Current Charges	\$77.82
Current Charges Past Due After	03/02/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$77.82

#### MAIL PAYMENT TO:

# 

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

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



00586608 6 MC05560249 0000007782 0000000 03022023 0 0

CCUA-1170-4
\$0.00

Bill Date: 02/09/2023

Customer Name: ARMSTRONG CDD

Service Address: 3846 Sunberry Lane Reclaimed Irrigation

			Wate	r			
Meter Number	Meter Size	Read Date	Days Billed		revious eading	Current Reading	Current Usage
Base Charg	es (Prepaid)	02	2/09/23 to	03/0	9/23		\$0.00
Consumptio	n Charges	Ti	er 1	0.0	Х	0.00	\$0.00
Proration Fa	actor: 0.0000	Tier 2		0.0	Х	0.00	\$0.00
		Ti	er 3	0.0	Х	0.00	\$0.00
		Ti	er 4	0.0	Х	0.00	\$0.00

Alternative Water Supply Surcharge

			Sewe	ər			
Base Charge Consumption	• • •	)		0.0	X	0.00	\$0.00 \$0.00
	المر يتسالي		Reus	е	<b>1</b>		
Meter Number	Meter Size	Read Date	Days Billeo		evious eading	Current Reading	Current Usage
87777241	1	02/03/23	35		1276	1333	57
Base Charge	s (Prepaid)	)					\$42.97
Consumption	Charges	Ti	ər 1	43.2	х	0.85	\$36.72
Proration Fac	ctor: 1.1667		er 2 er 3	13.8 0.0	X X	1.66 2.51	\$22.91 \$0.00

Other Charges					
SJRWMD Cost Recovery Charge	\$0.00				
Capacity Fees (Prepaid)	\$0.00				
Deposit Interest Refund	\$0.00				
Current Charges	\$102.60				
Previous Balance	\$0.00				
Late Charge (If Applicable)	\$0.00				
TOTAL AMOUNT DUE	\$102.60				

#### Please return this portion with payment



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

ARMSTRONG CDD

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

3846 Sunberry Lane Reclaimed Irrigation

Rout ADDRESSEE:

AYC0208B 2000000661 24/11

> 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

Customer #: 00588041 Route #: MC05560097

Water lawns during early morning hours before 10 am or after 4 pm, when temperatures and winds are lower. Know your Days: During Easthern Standard Time, you should water one day per week.

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit https://www.sjrwmd.com/water-conservation/ savingwater/outdoors/#chart

#### Please pay \$102.60 by 3/2/2023 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 01/23/2023.

#16 720-53-47



#### Bill Summary

Bill Date	02/09/23
Current Charges	\$102.60
Current Charges Past Due After	03/02/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$102.60

#### MAIL PAYMENT TO:

## ւնիկներիներիներինիներինիներիներիներիներիներ

0-4 00588041 5 MC05560

Customer Name: ARMSTRONG CDD

#### Service Address: 4173 Heatherbrook Place

Water								
Meter Number	Meter Size	Read Date	Days Billed		evious eading	Current Reading		urrent Isage
Base Charg	jes (Prepaid)	02	2/09/23 to	03/0	9/23			\$0.00
Consumptio	on Charges	Ti	er 1	0.0	Х	0.00		\$0.00
Proration Factor: 0.0000		Ti	er 2	0.0	Х	0.00		\$0.00
		Ti	er 3	0.0	Х	0.00		\$0.00
		Ti	er 4	0.0	Х	0.00		\$0.00

Alternative Water Supply Surcharge

			Sew	er			
Base Charge Consumption	· · /			0.0	х	0.00	\$0.00 \$0.00
			Reus	e			
Meter Number	Meter Size	Read Date	Days Billeo		revious eading	Current Reading	Current Usage
87777245	. 1	02/03/23	35		445	478	33
Base Charge	s (Prepaid)						\$42.97
Consumption	Charges	Ti	er 1	33.0	х	0.85	\$28.05
Proration Fac	tor: 1.1667		er 2 er 3	0.0 0.0	X X	1.66 2.51	\$0.00 \$0.00

Other Charges					
SJRWMD Cost Recovery Charge	\$0.00				
Capacity Fees (Prepaid)	\$0.00				
Deposit Interest Refund	\$0.00				
Current Charges	\$71.02				
Previous Balance	\$0.00				
Late Charge (If Applicable)	\$0.00				
TOTAL AMOUNT DUE	\$71.02				

#### Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00594522 Route #:MC05560399 Route Group:26

4173 Heatherbrook Place

Route Grou

Water lawns during early morning hours before 10 am or after 4 pm, when temperatures and winds are lower. Know your Days: During Easthern Standard Time, you should water one day per week.

Customer #: 00594522 Route #: MC05560399

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit https://www.sjrwmd.com/water-conservation/ savingwater/outdoors/#chart

#### Please pay \$71.02 by 3/2/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$55.72 was posted to your account on 01/23/2023.

716 320.528.43

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

\$0.00

Bill Date: 02/09/2023



#### Bill Summary

Bill Date	02/09/23
Current Charges	\$71.02
Current Charges Past Due After	03/02/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$71.02

#### MAIL PAYMENT TO:

#### 

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

ADDRESSEE:

AYC0208B 2000000662 24/12

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



00594522 3 MC05560399 0000007102 000000 03022023 0 0



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

\$0.00

Customer Name: ARMSTRONG CDD

#### Service Address: 1980 Amberly Drive

#### Bill Date: 02/09/2023

Customer #: 00596272 Route #: MC05560415

			Wate	r			
Meter Number	Meter Size	Read Date	Days Billed		revious leading	Current Reading	Current Usage
Base Charg	es (Prepaid)	02/	09/23 to	03/0	9/23		\$0.00
Consumptic	n Charges	Tier	r 1	0.0	Х	0.00	\$0.00
Proration Factor: 0.0000		Tier	r 2	0.0	Х	0.00	\$0.00
		Tier	r 3	0.0	Х	0.00	\$0.00
		Tie	r 4	0.0	Х	0.00	\$0.00

Alternative Water Supply Surcharge

			Sewer			
Base Charge Consumption	· ·	d)	0.0	x	0.00	\$0.00 \$0.00
			Reuse			
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
89187072	1	02/03/23	35	1094	1094	0

NUMBER	Size	Date	Dillen	ne	ading	neading	Usage
89187072	1	02/03/23	35	1	094	1094	0
Base Charge	s (Prepai	d)					\$42.97
Consumption	Charges	Tie	r 1	0.0	х	0.85	\$0.00
Proration Fac	tor: 1.166	67 Tie Tie		0.0	X	1.66	\$0.00 \$0.00
		110	10	0.0	^	2.01	φ0.00

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				

#### Please return this portion with payment



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

ADDRESSEE:

ARMSTRONG CDD

1980 Amberly Drive

AYC0208B

200000663 24/13

ARMSTRONG CDD

1408 HAMLIN AVENUE, UNIT E SAINT CLOUD FL 34771-8588

C/O GMS, LLC

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

Water lawns during early morning hours before 10 am or after 4 pm, when temperatures and winds are lower. Know your Days: During Easthern Standard Time, you should water one day per week.

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit https://www.sjrwmd.com/water-conservation/ savingwater/outdoors/#chart

#### Please pay \$42.97 by 3/2/2023 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 01/23/2023.

#16 220-528-431



#### **Bill Summary**

Bill Date	02/09/23
Current Charges	\$42.97
Current Charges Past Due After	03/02/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.97

#### MAIL PAYMENT TO:

#### 

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

CCUA-1170-4

\$0.00

Bill Date: 02/09/2023

#### Customer Name: ARMSTRONG CDD

#### Service Address: 544 Tynes Blvd

Water							
Meter Number	Meter Size	Read Date	Days Billed		revious eading	Current Reading	Current Usage
Base Charg	es (Prepaid)	02	2/09/23 to	03/0	9/23		\$0.00
Consumptio	n Charges	Ti	er 1	0.0	Х	0.00	\$0.00
Proration Factor: 0.0000		TI	er 2	0.0	Х	0.00	\$0.00
		Ti	er 3	0.0	Х	0.00	\$0.00
		TI	er 4	0.0	Х	0.00	\$0.00

Alternative Water Supply Surcharge

			Sewe	er	An		
Base Charge Consumption	•••			0.0	х	0.00	\$0.00 \$0.00
1919 - C			Reus	е			
Meter Number	Meter Size	Read Date	Days Billed		evious eading	Current Reading	Current Usage
89187071	1	02/03/23	35		713	743	30
Base Charge	s (Prepaid)	)					\$42.97
Consumption	Charges	Tie	ər 1	30.0	х	0.85	\$25.50
Proration Fac	ctor: 1.1667		ər 2 ər 3	0.0 0.0	X X	1.66 2.51	\$0.00 \$0.00

Other Charges			
SJRWMD Cost Recovery Charge	\$0.00		
Capacity Fees (Prepaid)	\$0.00		
Deposit Interest Refund	\$0.00		
Current Charges	\$68.47		
Previous Balance	\$0.00		
Late Charge (If Applicable)	\$0.00		
TOTAL AMOUNT DUE	\$68.47		

#### Please return this portion with payment



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

ADDRESSEE:

ARMSTRONG CDD

544 Tynes Blvd

Customer #:00596274 Route #:MC05560677 Route Group:26 Water lawns during early morning hours before 10 am or after 4 pm, when temperatures and winds are lower. Know your Days: During Easthern Standard Time, you should water one day per week.

Customer #: 00596274 Route #: MC05560677

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit https://www.sjrwmd.com/water-conservation/ savingwater/outdoors/#chart

#### Please pay \$68.47 by 3/2/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$69.32 was posted to your account on 01/23/2023.



#### Bill Summary

02/09/23
\$68.47
03/02/23
\$0.00
\$0.00
\$68.47

#### MAIL PAYMENT TO:

#### ւլիլիլենիկեսիլիկուկիլիլիլիկինիկենները, հերեներ

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

AYC0208B 2000000664 24/14

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



## CLAY TODAY A Division of Optimes Medity Group

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

**BILL TO** Advertiser Armstrong CDD C/O GMS, LLC Armstrong CDD C/O GMS, LLC 475 West Town Place 47 Suite 114 **Customer ID** 310-17-48 St. Augustine, FL 32092 21021 BY Involce Notes PO # Pub. Issue AdTitle Ad Size Color Ad Inch Net Year Legal # 52238 Notice of Meeting Feb 9, 2023 CT - Clay Today Feb 2 2023 Column Inch Black & While 4.4000 \$44.00 \$44.00 Total: \$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. Thank you for your business.





Invoice Number: 2023-245767 Invoice Date: 2/2/2023 Due Date: 3/2/2023

#### 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

In the matter of Armstrong CDD Feb 9, 2023

#### LEGAL: 52238

Was published in said newspaper in the issues:

2/2/2023

Affiant Further says that said "Clay 'Ioday" is a newspaper published at Flerning Island, in said Clay County, Florida, and that the said newspaper Has heretofore been continuously published in said Clay County, Horida, 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.

Hul Odn #

Sworn to me and subscribed before me 02/02/2023



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

District The regular meeting of the Board of Supervis-sors of the Armstrong Community Development District will be held on Trursday, February 9. 2023 at 3:30 p.m. at the Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in ac-conducte with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 476 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850. This meeting may be continued to a date, time, and place to be speci-lied on the record at the meeting. There may be constructed to a date, time, and place to be speci-lied on the record at the meeting. There may be cocasions when one or more Supervisors will participate by telephone. Any person requiring special accommoda-tions at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar day sprior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-985-8770, for aid in con-tacing the District Office. Each person who decides to appeal any action twill need a record of the proceedings and that protecting in the service of the proceedings in the a these meeting is advised that person will need a record of the proceedings and that proceedings, the person may need to ensure that a verbalim record of the proceedings in that a verbalim record of the proceedings and that person who decides the person who decides the person who decides that that a verbalim record of the

Legal 52238 Published 02/02/2023 in Clay County's Clay Today newspaper

#### **Governmental Management Services, LLC**

1001 Bradford Way Kingston, TN 37763

#### Invoice #: 90 Invoice Date: 2/1/23 Due Date: 2/1/23 Case: P.O. Number:



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

		-			
Description	#1	Hou	irs/Qty	Rate	Amount
Management Fees - February 2023	310-513-34		T	3,937.50	3,937.50
Website Administration - February 2023	499	1115-11		104.17	/ 104.17
Information Technology - February 2023	J S I			150.00	/ 150.00
Dissemination Agent Services - February 2023	212	A PART OF		583.33	583.33
Office Supplies	SI			0.63	
Postage	42	2012/02/07		12.48	
Copies	425			43.20	
Telephone	Ч	Transit.		2.78	2.78
			Total		\$4,834.09
			Payment	ts/Credits	\$0.00
		50000-10000	Balance	Due	\$4,834.09

## Invoice

## Municipal Asset Management, Inc.

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

APPROVED By Alex Boyer at 11:24 am, Feb 08, 2023

INVOICE

Amenity-Fitness Equipment Lease

INVOICE NO: 0618712 DATE: 2/1/2023

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



DUE DATE	RENTAL PERIOD
3/12/2023	
an a	

PMT NUMBER	DESCRIPTION	AMOUNT
45	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment.	1,415.21
	#18 Jeb-27 - Jitmus Guuip 230-572-44	
	572.74	

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
0618712	3/12/2023	\$1,415.21	

Teresa Viscarra Armstrong Community Develpment District 1408 Hamlin Ave, Unit E St. Cloud, FL 34771 Municipal Asset Management, Inc. 25288 Foothills Drive North Suite 225 Golden, CO 80401



## ACCOUNT INVOICE

peoplesgas.com

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Statement Date: 02/06/2023 Account: 221007627575

Current month's charges:	\$86.33
Total amount due:	\$86.33
Payment Due By:	02/27/2023



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

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

PeoplesGas.com/Safety

ARMSTRONG CDD 3645 ROYAL PINES DR -JOA23 MIDDLEBURG, FL 32068

Your Account Summary	
Previous Amount Due	\$183.72
Payment(s) Received Since Last Statement	-\$183.72
Current Month's Charges	\$86.33
Total Amount Due	\$86.33
4 27	
270 572432	
# 27 770 572432	CEIVE

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



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

AN EMERA COMPANY



phone online

See reverse side for more information

Account: 221007627575

Current month's char	ges:	\$86.33
Total amount due:		\$86.33
Payment Due By:		02/27/2023
Amount Enclosed	\$	86.33
630396276713		



П

00001010 01 AB 0.50 34771 FTEC0102062322184810 00000 04 01000000 006 04 19650 003 ╺╹┎╿╜╻╹╻┰╤╢╞╍╏╢┍╬╢┺╔╝┛╢┛╍╞╍╗╛╿╬╝┚╖┚╻╁┓┟╍╗┚┠╍╬╍┰ ARMSTRONG CDD

1408 HAMLIN AVE, UNIT E SAINT CLOUD, FL 34771-8588 MAIL PAYMENT TO: TECO P.O. BOX 31318 TAMPA, FL 33631-3318

#### 630396276713221007627575000000086337



## **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**

00001010-0002862-Page 2 of 5

**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).

 $\ensuremath{\text{Therm}}-A$  unit of heat equal to one hundred thousand (100,000) BTUs.

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

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

#### Your payment options are:

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

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

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



**ACCOUNT INVOICE** f¥₽8'∰ in

 Account:
 221007627575

 Statement Date:
 02/06/2023

 Current month's charges due
 02/27/2023

#### Details of Current Month's Charges – Service from - 01/06/2023 to 02/02/2023

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 Conversi	on =	Total Used	Billing Period
AHX50502	02/02/2023	506	493	13 CCF	1.047	1.000	)	13.6 Therms	28 Days
Customer Ch	arge					\$30.60		Peoples Gas	Usage History
Distribution C	harge		13.6 T	HMS @\$0.46951		\$6.39		Therms Per	Dav
PGA			13.6 T	HMS @\$1.00000		\$13.60		(Average)	Day
Florida Gross	Receipts Tax					\$0.39		FEB 0.5	
Natural Gas	Service Cost					\$50.98		JAN DEC 0.3	2.1
Municipal Pu	blic Service Ta	x				\$1.53		NOV 0.7	
State Tax						\$3.82		OCT 0.0 SEP	
Total Natura	i Gas Cost, Lo	cal Fees and	Taxes				\$56.33	AUG JUL 0.6 JUN	<b>1.1</b>
Miscellaneo	us Charges							MAY 0.4	1.6
Gas Manage	ment			1 X \$30.0000		\$30.00		APR 0.4 MAR 0.5	
Total Miscel	laneous Charg	jes					\$30.00	FEB == 0.1 2022	
Total Cu	rent Mont	h's Charg	es				\$86.33		

00001010-0002863-Page 3 of 6

## Medical Watch is here for you.



Let's work together to make staying safe in emergencies a top priority.

Our Medical Watch program helps us identify residential customers who use electrically powered or natural-gas-supplied life-sustaining equipment.

To qualify, the customer or a patient residing at the customer's address must be dependent upon electrically powered or natural-gas-supplied medical equipment to sustain life and be certified as eligible by his or her Florida-licensed attending physician.

#### We are committed to serving the needs of all of our customers, especially those with extraordinary circumstances.

We're here for you, and we encourage you to let us know about your situation by registering for our Medical Watch program. That way, we can let you know if we need to interrupt your service, which could impact the medical equipment that you depend on.

We will give advanced notice when interruption of service is necessary due to scheduled maintenance or unpaid bills.

Participation in Medical Watch does not provide priority restoration, extended payment options or guaranteed uninterrupted service.

# Now is a good time to register for help

Assistance is available for those with special needs, especially during storm-related emergencies. Emergency authorities can assist you with finding a shelter and getting you there. A statewide registry provides emergency management agencies with valuable information to prepare and respond to disasters and other emergencies. Visit **floridadisaster.org** to learn more or contact the special needs registry in your area.

#### We recommend that all customers have a plan and be prepared for emergencies or severe weather.

All customers are responsible for any backup equipment or power supply.

For more information about Medical Watch, call **813-225-5051 or visit peoplesgas.com/medicalwatch** 

PeoplesGas.com



# MAKE THE RIGHT CALL.

Know what's below. Call before you dig.

Don't make an error by hitting a natural gas line. Call 811 before you dig to keep your family and neighbors safe.

## PeoplesGas.com/811





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2022

SEND

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

Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative 🔨

**PO Box 308** 

Keystone Heights, FL 32656-0308 PAY YOUR BILL 24/7

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



5580 2 MB 0.531 5 5580 ARMSTRONG CDD 1408 HAMLIN AVE UNIT E SAINT CLOUD FL 34771-8588

1	Account Number	9054872
	Current Charges Due 03/06/23	\$43.00
	Total Amount Due	\$43.00

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



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



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09054872 0000043003

C-22





kWh 29 days 74°F Avg kWh

BY:

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

## Clay Electric Cooperative, Inc.

A Touchstone Energy Cooperative

**PO Box 308** Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

KEEP

SEND

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



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

Account Number	9082120
Current Charges Due 03/06/23	\$1,437.00
Total Amount Due	\$1,437.00

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



**CLAY ELECTRIC COOPERATIVE** q **PO BOX 308** KEYSTONE HEIGHTS, FL 32656-0308 ╡╫┶┙╞┰╍ݿ╪┰┱┲┓┙┥┓┰┲╛┷┥┊╝┰╍╿╬╢╬╢╸┸╍┖┥╻╎╸╢╵║╹╠╫╫╢╹╎╹╠





E CAR	late Schedule Descript	ion	Meter No.	Readin	ng Dates To	Read Previous	lings Present	Multiplier	kWh Usage
GENE	RAL SERVICE-NON D	EMAND	152055950	01/11/23	02/10/23	33	34	1	1
kWh	Monthly Use 📰 📕	Monthly High 🥮	Monthly Low 🔵	Temp		Curren	t Service	Detail	
5				90 75 60 45 30 15	Access Charge Energy Charge Power Cost Ad FLA Gross Rec Clay Co Public Operation Rour Total Current (	justment eipts Tax Ser Utility Tax nd Up	1 kWh	@ 0.0813 @ 0.0500	\$27.00 \$0.08 \$0.05 \$0.70 \$1.08 \$0.09 <b>\$29.00</b>
2022 P	lease visit MyClayElect hth Last Month	ric for detailed This Mor Last Ye	usage history hth Avg Da	2023 aily High	#100 720.578	43		EIV 2 0 2023	S.
kWh 30 days Avg kWh 0	kWh 30 days Avg kWh 0	kWh 29 days Avg kWh 0		'4°F			ё 8 <u></u> ү:		U

KEEP SEND

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

## Clay Electric Cooperative, Inc.

A Touchstone Energy Cooperative 🔨

PO Box 308 Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



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

Account Number	9082351
Current Charges Due 03/06/23	\$29.00
Total Amount Due	\$29.00

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





#### 09082351 0000029003



	Rate Schedule Descript	tion	Meter No.	Readin	ng Dates To	Read Previous	lings Present	Multiplier	kWh Usage
GEN	IERAL SERVICE-NON	DEMAND	152016290	01/11/23	the second se	61	62	1	1
kWh	Monthly Use 📕 📕	Monthly High 🔵	Monthly Low 🔵	Temp		Curren	t Service	Detail	
6 5 4			-	90	Access Charge Energy Charge Power Cost Ad FLA Gross Rec Clay Co Public	justment eipts Tax		@ 0.0813 @ 0.0500	\$27.00 \$0.08 \$0.05 \$0.70 \$1.08
3 -			-	45	Total Current	Charges for th	is Location		\$28.91
2 1 2022 This M 30 da Avg k	I KWB	•	usage history nth Avg D ar	30 15 0 2023 Paily High	#100 920-578-	43	BY:	FEB 20	2023

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

## Clay Electric Cooperative, Inc.

A Touchstone Energy Cooperative

#### PO Box 308 Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



KEEP

SEND

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

Account Number	9143346
Current Charges Due 03/06/23	\$28.91
Total Amount Due	\$28.91

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







## APPROVED By Alex Boyer at 9:58 am, Feb 16, 2023

Check to make sure not a duplicate

Amenity-Access Cards

Invoice

Invoice #

AAAO619825

\$3,642.00

\$3,642.00

\$0.00

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

#### Bill To

Trailmark Drive Armstong CDD tvistarra@gmscfl.com 3645 Royal Pine Dr Orange Park, FL 32065

H- 75 220.572 341

Ship To Trailmark Drive Alex Boyer 805 Trailmark Drive - OFFICE Office Before 5:00 PM St. Augustine, FL 32092

Subtotal

Total

Sales Tax (0.0%)

Date

12/5/2022

P.O. Nu	mber		Terms	Due Date	Rep	Ordered On	Ship Via	
E-Ale	ex		Net 30	1/4/2023	JRL	12/5/2022	FedEx 2nd	Day
Quantity	ltem	Code		Des	cription		Price Each	Amount
	ORDENT PROSUR	LAS	Order Entered J Programming an PROSURLAS	nd laser etching	0.00	0.00T 565.00T		
500	CARHID	FOB-B	HID Controlled Access Key Fob - Blank -Additional Print/Programming Line Required CARHIDFOB-BLANK				6.12	3,060.00T
1	FREIGH		Shipping				17.00	17.00T
1	1       FREIGHT       Shipping         1       FREIGHT       Shipped On: 12/2         Total Shipment       Pack:         Tracking #: 39			t Weight: 5.35	) PM		0.00 <b>PECE</b> FEB 1 BY:	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.

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

Payments/Credits	\$0.00
Balance Due	\$3,642.00

VISION - EX		SULTS				
Armstrong Cor	nmunity Develop	ment District (GMS	3)		February 06, 2023	3
c/o GMS		# 38			Project No:	22401.00000
475 West Tow	n Place		13.311		Invoice No:	0206919
Suite 114	m 00000	510-				
St. Augustine,	FL 32092					
Project	22401.00000	Armstron (WA#9)	ig CDD-2022/202	3 General C	Consulting Enginee	ring Services
<b>Professional</b>	<u>Services render</u>	ed through Janua	<u>ry 28, 2023</u>			any annua among angga among padag padag manga panga panga pa
Task	01	General Consult	ing			
Professional	Personnel					
			Hours	Rate	Amount	
Project Ma	-		4.00	400.00	400.00	
Brecht	, John Totals	1/14/2023	1.00	190.00	190.00 190.00	
	Total Labo		1.00		190.00	190.00
	TOTAL POD	)r				130.00
			Current	Prior	To-Date	
Total Billin	-		190.00	0.00	190.00	
	ict Limit				6,000.00	
Remai	ning				5,810.00	
				Total	this Task	\$190.00
Task	ХР	Expenses		Total	this Task	0.00

Invoice Total this Period \$190.00



England - Thins & Miller, Inc. Englisers - Rawiers - Surveyors - GBS - Landscape Architects, 1475 CMSL Augustine Read - Jackson (Br. Fasha 2228) - HI 1944-642 49861 - Jac Shaff - Sec CA-00002584 LC-0000318

#### Evergreen Lifestyles Management, LLC 270 W Plant St #340 Winter Garden, FL 34787

Winter Garden, FL 34782 321-558-6500

#### BILL TO

ACCT# 110059797 Armstrong CDD GMS-SF, LLC Attn:Teresa Viscarra 5385 N Nob Hill Road Sunrise, FL 33351 INVOICE

DATE: 1/31/2023
INVOICE # ARMCD0123



tviscarra@gmscfl.com	
aperegrino@gmscfl.com	#20

VENDOR	DESCRIPTION	AM	AMOUNT		
AMEX Invoice Pkg 1					
1123	Amenity-Repair & Maintenance: Plumbing for Pool	s	397.62	330 3	72.46
1/23	Amenity-Repair & Maintenance: Plumbing back flow test	\$	40.00		41
			X	\$	437.62
	and the set part is a street	M	6.5		
11.7	AMEX 10% Free	320-578	491	\$	43.76

Subtotal \$

481.38

#### OTHER COMMENTS

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

TOTAL Due \$ 481.38

Make all checks payable to Evergreen Lifestyles Management, LLC

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

Page <u>1</u> of

## **CHECK REQUEST INVOICE**

	DATE:	1/24/2023
	INVOICE #	01242023
	DUE DATE:	ASAP
Evergreen Lifestyles Management LLC		
(Payable to)		
2100 S. Hiawassee Road, Orlando FL 32852		

Address, City, State, Zip (Mail to)

#### BILL TO

#### Name and No. of Association:

Armstong CDD

DESCRIPTION		GL CODE	AMOUNT
Greg Faulkner plumbing	Maintenance	Amenity-General Maintenance	397.62
A&L Irrigation	Maintenance	O&M-Repair & Maintenance	40.00
	+0.4		
lanan an	etter esternette enternet.	waanaana waxaanaa	

TOTAL DUE \$ 437.62

Approved by:

			JC	BINV	DICE
GREG FAULKNER PLUMBING INC. 2124 Palmetto St. MIDDLEBURG, FL 32068 (904) 282-5585				146	72
		CUSTOMERS ORDER NO.		DATE ORDERED	
		ORDER TAKEN BY		L/ 10 h	A.M.
BILL TO	John Woods - Grey Hunk	Δ	F	37-465	
ADDRESS	3645 Royal Pines D		- N	TECHANIC	ر . فيته سي
	Mange Park, FL		H	IELPER	
	ON OF WORK		an a		TRACT
1.00	show value, and Kened	enor a	Silc		1
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QUANT.	DESCRIPTION OF MATERIAL USED		PRICE	AMOUN	T
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	Sin Bress Nipple			10	19
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HOURS	NR MARKAN WA LAA MARKANA A MARKANA MARK				
1,75	MECHANICS @ 150	AMOUNT	TOTAL MATERIAL	s 135	12
·····	HELPERS @	26250	TOTAL LABOR	262	50
Lhereb	y acknowledge the satisfactory TOTAL LABOR		TAX		-
comple SIGNATU	tion of the above described work.	COMPLETED			ny commune per
	/		TOTAL	397	62

A&L Irrigation, LLC	PO Box 65595 Orange Park, FL 32065 904-838-9814 AandLIrrigation@gmail.c	#20751 om Proposal / Invoice / Warranty
Name: Armapos COD Address: 3645 Briget Pas D City: Oroge per State: FC Phone: (239) 465- 6311 Email: * Not responsible f	Ach Has Zip: for wiring not located by	Date:
NAILS ZU Secial# 34726	GIQQI Locard A	+ Enterner beste
1 CT 7 3 Z 3 CT 4 7.4 4 7.4 5 CT 6 b 8		
Possed		
	Br. aut	18.23 h: 244242
PLEASE NOTE	als valid for 15 days *	Parts Labor Total ³⁶ 40.00

## Evergreen Lifestyles Management

INVOICE

270 W Plant Street #340 Winter Garden, FL 34787

DATE: INVOICE # 1/30/2023 AdminProcessAMEX012023

BILL TO

1179- Armstrong CDD

DESCRIPTION	GL Code	Per Unit Cost	Quantity	AMOUNT
Administrative Processing Fees-Amex- January	1999	\$43.76	1	\$43.76
			Cubastal	£ 40 7/
			Subtotal Taxable	\$43.76 \$0.00
OTHER COMMENTS			Tax rate	<i></i>
		1	Tax due	\$0.00
Funds are drafted through ACH			Other	\$0.00
			TOTAL Due	\$43.76

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



APPROVED By Alex Boyer at 2:20 pm, Feb 28, 2023

Amenity-Security



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

904-254-1474

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

9042996115 tviscarra@gmscfl.com FEB 2 8 2023

Invoice Date: February 20, 2023 Payment Due: February 20, 2023 Amount Due (USD): \$1,749.00

Invoice Number: 484

E Pay Securely Online

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

Amount Due (USD):

\$1,749.00



#### Notes / Terms

Invoice for previous 2 weeks of service (14 days) February 6th, 2023 - February 12th, 2023 February 13th, 2023 - February 19th, 2023

APPROVED	
By Alex Boyer at 12:56 pm, Feb 27, 2023	
	Total D.

Amenity-Janitorial Supplies

Total Due:

INVOICE \$193.48

Invoice Number: 52013004903 Invoice Date: 2/27/2023 Due Date: 3/29/2023

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

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

City Wide Facility Solutions 4963 Beach Blvd

Jacksonville, FL 32207-4802

#62 230.572.464 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 da	ays		
Item #	Des	cription	Contract / Order #	Qty	Unit Price	Ext. Price
3340CLR16	33X40 LINER CLE 33GAL/250CT	EAR 16MIC		1	35.75	35.75
MF424824	SCOTT MULITFO 424814, 4000/CS	LDS, WHITE,		2	46.18	92.36
PTCENTERPUL L	CENTER PULL, W	VHITE, 6CT, 600'/RL		1	35.02	35.02
TPJRJUMBO	TOILET TISSUE J	IRT JUMBO 9" 12CT		1	30.35	30.35
				Subtotal: ales Tax:		<b>193.48</b> 0.00

Total Due: \$193.48

#### KUTAK ROCK LLP

**TALLAHASSEE, FLORIDA** Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

February 28, 2023

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Wire Transfer Remit To: ABA # First National Bank of Omaha Kutak Rock LLP A/C # Reference: Invoice No. 51851/2 Client Matter No. 1323-1

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

#6( 310-517.315



Invoice No. 3183172 1323-1

#### Re: General Counsel

For Professional Legal Services Rendered

	-			
01/05/23	K. Buchanan	0.80	268.00	Confer with district manager; perform meeting follow up
01/07/23	S. Sandy	0.30	115.50	Allocation of attorney time relative to legislative monitoring activities
01/08/23	R. Dugan	0.30	78.00	Prepare memorandum regarding statutory notice requirements
01/12/23	K. Buchanan	1.60	536.00	Prepare for and attend board meeting
TOTAL HOU	JRS	3.00		

TOTAL FOR SERVICES RENDERED

TOTAL CURRENT AMOUNT DUE

\$997.50

\$997.50

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



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

Invoice #101281 Invoice Date: 2/24/2023

APPROVED

By Alex Boyer at 12:58 pm, Feb 27, 2023

Amenity-Fitness Center Repairs

#### Invoice

Greyhawk - Armstrong CDD

Account #101323

			u).
Billing Address	3645 Royal Pines Dr Orange Park, FL 32065	Billing Contact	Alex Boyer
		Main Number	(904) 568-2568
1	22 30-572411	Mobile Number	
	10 5 12 161	Email	Aboyer@Evergreen-Lm.Com

#### **Service Information**

**Billing Location Information** 

Services	Qty	Rate	Price
3645 Royal Pines Dr, Orange Park, FL 32065			
2/24/2023 Repair - Parts at Shop LF TM SN: HTT104008 Replace: Speed control on Bullhorn and Lanyard	1.76 hours	\$70.00 / hour	\$123.05
LF TM SN: HTT104007 Replace: Incline Control on Bullhorn			
Product: LF - HHT TM - RT. BULL HORN - SPEED CONTROL - 1008489-0001 *	2.00 Ea	\$53.74 / Ea	\$107.48
- Product: LF - HHT TM - LFT. BULL HORN - INCLINE CONTROL - 1008488-0001	2.00 Ea	\$54.00 / Ea	\$108.00
<ul> <li>Product: LF - TM - HHT - Assembly: Tether -</li> <li>1002224-0000</li> <li>* TM Assembly: Tether (Estop)- 1002224-0000</li> </ul>	1.00 Ea	\$46.50 / Ea	\$46.50
- Product: Shipping Shipping is an estimate	1.00 Ea	\$30.00 / Ea	\$30.00
	Si	ubtotal:	\$415.03
	Та	ax:	\$0.00
	Тс	otal:	\$415.03

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

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

Bill To:	Alex Boyer 3645 Royal Pines Dr Orange Park, FL 32065	Account	[101323] Greyhawk - Armstrong CDD
	orango r ant, r E ozooo	Invoice #	101281
		Date	Friday, February 24, 2023
Remit To:	Southeast Fitness Repair	Amount Paid	
	14476 Duval Place West #208 Jacksonville, FL 32218	Check Number	

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



## **Outdoor Services**



## Invoice

Invoice#: 19725 Date: 02/28/2023

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

Description	#21	Quantity	Price	Ext Price
February Monthly Landscape Maintenance Co	mmon Areas	320.538.462 1.00	4,363.75	4,363.75
February Monthly Landscape Maintenance An	nenity Center	330.538.462 1.00	2,552.58	2,552.58
February Monthly Landscape Maintenance Ty	nes Blvd Extension	320-538-462 1.00	800.97	800.97
February Monthly Landscape Maintenance Ty	nes Greyhawk Phase II	320-538-462 1.00	2,233.41	2,233.41
February Monthly Landscape Maintenance Ty	nes Grevhawk Lakes	J20-538-464 1.00	1,160.20	1,160.20
February Monthly Landscape Maintenance Viburnam hedges Amenity Cen 370 516 4/2 1.00			87.00	87.00

Notes:

APPROVED By Alex Boyer at 12:55 pm, Feb 27, 2023

Invoice Total: \$11,197.91

Field-Landscape