

ARMSTRONG

Community Development District

APRIL 13, 2023

AGENDA

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

April 5, 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, April 13, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Public Comment (*regarding agenda items listed below*)
- III. Organizational Matters
 - A. Appointment of New Supervisor(s)
 - B. Oath of Office for Newly Appointed Supervisor(s)
 - C. Election of Officers, Resolution 2023-06
- IV. Approval of the Minutes of the March 16, 2023 Meeting
- V. Discussion of Fiscal Year 2024 Budget (approve proposed budget May 11, 2023)
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer – Ratification of CEI Fee Proposal for Phase 2 and Phase 3
 - C. District Manager
 - D. Facility Manager
 - 1. Report

2. Monthly Quality Inspection Report

VII. Supervisor's Requests and Audience Comments

VIII. Financial Reports

A. Financial Statements as of March 31, 2023

B. Check Register

IX. Next Scheduled Meeting – May 11, 2023 @ 3:30 p.m. at Plantation Oaks Amenity Center

X. Adjournment

THIRD ORDER OF BUSINESS

A.

CAMERON BROWN

3833 Heatherbrook PL Middleburg, Florida 32068 | 303.501.4637 | CamChrisBrown@gmail.com

April 2, 2023

Greetings Armstrong CDD Members:

This letter is to formalize my interest in filling the supervisor vacancy in the Armstrong CDD. My name is Cameron Brown and I have lived in the community that Armstrong oversees for over a year now. I have watched closely at the community that the CDD took part in developing since late 2019 and knew that I wanted to be a part of what was built. In 2022 I was able to make that happen and purchase a home that is part of the CDD. Most of you have seen me at many of the CDD meetings since I closed on my house in March of 2022. I have a vested interest in the community and want to help it grow and continue to develop far into the future. For almost a year I have also served on the HOA board for GreyHawk and recently became Vice President of the board. I believe I have been an asset to the GreyHawk HOA by being a versatile problem solver over the past year.

Some information about my background is that I have owned an IT consulting business for the last 7 years. Over this time, I have learned how to successfully run a business while being able to serve my clients and have general business success. I believe being a business owner would make me an asset to the CDD by already having first-hand experience on how to deal with contracts, vendors, and accountability when necessary.

A bit of my personal side is that my husband and I moved here a little over 5 years ago now and fell in love with the northeast part of Florida. Our first year we found the Oakleaf area and have stayed here since after looking at a ton of areas all over the state of Florida. Seeing the potential for the area I believe has huge growth and success in its future.

I have also attached my resume for your review and appreciate your consideration for the open position. I will be at the scheduled meeting to discuss any questions you have.

-Cameron Brown

Cameron Brown

3833 Heatherbrook Place Middleburg, FL 32068 | (303) 501-4637 | CamChrisBrown@gmail.com

Professional Experience

Experienced and results-driven business owner with a proven track record of delivering world-class technical support and optimizing business operations. Skilled in utilizing advanced software suites to provide advanced technical support, leading teams to achieve company & client goals. Adept at developing innovative solutions to complex technical problems, enhancing team productivity, and increasing client satisfaction and loyalty. A passionate learner, continuously enhancing technical knowledge and skills to provide cutting-edge solutions to business challenges.

Areas of Expertise

- *Technical Support & Troubleshooting*
- *Client Service & Relationship Management*
- *Business Operations & Development*
- *Team Leadership & Management*
- *Process Improvement & Innovation*
- *Logistics & Operations Coordination*
- *Interpersonal Communication & Collaboration*
- *Detail-Oriented Quality Control & Inspection*
- *Business Accounting Management*
- *Strong Work Ethic & Time Management Skills*

Professional Experience

CEO | Tek Country – Florida & Colorado | July 2016 – Present

- Create a business from the ground up by building a professional client base.
- Complex business problem solving in order to grow the business and have high client satisfaction.
- Leverage advanced technological ability to solve complex problems and push for business growth.
- Serve as a reliable point of contact for clients, consistently delivering world-class technical support and developing lasting relationships that enhance client loyalty.
- Continuously enhance technical knowledge and skills, attending training sessions and keeping abreast of emerging technologies to provide innovative solutions to complex technical problems.
- Collaborate with team members to streamline processes and improve customer support delivery, positively impacting team productivity and customer satisfaction.
- Manage employees by teaching them how and why a solution is important in the IT workspace.
- Advanced understanding on how to run a business efficiently and profitably.
- Consistently looking how to grow business by always researching and thinking of improvement.
- Owning the business allows for knowledge expansion on the business and technological side.
- Working with contracts for vendors and other business-related tasks.
- Lead collaborative teams for remote workforce technology solutions.

Education

Colorado University, Denver CO – Associate In Computer Science | Aug 2015 – May 2017

- Dual enrolment while in high school in order to advance my knowledge to get ready for after school career.
- Demonstrate my ability to learn and go above and beyond in order to grow myself.
- Business management courses also taken to achieve long term business abilities.

Mountain Range High, Westminster CO – High School Diploma | Aug 2014 – May 2017

- Demonstrated a strong passion for business and computer skills, enrolling in a range of courses that enhanced my knowledge and skills in these areas.
- Participated in DECA, developing and applying practical skills in marketing, sales, and customer service, and gaining valuable leadership experience.
- Achieved a high level of academic success, maintaining a GPA of 3.5 and earning recognition for outstanding academic achievement.

Relevant Skills

- Applies initiative and independent judgment within established procedural guidelines.
- Able to organize own work, set priorities, and meet critical deadlines; works independently without direct supervision.
- Contributes effectively to accomplishing team and work unit goals, objectives, and activities.
- Demonstrate effective written and oral communication and verbal skills to effectively communicate with guests, visitors, and staff.
- Positive, can-do attitude, excellent problem-solving skills, and ability to think quickly on feet when problems arise.

Misc. Achievements

- GreyHawk HOA Board Member 2022-Present
 - Establish a partial resident board while in transition from the developer to the homeowners. Look at policies and help grow the community in order to help its future growth.
- American Council Of Engineering Companies IT Committee Member 2020-2022
 - During COVID to address work from home related business matters. Developed and helped multiple companies with their remote workforce that were not prepared for a remote environment.
- Cyber Security Maturity Model Certification (CMMC) Volunteer 2022
 - Helped analyze business cyber security structures and how it will have to change in the upcoming years in order to stay safe in the modern IT world.
- DECA Colorado Board Member 2015-2017
 - Run business development conferences for high school students to simulate real world business conversation and problem solving.
- Tax Help Colorado Volunteer 2016-2018
 - Prepared taxes for low-income individuals in the local community as part of an accounting course provided by CU Denver.

Ms. Sweeting,

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

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

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

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Best regards,



Dr. Jeffrey M Deal, DCS
Doctor of Computer Science

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

jeff@dealcotech.com | 619.788.2138



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

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 (HIPAA) frameworks.

Skills & Abilities

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

Education

COLORADO TECHNICAL UNIVERSITY

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

COLORADO TECHNICAL UNIVERSITY

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

COLORADO TECHNICAL UNIVERSITY

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

Certifications

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

Experience

Senior Information Security Engineer

Teachers Insurance and Annuity Association (TIAA)

Jacksonville, FL | Oct 2022 - Present

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

Senior Network Security Engineer

Naval Telecommunication Area Master Station Jacksonville

Jacksonville, FL | Sep 2019 – Oct 2022

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

Senior Network Security Engineer

Office of the Chief of Naval Operations Det Point Mugu

Point Mugu, CA / Jun 2016 – Aug 2019

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

Network Engineer

Navy Region Southwest San Diego

San Diego, CA / Jun 2013 – Aug 2016

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

Network Security Administrator

Naval Telecommunication Area Master Station Rota

Rota, Spain / Jun 2011 - Jun 2013

- Lead design engineer in organization network training range of 40 network devices for 22 junior engineers teaching EIGRP, OSPF, MPLS, and BGP routing solutions, streamlining training, and increasing productivity by 44%.
- Responsible for maintaining and troubleshooting 140 customer trunk links and providing networking services to fleet operational units.
- Coordinate with the security manager to ensure network infrastructure follows NIST 800 SP, PCI-DSS, and HIPPA governing policies.
- Prepared over 150 artifacts for the organizations 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 Assault position and an Equal Opportunity position while active duty. I was selected to be a command Ombudsman at one of my husband's commands.

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

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

COL VANESSA M. WILLIAMS (RET)

1866 Amberly Dr.

Middleburg, FL 32068

904-485-0170

vanessa.williams@yahoo.com

BUSINESS DEVELOPMENT / OPERATIONS / PROGRAM ADVISOR

Highly accomplished professional with 30+ years of expertise in leadership, team building, management, strategic planning, and executing all facets of logistics operations. Proven leader in uniquely challenging settings with a history of achievements in large, diverse, complex organizations.

Selected Areas of Expertise

- Program/Project Management
- Executive Leadership/ Development
- Team Building / Mentoring
- International Relations/Advising
- Contracts Negotiation /Procurement
- Budget Planning and Analysis
- Logistics and Acquisition
- Strategic Planning & Analysis
- Logistics Operations / Management
- Customer Engagement/Service
- Global Performance Monitoring
- Business Process Improvement
- Master Facilitator/Planner
- Financial / Resource Management
- Supply Chain Management
- Global Coalition Building
- Classroom Management
- Cross-Functional Team Leadership
- Government Agency Relations

Versatile Leadership: Collaborative, hands-on management style with a proven track record in leadership, team building, negotiations, and crisis management. Winning team builder; expert at developing personnel and maximizing organizational productivity. Adept at establishing goals and inspiring team achievement. Team player, results-oriented leader who holds self and others accountable for actions. Extensive experience in providing an environment conducive to all individuals' intellectual, social, and emotional development.

Business Development: Formulated policies and administered programs to expand government and commercial business enterprises domestically and globally. Built trusted relationships and alliances with foreign governments and military organizations and identified potential sales opportunities. Created robust connections with customers and business stakeholders to help organizations obtain better brand recognition and financial growth. Coordinated with sales teams to develop mutually beneficial proposals.

Logistics Operations & Interagency Collaboration: Planned, implemented, and controlled the efficient flow of equipment and services from the point of origin to stakeholders, customers, and international and interagency partners.

PROFESSIONAL EXPERIENCE & ACHIEVEMENTS

CLAY COUNTY SCHOOL DISTRICT, GREEN COVE SPRINGS, FLORIDA

08/2022–05/2023

Teacher, Exceptional Student Education/VESC/Emotional/Behavior Disorders (EBD)

Scope and Responsibility: Directly responsible for programming and planning for the educational, behavioral, and social needs of varying exceptionalities and self-contained students with or at risk of emotional or behavioral disabilities. Developed and implemented Individual Education Plans (IEPs), Functional Behavior Assessments (FBA), and Positive Behavior Intervention Plans (PBIP). Collected school-based data, tracked student progress to make decisions, and developed and evaluated instruction and interventions in academic and behavioral areas.

Accomplishments: Used data to improve students' (200-point accumulative gain) performance on state-administered and district benchmark testing. **Decreased** student referral and weekly behavior assessment progress monitoring by 50%. Demonstrated ability to infuse technology into the curriculum resulting in a 25% increase in math and reading scores on progress monitoring tests.

TRADE AND WIN LLC, MADISON, ALABAMA

09/2021–08/2022

President, Owner

Scope and Capability: Start-up veteran-owned company providing consulting and contracting services stateside and globally to customers seeking entry into government contracting services and solutions.

DATRON WORLD COMMUNICATIONS, VISTA, CALIFORNIA

05/2017–09/2021

Director, U.S. Government, Business Development

Scope of Responsibility: Reported directly to the Senior Vice President of Sales and Marketing. Managed and developed all U.S. Government business. Advised International Sales Representatives in Europe, Asia, Africa, the Middle East, and Latin America on marketing, branding, and sales strategies. Crossed-trained sales team on security assistance and Foreign Military Sales protocols. Executed all foreign military and direct commercial sales cases. Developed and implemented programs that increased engagements and sales by 30 percent. Collaborated with international partners, embassies, and major US/international government integrators to meet priorities and build partner capacity.

Accomplishments: Successfully planned, programmed, budgeted, and delivered a 50-million-dollar contract for radio equipment and repair parts to a partner nation. Awarded a four-year government contract for radios worth 495 million dollars. Secured six new strategic customers (foreign militaries), culminating in 10 million dollars in radio orders. Negotiated a one-year 1-million-dollar field service contract with NATO for radio operator training and maintenance.

UNITED STATES ARMY SECURITY ASSISTANCE COMMAND, REDSTONE ARSENAL, ALABAMA

10/2010–04/2017

Senior Country Program Manager (CPM)

Scope of Responsibility: Managed five foreign military sales countries' security assistance, cooperation, and excess defense articles program totaling over 10 billion dollars. Wrote letters of offer and acceptance, negotiated contracts, prepared congressional notifications, and arranged deliveries of critical materials, services, and training. Conducted program management reviews and consulted with major Army commands and foreign government representatives about budgetary and financial requirements. Briefed Customers and senior leadership on special assignment airlift missions for equipment deliveries and all matters related to case statuses and execution.

Accomplishments: Successfully planned, processed, and executed delivery of 250+ foreign military sales cases totaling over 100 million dollars and within budget. Spearheaded and initiated the timely preparation of (30) Congressional 36(b) Notifications, (10) diversion requests, and (50) Sole Source Packages for over 3000 pieces of Excess Defense Articles, which included coordination and correspondence of multiple Department of Defense agencies and other Logistics Commands.

U.S. ARMY CENTRAL COMMAND, MACDILL AIR FORCE BASE, FLORIDA

01/2010–09/2010

Senior Strategic Planner/Foreign Military Sales (Active Duty)

Scope of Responsibility: Managed a 15-billion-dollar portfolio of countries (foreign partners) receiving security assistance and excess defense articles. Executed all security assistance and foreign military sales cases according to policy and procedures. Wrote letters of offer and acceptance, negotiated contracts, prepared congressional notifications, requested diversions, and secured special assignment airlift missions for equipment deliveries. Briefed senior officials at the Department of State, Defense Security Cooperation Agency, and U.S. Security Assistance Command on all matters regarding case statuses and execution.

Accomplishments: Successfully developed a foreign military sales tracking system that provided visibility of cases from initiation to closure for senior leadership tracking and situational awareness. Facilitated the shipment of eighteen thousand pieces of high-priority mission essential equipment worth 20 million dollars from stateside to overseas, on time and without any losses.

EDUCATION & SELECTED PROFESSIONAL DEVELOPMENT

Professional Educator's Certificate, Business Education (# 873516), Grades 6-12, Expiration, 6/30/2025
 Life Cycle Logistics Certification, Defense Acquisition University, Huntsville, AL, 2017
 School Administration/Educational Leadership, (Courses), University of Phoenix, Tempe, AZ, 2016
 Florida Educational Leadership Examination (FELE) Completed, Tallahassee, FL, 2010
 Associate, Logistics Executive Development Course, Fort Leavenworth, KS, 2006
 Master of Arts, Teaching Educational Technology, Webster University, St. Louis, MO, 2005
 Masters, Advanced Military Studies, U.S. Army Command, and General Staff College, Fort Leavenworth, KS, 2005
 Construction Management Certification, University of California, Hayward, CA, 1999
 Signal Officer Basic/Advanced Course, Fort Gordon, GA, 1998
 Logistics Operations, (Quartermaster) Officer Basic/Advanced Course, Fort Lee, VA, 1989/1993
 Bachelors, Business Management Information Systems, University of Houston, TX, 1987

ADDITIONAL RELEVANT EXPERIENCE – ACTIVE DUTY

(COL), SDDC Senior Transportation Liaison Officer (LNO), US Army Material Command (AMC), 11/2014 to 12/2015
 (LTC), Senior Reserve Liaison Officer (LNO), US Army Central Command (CENTCOM), 01/2009 to 12/2009
 (LTC), Chief of Staff/Executive Officer, US Army, HQDA (Pentagon), 09/2007 to 12/2008
 (LTC), Team Chief, Army Operations Center, US Army, HQDA (Pentagon), 07/2006 to 08/2007

OTHER TEACHING EXPERIENCE

Joseph Stilwell Middle School – (Duval County) – Technology Resource / Math Teacher, 2002-2005

JOB-RELATED TRAINING / EXTRACURRICULAR

Robotics (STEM) Coach – First Lego League – Runner-up and Coaching Award (Jan/2023)

Clay County School District Ethics Training Program (Dec/2022)

Exceptional Student Education/Students with Disabilities (ESE/SWD) Training (Oct/2022)

Assessing the Progress of Young Children with Special Needs Course (May/2022)

Master Facilitator / Small Group Discussion Training Course

COMPUTER PROFICIENCY

Microsoft Office (Word, Excel, PowerPoint, Outlook) and all social media platforms

WordPress, Adobe Creative Suite, Canva, Blackboard

Google Chrome (Google Classroom, Pear Deck, iReady, Lexia, Penda, Prodigy)

SECURITY CLEARANCE

Current Top Secret clearance (reinvestigation completed May 2019)

C.

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 April 13, 2023 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Marilee Giles</u>	Secretary
<u>Marilee Giles</u>	Treasurer
<u>Daniel Laughlin</u>	Assistant Treasurer
<u>James Oliver</u>	Assistant Treasurer
<u>Darrin Mossing</u>	Assistant Treasurer
<u>Howard McGaffney</u>	Assistant Treasurer
<u>Daniel Laughlin</u>	Assistant Secretary
<u>James Oliver</u>	Assistant Secretary
<u>Darrin Mossing</u>	Assistant Secretary
<u>Howard McGaffney</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 13TH DAY OF APRIL, 2023.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, March 16, 2023 at 10:00 a.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Liam O'Reilly	Chairman
Kendrick Taylor	Supervisor
Christine Bowen	Supervisor
Jorge Vergara Molero	Supervisor

Also present were:

Marilee Giles	District Manager
Wes Haber	District Counsel by telephone
Katie Buchanan	District Counsel by telephone
Scott Wild	District Engineer by telephone
John Woods	Evergreen
Alex Boyer	Armstrong CDD Facility Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 10:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

A resident stated I looked for the current minutes on the website.

Ms. Giles stated item 4 is approval of the minutes and once they are approved, they are placed on the website.

A resident stated we were here last week at 3:30 because that was on the website. Luckily I went on and saw this particular date and time. In the future can you put the correct meeting date and time on the website?

Ms. Giles stated I apologize for that.

THIRD ORDER OF BUSINESS

Organizational Matters

Ms. Giles stated I received an email from Mike Taylor and at this time I look for a motion to accept his resignation.

On MOTION by Mr. O'Reilly seconded by Mr. Vergara Molero with all in favor Mike Taylor's resignation was accepted.

A. Appointment of New Supervisor(s)

This item tabled.

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

This item tabled.

C. Election of Officers, Resolution 2023-06

This item tabled.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the February 9, 2023 Meeting

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the minutes of the February 9, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Capital Reserve Study

Ms. Giles stated there are three proposals to conduct a capital reserve study in the agenda package. They will come in look at all the assets and lay out a 30-year plan, year by year to repair or replace those assets. They will also tell you year by year how much to put into your capital reserve fund. Right now the district doesn't have a capital reserve fund, which is typical of a younger district. The three proposals are from Community Advisors for \$4,000, Reserve Advisors for \$5,550 and Reserve Study Institute for \$2,200. You don't have to do a capital reserve study, but it is recommended by your staff.

Mr. Vergara Molero asked what are the benefit of a capital reserve study?

Ms. Giles stated a capital reserve study is a lengthy study done on your district and I will relate it to your home as I talk about it. A capital reserve fund is similar to a savings account in that you know your roof is getting old and you are going to have to replace it, your appliances are getting old and you have to replace them. A team of certified engineers go through the district,

looks at every asset in the district, the pool, fencing, playground equipment, all the assets and lays out the life of that asset over 30 years, what you anticipate having to repair or replace each one of those assets. It also lays out over that 30-year period how much money in each of the year columns that you need to set aside to repair or replace that particular asset. It does take into account interest and inflation. This would be our first reserve study and it would have the 6.5% inflation rate we are at now, which is good for this district because most of the reserve studies are at a 2% inflation rate. About every five years staff will recommend that you do an update to the reserve study. Staff recommends that you have one because it helps us anticipate how much to set aside in your capital reserve fund. This district was established in 2016, it is turning over to a resident board and it is normal to not have a capital reserve fund set up yet because it has mostly been developer funding over the last five years. Last year was the first year the developer did not fund the district in part.

Mr. Boyer stated for those who have been more involved from the beginning we are always playing catchup. If you look at your current budget you don't have enough to focus on repairs and preventative maintenance in the same fiscal year. We have had fan issues and umbrella expenses that you have incurred. You now have the ability to make choices and in order to give you that opportunity you are going to need funds to do so. We have to find a way to make sure you know how we are taking care of what you have and how you build additional funds to make adjustments to your community. This reserve study helps us as well as you to educate and make sure the community understands it is not cheap. We are getting to a point that in the next three years the pool pumps are going to have to be replaced. In another district the pump system for the sprinkler system has gone down. It helps everyone be prepared for these repairs and replacements.

Ms. Bowen stated I think we should table this because I don't know that we have \$5,000 in this year's budget but the numbers are good to look at going into next budget to plan for next year.

Ms. Giles stated you would pick one of those three to conduct the study, you don't necessarily have to pick the \$5,500 one. I checked with the accountant since funds are very tight and she recommended we take it out of the field contingency line, there is \$3,000 in that line right now. Depending on which reserve study you picked that is the budget line it would come out of. You can table it. We will approve our budget at the May 11th meeting. If the reserve study is completed after the May 11th date you wouldn't start setting aside capital reserve funds until FY25.

Without the reserve study the board could come up their own amount, just estimate. Let's say the study comes back and suggests you set aside \$50,000; you could recommend a lower amount.

Ms. Bowen asked if we choose one today, what is the likelihood of getting it back in time for the budget to implement it for next year?

Ms. Giles stated of those three they usually take about 45 days. They said how long it would take to complete it.

Ms. Bowen stated it was 4-6 weeks after the site visit.

Mr. O'Reilly stated generally I would be supportive of doing this and I have worked with two of the three companies. Any of them would be fine. In my experience these reserve studies are extremely conservative and when you get the report it scares everybody.

Mr. Vergara Molero asked if we chose Community Advisors where would we get the other \$1,000 from?

Ms. Giles stated I would have to work with the accountant because as you look at the financials, in the administrative section there is \$7,000 as of now that we haven't used as projected, but in the field section we have overspent by \$9,000, there is \$4,000 left in the amenity section. Overall the district for the remainder of the six months doesn't have a lot of wiggle room. If you are leaning towards Community Advisors I would reach out to the accountant before reaching out to Charles Sheppard.

Mr. Vergara Molero stated we can't contract for more than we have, see if he will do it for \$3,000.

Mr. O'Reilly stated if he won't lower his price the board can still put some amount of money in the upcoming budget to go into capital reserves.

On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor the proposal from Community Advisors to prepare the capital reserve study was approved contingent upon negotiating the price down to \$3,000 and as an alternative to pay \$3,000 in this budget year and \$1,000 in the upcoming budget year and if that is not possible then go with Reserve Study Institute in the amount of \$2,200.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2024 Budget (approve proposed budget May 11, 2023)

Ms. Giles stated Alex and John have a list of the larger agreements that are set to expire. They all expire throughout FY24 and I believe they have started to move forward on some of those. What staff needs from the board is guidance of how to proceed. We can talk about the agreements that are set to expire, do you want to go out to bid, do you want us to gather proposals, do you want us to contact each of the vendors to see if they will stay on.

Mr. Boyer stated as of now no one is increasing fees for the next fiscal year other than janitorial services. They are working on updating their agreements for the new timeline we have discussed. Tree Amigos is not going to do an increase this upcoming fiscal year but they are going to propose a three-year agreement with a 2% increase for fiscal year 2025 and 2026. We are getting all the contracts in line with the fiscal year.

Security they are currently not but they may say that they need an increase. They are on the fiscal year.

Ms. Giles stated they are good until September 2024.

Mr. O'Reilly stated keep in mind the contracts have a 30-day termination clause so you are not locked into a contract.

Mr. Vergara Molero asked do we have a daily inspection or how do we keep track of what they are or not doing their job?

Mr. Boyer stated we have a site representative I keep in contact with.

Ms. Giles stated the landscape agreement is the one that has a requirement for a monthly quality inspection report. Alex, will security provide anything we can present to the board at the next meeting?

Mr. Boyer stated we can ask for that. I have emails from everyone saying, no increase. The only one with an increase is janitorial.

Ms. Giles stated the only other agreement we haven't discussed is amenity management and operations management and we will need to know about that one moving forward.

Mr. Boyer stated since there is an increase in janitorial and they have not improved since Christmas and appear to have staffing issues, we have started collecting proposals.

Mr. Vergara Molero stated there was an item we talked about the last time that should be coming out of the CDD budget and not the HOA budget.

Mr. Boyer stated John's time is being billed out of the HOA; that should definitely be moved.

Ms. Giles stated that one expires May 1, 2023 with one renewal so it expires May 1, 2024.

Mr. Boyer stated so the board is aware your current management agreement is a subcontract with the HOA. Essentially the HOA manages the oversight of staff for the CDD. If you would move that you would have an actual proposal for a CDD amenity management agreement, which would separate your fees between HOA and CDD.

Mr. Vergara Molero asked will that increase the fee?

Ms. Giles stated yes.

Ms. Bowen stated the HOA is paying Evergreen and the amenity management falls under that.

Ms. Giles stated yes.

Mr. Vergara Molero stated I want to make sure that now we have a clear understanding of the implications of moving one line item.

Ms. Bowen stated we initially thought it should be under here because of the CDD related but when we found out more information about it being under the management I'm not opposed to keeping it on the HOA side especially if it is not going to cause increases on the CDD side.

Mr. Vergara Molero stated it is all about not having to increase assessments if it is not needed.

Mr. O'Reilly stated we structured it that way because the HOA was operating in a surplus and the CDD was not. Rather than increase dues if the HOA could pay for those services out of the HOA dues it worked out fine. If you move it to the CDD at the end of the day if you increase one and decrease the other it is probably a wash. It was more about convenience and organization than it is about dollars. If you flip it to the CDD the assessments will have to go up.

Ms. Giles asked is that an agreement you are looking into also because that expires in 2024.

Mr. Boyer stated I am not personally looking into it. It is an HOA agreement and that would come from Brian on the HOA side. It is not a CDD agreement that is why I did not look into it. If you want us to put together a proposal for the CDD and take it out of the HOA we can do that.

Ms. Giles stated that is not what I'm proposing. We just need to follow-up with the HOA. Is the HOA going to continue down this path or on May 1st in the middle of our fiscal year are they going to say we don't want to do this anymore?

Ms. Bowen stated it is now a resident board and we are meeting next week to establish our first meeting. Once we schedule the meetings we will be talking about budgets and that conversation is going to happen.

Mr. O'Reilly stated one idea to give the HOA some time to make a decision, you may want to include it in the CDD draft budget because you can approve a budget at a higher amount and then when you can lower it when you actually adopt the budget.

Mr. Taylor stated I think we should include it in our draft budget. That will give the HOA time to figure out their structure and how they are going to operate. If they choose to keep the status quo we can remove it from our budget.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

1. Work Authorization No. 10

Ms. Giles stated the \$6,000 estimated fee is consistent with the budget.

Mr. Wild stated the scope of work is our general consulting, attending the meetings, preparing requisitions and process them and so forth. This is to adjust the hourly rates for the rest of the fiscal year.

On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor work authorization no. 10 in the amount of \$6,000 was approved.

2. Ratification of Requisition No. 101

On MOTION by Ms. Bowen seconded by Mr. Vergara Molero with all in favor requisition 101 payable to Eisman & Russo in the amount of \$220.11 was ratified.

C. District Manager

There being none, the net item followed.

D. Facility Manager**1. Report**

Mr. Woods gave an overview of the report, copy of which was included in the agenda package.

2. Proposals for Message Board

This item tabled.

3. Proposals for Pool Cleaning

Mr. Boyer stated the proposal from Crown does not include chemicals, the proposal from Pool Troopers does include chemicals. Crown is still providing chemicals, but the new proposal does not include chemicals. If they were putting in the proper amount of chemicals with each service, we would not be having the problems we are having.

Ms. Giles stated let John and Alex work the numbers with Pool Troopers if you want to implement this in 30-days because that is definitely overbudget. As the months go by we will see how much we can free up from other line items to cover this. That could be board guidance you can approve in substantial form, direct staff to work with Pool Troopers and come back to the next meeting and give you the option to talk through on the termination.

Mr. Taylor stated if they are confident that they can maintain our pool so that we are not having health violations we know the current company cannot do that so I would like staff to approach them and see if they can come down a little bit this fiscal year with the goal of next year we will budget the \$1,650.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the proposal from Pool Troopers in the amount of \$1,650 per month was approved for fiscal year 2024.

On MOTION by Mr. O'Reilly seconded by Mr. Vergara Molero with all in favor Supervisor Taylor was authorized to work with staff on a cost from Pool Troopers for the balance of fiscal year 2023 with a target of \$1,150 and then to give Crown Pools the 30-day notice.

4. Monthly Quality Inspection Report

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. O'Reilly asked is there any balance in the debt service reserve funds that can be released?

Ms. Giles stated I will check.

Mr. Haber left the telephone conference at this time and Ms. Buchanan joined the meeting by telephone conference at this time.

Ms. Buchanan stated I know what you are asking, but there are probably no funds left.

Mr. O'Reilly stated as an update on Phase 2 and 3 paving, we did our inspection with the county, in the Lennar section you have seen all the curb repair being done. Lennar did that on their own accord, they cooperated. Richmond American was not as cooperative so we are doing it ourselves and will back bill Richmond American for their curb repairs that happened during home construction. We are hoping that within the next 60-days those curbs will be repaired and we can do the final lift of asphalt as we did in Phase 1. Our development team is telling me 60 maybe 90 days depending on paving crew timing. When the paving is scheduled I will give plenty of notice to Marilee and Alex and get it on the Facebook page to remind everybody that you can't park on the street for that day.

Ms. Bowen stated on the Lennar side we have paver driveways and some pavers were smeared with the concrete, some were cut into. We were told that if there were any damaged pavers they are going to be replaced. What is the process for that?

Mr. O'Reilly stated the contractor that did it we will make them go back and do that. I could have my development team do a walk through on everything and make a list of the addresses that need to be repaired and have the contractor go back in.

Mr. Vergara Molero stated we were talking about what other districts in the area might or might not do throughout the year to facilitate at least one or two meetings on a different schedule. I would like us to consider specific meetings that are after hours.

Mr. O'Reilly stated I'm not opposed to that.

Ms. Giles stated we will approve the FY24 schedule but there are two budget meetings, an approval in May and adoption in July and if you want to use those two as your night meetings we

can do that and that will give staff an opportunity to look at our schedules to make sure it doesn't conflict.

Mr. Vergara Molero stated I would like to have one in the second quarter and budget adoption.

Mr. O'Reilly stated I suggest the late meetings only require participation by Marilee and district counsel.

Ms. Giles stated if it is a light agenda you don't have to have the engineer call in. A lot of our districts that are established the engineer doesn't call in. We will still budget the engineer line but if he doesn't need to attend we don't have him on the line. Sometimes he will drop off to save the district some money. You are looking at the January/February/March timeframe and the budget adoption.

Ms. Jackson stated you were discussing capital reserves, is that the same as the operating reserve?

Ms. Giles stated no, the operating is the O&M, operations and maintenance.

Ms. Jackson asked are you saying we don't have anything at this time and you need to build it up.

Ms. Giles stated correct.

Ms. Jackson stated the companies you discussed, I think you decided on Community Advisors. Are they looking at every last asset to determine the life cycle so you budget going forward?

Ms. Giles stated yes. They will generate a 30-40 page report with all those assets listed.

Mr. O'Reilly stated when you get that list I suggest you go through and delete things on that list because if you reserve for every single little tiny thing it will cost a fortune.

Ms. Jackson asked are the financials posted?

Ms. Giles stated yes on the website there is a section for the agenda and the financials are part of that document.

Ms. Williams asked since you are going to be paving are you going to put speed bumps in because of the speeding?

Mr. O'Reilly responded no. The CDD is obligated to do the final lift of paving to finish the road. It is a county road and you can request through the county to have speed bumps. In my

experience they are pretty opposed to speed bumps. If you feel there is an area that is worse than others you can request that of the county.

Ms. Williams stated you mentioned the assessments we pay to the CDD there is an O&M and capital reserve, two budgets.

Ms. Giles stated it is the same budget and they both fall under the general fund. I will show you after the meeting. The operation and maintenance takes care of the daily stuff and the capital reserve fund is also under that same general fund that is part of the assessment.

Ms. Williams asked how do you allocate a percentage of the assessments that we pay?

Ms. Giles stated there is an allocation of what each resident pays, it shows how many homes and I will show that to you after the meeting. Sometimes it is based on lot size.

Mr. O'Reilly stated this district is the same for every lot for O&M.

Ms. Bowen stated there are two bonds, Phase 2 & 3 are under the 2019 bond and you have the O&M and debt assessment, there are two portions to your CDD assessment. I will forward that document to you and that will answer your questions.

Ms. Giles stated the bonds are a little different.

Ms. Williams stated John is on site and Alex is his supervisor. They are supposed to supervise the contractors but there is a lot of debris by the pond and they don't mow that. Is anybody watching them so there is consistency because that is not happening.

Mr. Woods stated we got on that builder to take some of that trash out of there.

Ms. Williams asked can you make sure the landscapers take care of that since that is a big part of our budget?

Ms. Giles stated he pointed out that there is a builder there. A lot of times it is the builder's debris that is in the pond and if someone let's John know there is a lot of construction debris he can reach out to that builder and have it taken care of. As to the other debris if the residents let him know he can take care of that.

Ms. Williams asked how are the complaints handled? What is the turnaround?

Ms. Giles stated we don't answer HOA complaints and we tell the resident to take it up with them. If it is on the CDD side, staff is available Monday through Friday, we would like to hear about issues Monday through Friday so that we can more quickly address it. If the resident waits until the meeting they are usually upset by then because it is an older complaint but we just let John or Alex know if it is an operation issue.

Mr. Vergara Molero stated all of our contact information is on the website and we can't communicate with each other but we can try to handle the issues.

Mr. Boyer stated you can email me, John or Marilee and we will address your CDD concerns.

Mr. O'Reilly stated Marilee Giles is with the management company that manages the CDD especially on the financial side. Her email is on the website. If you have a generic CDD complaint or question she is the best one to contact. If it is something she cannot answer or is not something is CDD related she will direct you elsewhere. If you feel that you are not getting responses then I encourage you to email or cc the supervisors but the supervisors are not managing the day to day business. They are not going to know financial information off the top of their head. Marilee and the company she works for is the prime point of contact for CDD business.

Ms. Williams stated we are leasing the equipment for the amenity center. Is there a reason you lease?

Mr. Boyer stated it is a lease to buy.

A resident asked does anyone monitor the speed of cars coming through? Is there a concern about health with the pool?

Mr. Taylor stated speeding has been an issue and the district can't police that, it is the county who does that. I suggest you take that up with the county sheriff. The more people who do that we may get more response from the sheriff. We have had issues where the health department has closed the pool until the chlorine gets back in balance. That is an issue with the current pool company and that is what we are addressing now.

A resident asked do we have security?

Mr. Taylor stated we do have security, it is not 24/7 and it is just for the amenity center.

Mr. O'Reilly left the meeting at this time.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of February 28, 2023

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

B. Check Register

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

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – April 13, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting will be held April 13, 2023 at 3:30 p.m. in the same location.

On MOTION by Mr. Vergara Molero seconded by Ms. Bowen with all in favor the meeting adjourned at 12:07 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

SIXTH ORDER OF BUSINESS

B.

March 20, 2023

Ms. Marilee Giles
District Manager, GMS
Armstrong Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Limited Development Inspection (CEI) Services for Greyhawk Phase 2 and Phase 3

Dear Ms. Giles,

England, Thims & Miller, Inc. (ETM) is pleased with this opportunity to submit for your consideration a Scope and Fee proposal to provide Limited Development Inspection services for the above referenced project.

ETM is a long-standing professional service provider in Northeast Florida and for many years, we have been providing CEI services on projects of similar size and scope as the Greyhawk Phase 2 and 3 projects. In addition, we are currently a continuing service provider for Clay County for transportation related services and are intimately familiar with the inspection scope and acceptance procedures required by Clay County.

Our understanding of the requested scope includes the primary assignment of qualified inspection personnel to provide quality assurance services that the work is constructed in accordance with the approved plans and specifications and to the satisfaction of Clay County.

Our understanding of the scope of work is as follows:

- Initial warranty inspection.
- Concrete curb repairs that are identified at the initial punch list inspection.
- The installation of the 2nd lift of asphalt throughout the projects.
- Punch list completion and Final Inspection.

Below is the scope and lump sum fee that has been determined at the established approved contract rates and including a budget for reimbursable expenses.

Lump Sum Fee.....\$7,500.00

The above lump sum fee is based on the following assumptions:

- Attendance and administration of the pre-paving meeting.
- Inspection services will be provided commensurate with the level of construction activities and reasonably provided to allow for ETM to provide Armstrong Community Development District and Clay County with a letter stating all work was completed in accordance with their requirements. It is anticipated that inspection services will be provided Monday through Friday only (no weekend/nighttime/overtime inspections).
- Per Request from Clay County, Owner grants authority to ETM to stop work based upon non-compliance issues.

The following services are not included in the above fee amount:

ITEMS NOT INCLUDED

- | | |
|------------------------------------------|-------------------------------------------------------|
| 1. Full time inspection services | 8. CCUA Inspections & Certification |
| 2. Contract Administration services | 9. Geotechnical/Underdrain Investigations |
| 3. Project Management services | 10. OSHA or other Regulatory Safety Inspections |
| 4. Materials Testing Services | 11. Certifications of Pay Requests |
| 5. Shop Drawing Review | 12. Electric, Phone, Cable, Gas Design, or Inspection |
| 6. SJRWMD As-Built Certification | |
| 7. FDEP Water/Sewer Permit Certification | |

- | | |
|-----------------------------------------------------------------------|-------------------------------------------------------------|
| 13. Technical review of change order/claims | 19. Final Signed & Sealed Asbuilt Survey and Certifications |
| 14. Landscape, Hardscape, Lighting or Irrigation Design or Inspection | 20. Warranty Inspections |
| 15. Permitting & Permit Fees | 21. EOR Response to RFI's |
| 16. Surveying and Construction Stakeout | 22. Structure Demolition/Removal |
| 17. Plat/Easement Preparation or Processing | 23. Aerial Photography |
| 18. Engineering Design Services | 24. Demucking/Wetland/Hydrological Services by others |

Should any of the above 'not included' services be needed, ETM can provide these services on an hourly basis.

GENERAL CONDITIONS

PAYMENT TERMS - Payment is due upon receipt of our invoice. If payment is not received within thirty days from the invoice date, Client agrees to pay a finance charge on the principal amount of the past due account of one and one-half percent per month. If one and one-half percent per month exceeds the maximum allowed by law, the charge shall automatically be reduced to the maximum legally allowable.

In the event Client requests termination of the services prior to completion, the Client shall pay all charges incurred through the date services are stopped plus any shutdown costs. If during the execution of the services, England, Thims & Miller, Inc. is required to stop operations as a result of changes in the scope of services such as requests by the Client or requirements of third parties, additional charges will be applicable.

INSURANCE - England, Thims & Miller, Inc. maintains Workers' Compensation and Employer's Liability Insurance in conformance with applicable state law. In addition, we maintain Comprehensive General Liability Insurance and Automobile Liability Insurance with bodily injury and property damage limits of \$1,000,000. A certificate of insurance can be supplied evidencing such coverage which contains a clause providing that ten days written notice be given prior to cancellation. Cost of the above coverage is included in our quoted fees. If additional coverage or increased limits of liability are required, England, Thims & Miller, Inc. will endeavor to obtain the requested insurance and charge separately for costs associated with additional coverage or increased limits.

STANDARD OF CARE - The only warranty or guarantee made by England, Thims & Miller, Inc. in connection with the services performed hereunder, is that we will use that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended by our proposal for consulting services or by our furnishing oral or written reports.

OWNERSHIP OF DOCUMENTS - All documents, including, but not limited to drawings, specifications, reports, boring logs, field notes, laboratory test data, calculations and estimates, prepared by England, Thims & Miller, Inc. as instruments of service pursuant to this Agreement, shall be the sole property of England, Thims & Miller, Inc. Client agrees that all documents of any nature furnished to Client or Client's agents or designees, if not paid for, will be returned upon demand, and will not be used by Client for any purpose whatsoever. Client further agrees that under no circumstances shall any documents produced by England, Thims & Miller, Inc., pursuant to this Agreement be used at any location or for any project not expressly provided for in this Agreement without the written permission of England, Thims & Miller, Inc., and England, Thims & Miller, Inc. will provide Client with copies of documents created in the performance of the work for a period not exceeding five years following submission of the final plans and specifications contemplated by this Agreement.

SAFETY - Should England, Thims & Miller, Inc. provide periodic observations or monitoring services at the job site during construction, Client agrees that, in accordance with generally accepted construction practices, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA regulations, and that these requirements will apply continuously and not be limited to normal working hours. Any monitoring of the contractor's procedures conducted by England, Thims & Miller, Inc. is not intended to include review of the adequacy of the contractor's safety measures in, on, adjacent to, or near the construction site.

INDEMNIFICATION - In addition, and notwithstanding any other provisions of this Agreement, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless England, Thims & Miller, Inc. and its directors, employees, agents and subconsultants from and against all damage, liability or cost, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with this project or the performance by any of the parties above named of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of England, Thims & Miller, Inc.

PERMITTING/ZONING - The Client is herein notified that several City, State and Federal environmental, zoning, and regulatory permits may be required for this project. England, Thims & Miller, Inc. will assist the Client in preparing these permits at the Client's direction. However, the Client acknowledges that it has the responsibility for submitting, obtaining, and abiding by all required permits. Furthermore, the Client holds England, Thims & Miller, Inc. harmless from any losses or liabilities resulting from such permitting or regulatory action.

LIMITATION OF LIABILITY - To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of England, Thims & Miller, Inc. and its officers, directors, partners, employees, agents and subconsultants, and any of them, to the Client and anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract or warranty, express or implied, of England, Thims & Miller, Inc. and its officers, directors, employees, agents or subconsultants, or any of them, shall not exceed the total compensation received by England, Thims & Miller, Inc. under this Agreement, or the total amount of \$50,000.00, whichever is less.

If Client prefers to have higher limits on professional liability, England, Thims & Miller, Inc. agrees to increase the limits up to a maximum of \$500,000 upon Client's written request at the time of accepting this proposal provided that the Client agrees to pay an additional charge as a result of such increase.

SEVERABILITY AND SURVIVAL - If any of the provisions contained in this AGREEMENT are held invalid, illegal, or unenforceable, such invalidity, illegality or unenforceability will not affect any other provision, and this AGREEMENT will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

GOVERNING LAW - This agreement shall be governed in all respects by the laws of the State of Florida.

COST OPINIONS - Any cost opinions or Project economic evaluations provided by England, Thims & Miller, Inc. will be on a basis of experience and judgment, but, since it has no control over market conditions or bidding procedures, England, Thims & Miller, Inc. cannot warrant that bids, cost estimates, ultimate construction cost, or Project economics will not vary from these opinions.

SALES TAX - The purchaser of the services described herein shall pay any applicable state sales tax in the manner and in the amount as required by law.

MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES - In no event shall either party hereunder be liable to the other party for punitive, speculative, consequential, or special damages of any kind.

CONTRACT ADMINISTRATION - Client agrees that England, Thims & Miller, Inc. will not be expected to make exhaustive or continuous on-site inspections but that periodic observations appropriate to the construction stage shall be performed. It is further agreed that England, Thims & Miller, Inc. will not assume responsibility for the contractor's means methods, techniques, sequences or procedures of construction and it is understood that field services provided by England, Thims & Miller, Inc. will not relieve the contractor of his responsibilities for performing the work in accordance with the plans and specifications. The words "supervision", "inspection", or "control" are used to mean periodic observation of the work by England, Thims & Miller, Inc. to verify substantial compliance with the plans, specifications, and design concepts. Continuous inspections by our employees do not mean that England, Thims & Miller, Inc. is observing placement of all materials. Full-time inspection means that an employee of England, Thims & Miller, Inc. has been assigned for eight-hour days during regular business hours.

Construction inspection and monitoring services which exceed 40 hours per week for one individual shall be invoiced at 150% of the standard billing rate.

ASSIGNABILITY - Client and England, Thims & Miller, Inc., respectively bind themselves, their successors and assigns to the other party to this Agreement and to the successors and assigns of such other part with respect to all covenants of this Agreement. Neither Client nor England, Thims & Miller, Inc. shall assign this Agreement without the prior written consent of the other part.

INTEGRATION - This Agreement represents the entire and integrated Agreement between Client and England, Thims & Miller, Inc. and supersedes all prior negotiations, representations, or Agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

LIMITATIONS ON CAUSES OF ACTION - Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have occurred and the applicable statutes of limitations shall commence to run not later than (i) the date of substantial completion for acts or failures to act occurring prior to substantial completion of our engineering services pursuant to this Agreement; or (ii) the date of issuance of our final invoice for acts or failure to act occurring after substantial completion of our engineering services pursuant to this Agreement.

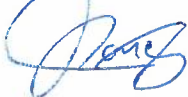
THIRD PARTY BENEFICIARY - Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or England, Thims & Miller, Inc.

We again thank you for this opportunity to be of service on the Greyhawk Phase 2 and 3 projects. Please indicate your agreement with this proposal by signing in the space provided and return one copy to our office.

If you have any questions or require additional information, please call. Thank you for this opportunity to be of professional service.

Sincerely,

ENGLAND-THIMS & MILLER, INC.



Jim Donchez
Director of Land Development CEI

Accepted this 30 Day of March, 2023

By: _____



D.

1.

Armstrong CDD



EVERGREEN

LIFESTYLES MANAGEMENT

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

Amenities

Overview

- *Gym is being utilized at a normal to heavy pace with school being out for spring break.*
- *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 to heavy overall amenity usage, pool is picking up, lots of items being left around pool.*
- *An uptick of chairs being left in pool or thrown into center of pool, this does not help chlorine issue.*
- *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

Pool re-opened December 22nd per Health Department

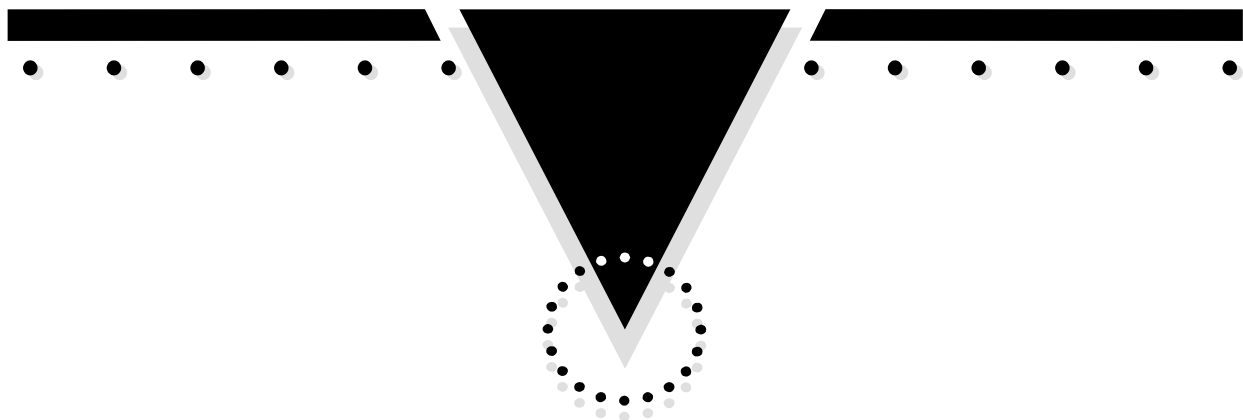
Lifestyles

Events Updates

Other: Attachments

EIGHTH ORDER OF BUSINESS

A.



Armstrong Community Development District

**Unaudited Financial Reporting
March 31, 2023**



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11	<u>Long Term Debt</u>
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ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
March 31, 2023

	<u>Governmental Fund Types</u>			Totals (Memorandum Only) 2023
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$67,583	---	---	\$67,583
Investments:				
Custody Account	\$360,831	---	---	\$360,831
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$276,223	---	\$276,223
Acquisition/Construction	---	---	\$12,720	\$12,720
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Prepayment	---	\$97	---	\$97
Acquisition/Construction	---	---	\$187	\$187
<u>Series 2019</u>				
Reserve	---	\$411,000	---	\$411,000
Capitalized Interest	---	\$4,433	---	\$4,433
Revenue	---	\$417,335	---	\$417,335
Prepayment	---	\$350	---	\$350
Acquisition/Construction	---	---	\$44,827	\$44,827
Due from Armstrong Owners' Association	\$1,834	---	---	\$1,834
Due from Other	\$1,000	---	---	\$1,000
TOTAL ASSETS	\$431,248	\$1,391,148	\$57,734	\$1,880,130
<u>LIABILITIES:</u>				
Accounts Payable	\$14,703	---	---	\$14,703
Due to Construction	\$24,247	---	---	\$24,247
<u>FUND BALANCES:</u>				
Restricted for Debt Service	---	\$1,391,148	---	\$1,391,148
Restricted for Capital Projects	---	---	\$57,734	\$57,734
Unassigned	\$392,299	---	---	\$392,299
TOTAL LIABILITIES & FUND BALANCES	\$431,248	\$1,391,148	\$57,734	\$1,880,130

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/23	ACTUAL THRU 03/31/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Net	\$504,612	\$502,048	\$502,048	\$0
Cost Share - Tynes Blvd.	\$14,500	\$7,250	\$10,060	\$2,810
Interest	\$0	\$0	\$2,443	\$2,443
TOTAL REVENUES	\$519,112	\$509,298	\$514,551	\$5,253
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisors Fees	\$9,600	\$4,800	\$3,000	\$1,800
FICA Expense	\$734	\$367	\$230	\$138
Engineering Fees	\$6,000	\$3,000	\$1,322	\$1,678
Arbitrage	\$1,100	\$1,100	\$1,100	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$3,500	\$3,500	\$0
Attorney Fees	\$12,000	\$6,000	\$6,030	(\$30)
Annual Audit	\$4,050	\$0	\$0	\$0
Trustee Fees	\$7,800	\$7,800	\$7,758	\$42
Management Fees	\$47,250	\$23,625	\$23,625	\$0
Information Technology	\$1,800	\$900	\$900	\$0
Telephone	\$350	\$175	\$72	\$103
Postage	\$600	\$300	\$42	\$258
Insurance	\$7,360	\$7,360	\$6,587	\$773
Printing & Binding	\$1,500	\$750	\$186	\$564
Legal Advertising	\$2,500	\$1,250	\$373	\$877
Other Current Charges	\$600	\$300	\$64	\$236
Website Administration	\$1,250	\$625	\$625	(\$0)
Office Supplies	\$250	\$125	\$3	\$122
Travel Per Diem	\$350	\$175	\$0	\$175
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$117,269	\$67,327	\$60,592	\$6,735
<u>Field</u>				
Security	\$45,000	\$22,500	\$22,037	\$463
Electric	\$2,000	\$1,000	\$662	\$339
Water & Sewer/Irrigation	\$36,000	\$18,000	\$16,887	\$1,113
Repairs & Maintenance	\$5,000	\$2,500	\$2,388	\$112
Landscape Contract	\$93,217	\$46,609	\$44,389	\$2,220
Landscape Contingency	\$5,000	\$2,500	\$19,333	(\$16,833)
Landscape Pond Banks	\$15,248	\$7,624	\$7,261	\$363
Lake Maintenance	\$12,537	\$6,269	\$5,970	\$299
Irrigation Repairs	\$10,000	\$5,000	\$0	\$5,000
Total Field	\$224,002	\$112,001	\$118,927	(\$6,926)

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/23	ACTUAL THRU 03/31/23	VARIANCE
<u>Amenity Center</u>				
Insurance	\$28,700	\$28,700	\$25,711	\$2,989
Phone/Internet/Cable	\$3,000	\$1,500	\$1,307	\$193
Electric	\$16,000	\$8,000	\$9,117	(\$1,117)
Water/Irrigation	\$7,500	\$3,750	\$3,911	(\$161)
Gas	\$1,500	\$750	\$534	\$216
Refuse Service	\$3,500	\$1,750	\$1,766	(\$16)
Access Cards	\$2,500	\$1,250	\$4,633	(\$3,383)
Landscape Contract	\$33,259	\$16,630	\$15,837	\$792
Fitness Equipment Lease	\$12,737	\$6,369	\$8,491	(\$2,123)
Janitorial Services	\$13,016	\$6,508	\$6,787	(\$279)
Janitorial Supplies	\$4,000	\$2,000	\$730	\$1,270
Pool Maintenance	\$17,300	\$8,650	\$10,902	(\$2,252)
Repairs & Maintenance	\$10,000	\$5,000	\$1,734	\$3,266
Fitness Center Repairs/Supplies	\$2,500	\$1,250	\$1,380	(\$130)
Office Supplies	\$500	\$250	\$60	\$190
ASCAP/BMI License Fees	\$500	\$250	\$0	\$250
Pest Control	\$800	\$400	\$180	\$220
Contingency	\$3,000	\$1,500	\$330	\$1,170
Operating Reserve	\$17,529	\$8,765	\$0	\$8,765
Total Amenity Center	\$177,841	\$103,271	\$93,411	\$9,860
TOTAL EXPENDITURES	\$519,112	\$282,599	\$272,929	\$9,669
Excess (deficiency) of revenues over (under) expenditures	(\$0)	\$226,699	\$241,621	\$14,922
Net change in Fund Balance	(\$0)	\$226,699	\$241,621	\$14,922
FUND BALANCE - BEGINNING	\$0		\$150,677	
FUND BALANCE - ENDING	(\$0)		\$392,299	

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/23	ACTUAL THRU 03/31/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Series 2017A	\$265,819	\$264,468	\$264,468	\$0
Interest Income	\$0	\$0	\$4,662	\$4,662
<i>TOTAL REVENUES</i>	<i>\$265,819</i>	<i>\$264,468</i>	<i>\$269,130</i>	<i>\$4,662</i>
<u>EXPENDITURES:</u>				
<u>Series 2017A</u>				
Interest Expense - 11/1	\$95,259	\$95,259	\$95,259	\$0
Principal Expense - 11/1	\$75,000	\$75,000	\$75,000	\$0
Interest Expense - 5/1	\$93,900	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	<i>\$264,159</i>	<i>\$170,259</i>	<i>\$170,259</i>	<i>\$0</i>
Excess (deficiency) of revenues over (under) expenditures	<i>\$1,659</i>	<i>\$94,208</i>	<i>\$98,871</i>	<i>\$4,662</i>
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$2,819)	(\$2,819)
<i>TOTAL SOURCES/(USES)</i>	<i>\$0</i>	<i>\$0</i>	<i>(\$2,819)</i>	<i>(\$2,819)</i>
Net change in Fund Balance	<i>\$1,659</i>	<i>\$94,208</i>	<i>\$96,052</i>	<i>\$1,843</i>
FUND BALANCE - BEGINNING	<i>\$180,154</i>		<i>\$461,978</i>	
FUND BALANCE - ENDING	<i>\$181,813</i>		<i>\$558,030</i>	

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/23	ACTUAL THRU 03/31/23	VARIANCE
<u>REVENUES:</u>				
Assessments - 2019	\$411,185	\$408,780	\$408,780	\$0
Interest Income	\$0	\$0	\$6,918	\$6,918
<i>TOTAL REVENUES</i>	\$411,185	\$408,780	\$415,698	\$6,918
<u>EXPENDITURES:</u>				
<u>Series 2019</u>				
Interest Expense - 11/1	\$135,144	\$135,144	\$135,144	\$0
Principal Expense - 11/1	\$140,000	\$140,000	\$140,000	\$0
Interest Expense - 5/1	\$132,956	\$132,956	\$0	\$132,956
<i>TOTAL EXPENDITURES</i>	\$408,100	\$408,100	\$275,144	\$132,956
Excess (deficiency) of revenues over (under) expenditures	\$3,085	\$680	\$140,554	\$139,875
Net change in Fund Balance	\$3,085	\$680	\$140,554	\$139,875
FUND BALANCE - BEGINNING	\$280,159		\$692,564	
FUND BALANCE - ENDING	\$283,244		\$833,118	

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 March 31, 2023

	ADOPTED BUDGET	PRORATED THRU 03/31/23	ACTUAL THRU 03/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$112	\$112
<i>TOTAL REVENUES</i>	\$0	\$0	\$112	\$112
<u>EXPENDITURES:</u>				
Improvements - A	\$0	\$0	\$0	\$0
Improvements - B	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	112	112
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$2,819	\$2,819
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	\$2,819	\$2,819
Net change in Fund Balance	\$0	\$0	\$2,931	\$2,931
FUND BALANCE - BEGINNING	\$0		\$9,976	
FUND BALANCE - ENDING	\$0		\$12,907	

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 March 31, 2023

	ADOPTED BUDGET	PRORATED THRU 03/31/23	ACTUAL THRU 03/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$448	\$448
<i>TOTAL REVENUES</i>	\$0	\$0	\$448	\$448
<u>EXPENDITURES:</u>				
Improvements	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$448	\$448
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer Out	\$0	\$0	\$0	\$0
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$0	\$0	\$448	\$448
FUND BALANCE - BEGINNING	\$0		\$44,379	
FUND BALANCE - ENDING	\$0		\$44,827	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
<u>Revenues:</u>													
Special Assessments - Net	\$0	\$18,590	\$471,148	\$3,326	\$6,016	\$2,969	\$0	\$0	\$0	\$0	\$0	\$0	\$502,048
Cost Share - Tynes Blvd.	\$1,100	\$1,646	\$1,832	\$1,725	\$1,923	\$1,834	\$0	\$0	\$0	\$0	\$0	\$0	\$10,060
Interest	\$150	\$112	\$21	\$522	\$907	\$731	\$0	\$0	\$0	\$0	\$0	\$0	\$2,443
Total Revenues	\$1,250	\$20,348	\$473,001	\$5,573	\$8,846	\$5,534	\$0	\$0	\$0	\$0	\$0	\$0	\$514,551
<u>Expenditures:</u>													
<i>Administrative</i>													
Supervisor Fees	\$600	\$0	\$0	\$800	\$800	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
FICA Expense	\$46	\$0	\$0	\$61	\$61	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$230
Engineering Fees	\$0	\$0	\$0	\$190	\$1,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,322
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	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
Attorney Fees	\$2,449	\$1,285	\$215	\$998	\$1,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,030
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	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$23,625
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$900
Telephone	\$28	\$0	\$19	\$0	\$3	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$72
Postage	\$0	\$7	\$9	\$10	\$12	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$42
Insurance	\$6,587	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,587
Printing & Binding	\$7	\$13	\$44	\$8	\$43	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$186
Legal Advertising	\$156	\$0	\$43	\$44	\$44	\$86	\$0	\$0	\$0	\$0	\$0	\$0	\$373
Other Current Charges	\$0	\$0	\$0	\$0	\$64	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64
Website Administration	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$625
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	\$8,019	\$5,819	\$0	\$0	\$0	\$0	\$0	\$0	\$60,592

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	\$3,498	\$2,723	\$0	\$0	\$0	\$0	\$0	\$0	\$22,037
Electric	\$100	\$102	\$103	\$101	\$172	\$84	\$0	\$0	\$0	\$0	\$0	\$0	\$662
Water & Sewer/Irrigation	\$2,861	\$3,144	\$2,964	\$2,806	\$2,633	\$2,479	\$0	\$0	\$0	\$0	\$0	\$0	\$16,887
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	\$7,398	\$0	\$0	\$0	\$0	\$0	\$0	\$44,389
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	\$1,160	\$0	\$0	\$0	\$0	\$0	\$0	\$7,261
Lake Maintenance	\$995	\$995	\$995	\$995	\$995	\$995	\$0	\$0	\$0	\$0	\$0	\$0	\$5,970
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	\$15,857	\$14,840	\$0	\$0	\$0	\$0	\$0	\$0	\$118,927
Amenity Center													
Property Insurance	\$25,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,711
Phone/Internet/Cable	\$187	\$186	\$186	\$186	\$187	\$374	\$0	\$0	\$0	\$0	\$0	\$0	\$1,307
Electric	\$1,809	\$1,542	\$1,516	\$1,548	\$1,437	\$1,265	\$0	\$0	\$0	\$0	\$0	\$0	\$9,117
Water/Irrigation	\$634	\$699	\$659	\$704	\$727	\$488	\$0	\$0	\$0	\$0	\$0	\$0	\$3,911
Gas	\$103	\$76	\$184	\$86	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$534
Refuse Service	\$262	\$262	\$262	\$327	\$327	\$327	\$0	\$0	\$0	\$0	\$0	\$0	\$1,766
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	\$2,640	\$0	\$0	\$0	\$0	\$0	\$0	\$15,837
Fitness Equipment Lease	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$0	\$0	\$0	\$0	\$0	\$0	\$8,491
Janitorial Services	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$0	\$0	\$0	\$0	\$0	\$0	\$6,787
Janitorial Supplies	\$145	\$0	\$0	\$142	\$212	\$231	\$0	\$0	\$0	\$0	\$0	\$0	\$730
Pool Maintenance	\$2,160	\$1,150	\$5,293	\$1,150	\$1,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,902
Repairs & Maintenance	\$380	\$296	\$155	\$593	\$155	\$155	\$0	\$0	\$0	\$0	\$0	\$0	\$1,734
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	\$45	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$180
Contingency	\$18	\$266	\$0	\$44	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$330
Total Amenity Center	\$37,094	\$10,829	\$17,083	\$10,406	\$9,928	\$8,071	\$0	\$0	\$0	\$0	\$0	\$0	\$93,411
Total Expenditures	\$96,129	\$37,343	\$42,800	\$34,125	\$33,804	\$28,730	\$0	\$0	\$0	\$0	\$0	\$0	\$272,929
Excess Revenues (Expenditures)	(\$94,879)	(\$16,995)	\$430,201	(\$28,552)	(\$24,958)	(\$23,196)	\$0	\$0	\$0	\$0	\$0	\$0	\$241,621

**ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

Long Term Debt

I. Bond Issue: **Series 2017A Special Assessment Bonds**
Original Issue Amount: \$4,035,000

Assessment Area 1-A		Maturity Date	Interest Rate
Term 1	\$355,000.00	11/1/23	3.625%
Term 2	\$430,000.00	11/1/28	4.500%
Term 3	\$665,000.00	11/1/34	5.000%
Term 4	<u>\$2,585,000.00</u>	11/1/48	5.125%
	\$4,035,000.00		

Bonds outstanding - 9/30/17		\$4,035,000
Less:	11/1/19	(\$65,000)
	11/1/20	(\$70,000)
	11/1/21	(\$70,000)
	11/1/22	<u>(\$75,000)</u>

Current Bonds Outstanding: \$3,755,000

Reserve Requirement: \$265,819
Reserve Fund Balance: \$265,819

II. Bond Issue: **Series 2017B Special Assessment Bonds**
Original Issue Amount: \$2,890,000

Assessment Area 1-B \$2,890,000.00 11/1/29 5.250%

Bonds outstanding - 9/30/17		\$2,890,000
Less:	11/1/18	(\$365,000)
	2/1/19	(\$185,000)
	5/1/19	(\$1,375,000)
	8/1/19	(\$180,000)
	11/1/19	<u>(\$785,000)</u>

Current Bonds Outstanding: \$0

Reserve Requirement: \$0
Reserve Fund Balance: \$15,889

Reserve Fund Requirement: Lesser of:
(i) Max Annual Debt Service for Bonds Outstanding
(ii) 125% of Average Debt Service for Bonds Outstanding
(iii) 10% of Original proceeds

III. Bond Issue: **Series 2019A Special Assessment Bonds (Area 2)**
Original Issue Amount: \$7,500,000

Assessment Area 2		Maturity Date	Interest Rate
Term 1	\$590,000.00	11/1/24	3.125%
Term 2	\$1,045,000.00	11/1/30	3.550%
Term 3	\$2,365,000.00	11/1/40	4.000%
Term 4	<u>\$3,500,000.00</u>	11/1/50	4.100%
	\$7,500,000.00		

Bonds outstanding - 10/31/19		\$7,500,000
Less:	2/1/21	(\$140,000)
	5/1/21	(\$10,000)
	8/1/21	(\$90,000)
	11/1/21	(\$130,000)
	11/1/21	(\$140,000)
	2/1/22	(\$10,000)
	5/1/22	(\$5,000)
	11/1/22	<u>(\$140,000)</u>

Current Bonds Outstanding: \$6,835,000

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

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

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

-

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

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,536.74
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$4,241.04
Prepaid CEC Fees	\$81,232.20
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$409,225.50)
Roadway Improvements	(\$1,745,453.37)
Utilities	(\$2,181,215.35)
Stormwater Management System	(\$1,370,377.54)
Amenity Area & Neighborhood Parks	(\$2,457,555.82)
Contingency	(\$68,494.30)
Professional Fees	(\$560,617.54)
Adjusted Balance in Construction Account at March 31, 2023	<u><u>\$12,906.94</u></u>

2. Funds Available For Construction at March 31, 2023

Book Balance of Construction Fund at March 31, 2023	\$12,906.94
Contracts in place at March 31, 2023	

3. Investments - US Bank

March 31, 2023	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$12,906.94
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<u><u>\$12,906.94</u></u>

Armstrong Community Development District
Series 2017

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

Armstrong Community Development District
Series 2017

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

Armstrong Community Development District Series 2017

SUMMARY:	
BOND PROCEEDS	\$6,111,819.56
DEVELOPER CONTRIBUTIONS	\$2,599,016.82
INT REC'D TO DATE	\$9,536.73
TRANS FROM DEBT SERVICE	\$4,241.04
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
BALANCE	\$12,906.94

RECONCILIATION	
TRUST STATEMENT	\$12,906.94
O/S REQ.	\$0.00
ADJ BALANCE	\$12,906.94
DEVELOPER CONTRIBUTIONS REC'V	\$0.00
VARIANCE	(\$0.00)

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

Prepaid CEC Fees:

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

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

INT REC'D	A	B	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16
Nov-20	\$0.07	\$0.00		\$1.20
Dec-20	\$0.07	\$0.00		\$1.16
Jan-21	\$0.07	\$0.00		\$1.20
Feb-21	\$0.07	\$0.00		\$1.20
Mar-21	\$0.07	\$0.00		\$1.08
Apr-21	\$0.07	\$0.00		\$1.20
May-21	\$0.07	\$0.00		\$1.16
Jun-21	\$0.07	\$0.00		\$1.20
Jul-21	\$0.06	\$0.00		\$1.16
Aug-21	\$0.04	\$0.00		\$1.20
Sep-21	\$0.04	\$0.00		\$1.20
	\$0.77	\$0.00		\$14.12
Oct-21	\$0.04	\$0.00		\$1.16
Nov-21	\$0.04	\$0.00		\$1.20
Dec-21	\$0.04	\$0.00		\$1.16
Jan-22	\$0.04	\$0.00		\$1.20
Feb-22	\$0.04	\$0.00		\$1.20
Mar-22	\$0.04	\$0.00		\$1.08
Apr-22	\$0.04	\$0.00		\$1.20
May-22	\$0.04	\$0.00		\$1.16
Jun-22	\$0.04	\$0.00		\$1.20
Jul-22	\$0.04	\$0.00		\$1.16
Aug-22	\$0.04	\$0.00		\$1.20
Sep-22	\$6.44	\$0.01		\$185.81
	\$6.88	\$0.01		\$198.73
Oct-22	\$12.26	\$0.03		\$347.31
Nov-22	\$15.52	\$0.07		\$426.04
Dec-22	\$17.14	\$0.11		\$451.51
Jan-23	\$20.81	\$0.18		\$526.37
Feb-23	\$23.09	\$0.25		\$559.94
Mar-23	\$21.99	\$0.28		\$507.84
	\$110.81	\$0.92		\$2,819.01

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$1,885.91
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	(\$481,800.70)
Adjusted Balance in Construction Account at March 31, 2023	<u><u>\$44,826.62</u></u>

2. Funds Available For Construction at March 31, 2023

Book Balance of Construction Fund at March 31, 2023	\$44,826.62
Contracts in place at March 31, 2023	

3. Investments - US Bank

March 31, 2023	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$44,826.62
			Due from Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<u><u>\$44,826.62</u></u>

Armstrong Community Development District
Series 2019

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

Armstrong Community Development District Series 2019

62	1/27/21	Besch and Smith	\$192,841.01		\$192,841.01	\$81,227.70	\$84,613.31	\$27,000.00				
63	1/27/21	The Tree Amigos Outdoor Services	\$62,283.00		\$62,283.00				\$62,283.00			
64	1/27/21	ECS Florida, LLC	\$950.00		\$950.00						\$950.00	
65	1/27/21	Eisman & Russo	\$7,630.48		\$7,630.48						\$7,630.48	
66	1/27/21	Eisman & Russo	\$6,750.04		\$6,750.04						\$6,750.04	
67	1/27/21	The Tree Amigos Outdoor Services	\$97,267.00		\$97,267.00				\$97,267.00			
68	1/27/21	England Thims & Miller	\$2,119.72		\$2,119.72						\$2,119.72	
69	1/27/21	Besch and Smith	\$279,255.93		\$279,255.93	\$114,300.00	\$65,549.89	\$99,406.04				
70	1/27/21	ECS Florida, LLC	\$1,000.00		\$1,000.00						\$1,000.00	
71	3/1/21	Besch and Smith	\$558,487.01		\$558,487.01	\$306,272.19	\$144,018.28	\$108,196.54				
72	3/2/21	Armstrong CDD	\$202.40		\$202.40						\$202.40	
73	3/2/21	England Thims & Miller	\$202.40		\$202.40						\$202.40	
74	4/1/21	England Thims & Miller	\$4,906.50		\$4,906.50						\$4,906.50	
75	4/1/21	England Thims & Miller	\$800.00		\$800.00						\$800.00	
76	4/1/21	Eisman & Russo	\$5,796.23		\$5,796.23						\$5,796.23	
77	4/1/21	Besch and Smith	\$260,102.21		\$260,102.21	\$185,440.93	\$36,861.28	\$37,800.00				
78	4/1/21	England Thims & Miller	\$1,933.61		\$1,933.61						\$1,933.61	
79	4/27/21	Eisman & Russo	\$3,375.02		\$3,375.02						\$3,375.02	
80	4/27/21	Besch and Smith	\$109,490.42		\$109,490.42	\$39,806.71	\$54,766.90	\$14,916.81				
80A	5/28/21	England Thims & Miller	\$4,726.50		\$4,726.50						\$4,726.50	
81	5/28/21	Armstrong CDD	\$6,000.08		\$6,000.08		\$6,000.08					
82	5/28/21	England Thims & Miller	\$414.93		\$414.93						\$414.93	
83	5/28/21	England Thims & Miller	\$75.27		\$75.27						\$75.27	
84	5/28/21	England Thims & Miller	\$1,284.75		\$1,284.75						\$1,284.75	
85	5/28/21	Eisman & Russo	\$953.81		\$953.81						\$953.81	
	6/15/21	Reimbursement - Req.81	(\$1,126.24)		(\$1,126.24)		(\$1,126.24)					
87	6/18/21	Besch and Smith	\$6,272.81		\$6,272.81			\$6,272.81				
88	6/18/21	Armstrong CDD	\$2,500.00		\$2,500.00		\$2,500.00					
89	6/18/21	Armstrong CDD	\$5,892.00		\$5,892.00				\$5,892.00			
90	6/18/21	England Thims & Miller	\$5,791.00		\$5,791.00						\$5,791.00	
91	7/30/21	Besch and Smith	\$319,589.71		\$319,589.71	\$120,804.91	\$93,959.37	\$104,825.43				
92	7/31/21	England Thims & Miller	\$155.25		\$155.25						\$155.25	
93	7/30/21	Eisman & Russo	\$143.74		\$143.74						\$143.74	
94	7/30/21	The Tree Amigos Outdoor Services	\$125,336.00		\$125,336.00				\$125,336.00			
95	7/30/21	The Tree Amigos Outdoor Services	\$7,800.00		\$7,800.00				\$7,800.00			
96	9/10/21	VOID	\$0.00		\$0.00					\$0.00		
97	9/10/21	Security Engineering and Design	\$1,473.00		\$1,473.00						\$1,473.00	
98	1/13/22	Thre Tree Amigos	\$17,240.00		\$17,240.00				\$17,240.00			
99	3/25/22	Onsight Industries	\$10,569.45		\$10,569.45	\$10,569.45						
100	3/25/22	Onsight Industries	\$1,070.00		\$1,070.00	\$1,070.00						
101	2/14/23	Eisman & Russo	\$220.11		\$220.11						\$220.11	
Grand Total			\$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	\$481,800.70

SUMMARY:	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,605,067.16
INT REC'D TO DATE	\$1,885.91
TRANSFER FROM DEBT SERVICE	\$0.00
LESS: REQ. PAID	(\$10,330,869.16)
BALANCE	\$44,826.62

RECONCILIATION	
TRUST STATEMENT	\$44,826.62
O/S REQ.	\$0.00
ADJ BALANCE	\$44,826.62
VARIANCE	(\$0.00)

Add'l Revenue/Developer Contributions:

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

INT REC'D	A	COI
Oct-19	\$0.00	\$0.00
Nov-19	\$194.83	\$1.42
Dec-19	\$401.21	\$0.44
Jan-20	\$345.21	\$0.16
Feb-20	\$276.32	\$0.00
Mar-20	\$137.19	\$0.00
Apr-20	\$39.48	\$0.00
May-20	\$4.78	\$0.00
Jun-20	\$1.95	\$0.00
Jul-20	\$0.38	\$0.00
Aug-20	\$0.09	\$0.00
Sep-20	\$0.52	\$0.00
\$1,401.96		\$2.02

INT REC'D	A	COI
Oct-22	\$54.98	\$0.00
Nov-22	\$67.52	\$0.00
Dec-22	\$71.67	\$0.00
Jan-23	\$83.69	\$0.00
Feb-23	\$89.18	\$0.00
Mar-23	\$80.84	\$0.00
\$447.88		\$0.00

Oct-20	\$0.12	\$0.00
Nov-20	\$0.43	\$0.00
Dec-20	\$0.25	\$0.00
Jan-21	\$0.24	\$0.00
Feb-21	\$0.34	\$0.00
Mar-21	\$0.00	\$0.00
Apr-21	\$0.00	\$0.00
May-21	\$0.07	\$0.00
Jun-21	\$0.07	\$0.00
Jul-21	\$0.09	\$0.00
Aug-21	\$0.32	\$0.00
Sep-21	\$0.32	\$0.00
\$2.25		\$0.00
Oct-21	\$0.24	\$0.00
Nov-21	\$0.22	\$0.00
Dec-21	\$0.21	\$0.00
Jan-22	\$0.27	\$0.00
Feb-22	\$0.27	\$0.00
Mar-22	\$0.22	\$0.00
Apr-22	\$0.23	\$0.00
May-22	\$0.18	\$0.00
Jun-22	\$0.19	\$0.00
Jul-22	\$0.18	\$0.00
Aug-22	\$0.19	\$0.00
Sep-22	\$29.40	\$0.00
\$31.80		\$0.00

**Armstrong
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

GROSS ASSESSMENTS	\$	1,256,665	\$	536,806	\$	282,778	\$	437,081
NET ASSESSMENTS	\$	1,181,265	\$	504,598	\$	265,811	\$	410,856

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2017A		2019A		TOTAL 100%
							GENERAL FUND 42.72%	DEBT SERVICE 22.50%	DEBT SERVICE 34.78%		
11/10/22	1	\$ 1,370.44	\$ 71.95	\$ 25.97	\$ -	\$ 1,272.52	\$ 543.58	\$ 286.35	\$ 442.60	\$ 1,272.52	
11/16/22	2	\$ 21,069.85	\$ 842.78	\$ 404.54	\$ -	\$ 19,822.53	\$ 8,467.54	\$ 4,460.52	\$ 6,894.48	\$ 19,822.53	
11/28/22	3	\$ 23,834.61	\$ 953.39	\$ 457.63	\$ -	\$ 22,423.59	\$ 9,578.63	\$ 5,045.81	\$ 7,799.15	\$ 22,423.59	
12/12/22	4	\$ 1,084,153.11	\$ 43,332.12	\$ 20,816.42	\$ -	\$ 1,020,004.57	\$ 435,712.63	\$ 229,523.99	\$ 354,767.95	\$ 1,020,004.57	
12/19/22	5	\$ 88,039.01	\$ 3,392.91	\$ 1,692.92	\$ -	\$ 82,953.18	\$ 35,434.89	\$ 18,666.33	\$ 28,851.96	\$ 82,953.18	
1/11/23	6	\$ 8,190.78	\$ 245.73	\$ 158.90	\$ -	\$ 7,786.15	\$ 3,325.99	\$ 1,752.06	\$ 2,708.10	\$ 7,786.15	
2/8/23	7	\$ 14,755.00	\$ 384.47	\$ 287.41	\$ -	\$ 14,083.12	\$ 6,015.85	\$ 3,169.02	\$ 4,898.25	\$ 14,083.12	
3/6/23	8	\$ 7,162.75	\$ 71.62	\$ 141.82	\$ -	\$ 6,949.31	\$ 2,968.52	\$ 1,563.75	\$ 2,417.04	\$ 6,949.31	
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B.

Armstrong Community Development District

Summary of Check Register

March 1, 2023 to March 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	3/7/23	885-889	\$ 8,193.15
	3/14/23	890-895	\$ 5,793.31
	3/21/23	896-898	\$ 3,118.21
	3/28/23	899	\$ 1,000.00
			<hr/>
			\$ 18,104.67

			<hr/>
			\$ 18,104.67

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/07/23	00025	2/28/23 FEB 23-1	202302 330-57200-46700		*	1,150.00	
		FEB 23 - POOL MAINTENANCE		CROWN POOLS, INC.			1,150.00 000885
3/07/23	00062	3/01/23 32013013	202303 330-57200-46300		*	1,131.14	
		JANITORIAL SERVICES MAR23		NORTH FLORIDA BUILDING MAINT. LLC			1,131.14 000886
3/07/23	00001	3/01/23 91	202303 310-51300-34000		*	3,937.50	
		MANAGEMENT FEES MAR23			*	104.17	
		3/01/23 91	202303 310-51300-49500		*	150.00	
		WEBSITE ADMIN MAR23			*	583.33	
		3/01/23 91	202303 310-51300-35100		*	.15	
		INFORMATION TECH MAR23			*	3.90	
		3/01/23 91	202303 310-51300-31300		*	70.20	
		DISSEMINATION FEE MAR23			*	22.76	
		3/01/23 91	202303 310-51300-51000		*		
		OFFICE SUPPLIES					
		3/01/23 91	202303 310-51300-42000		*		
		POSTAGE					
		3/01/23 91	202303 310-51300-42500		*		
		COPIES					
		3/01/23 91	202303 310-51300-41000		*		
		TELEPHONE		GOVERNMENTAL MANAGEMENT SERVICES			4,872.01 000887
3/07/23	00070	2/24/23 50392724	202302 330-57200-46500		*	45.00	
		MTHLY PEST CONTROL FEB23		ARROW EXTERMINATORS INC DBA			45.00 000888
3/07/23	00019	3/01/23 7290B	202303 320-53800-46800		*	995.00	
		LAKE MAINTENANCE MAR23		SITEX AQUATICS			995.00 000889
3/14/23	00016	3/09/23 567729MA	202303 320-53800-43100		*	1,468.78	
		3518 ROYAL PINES DR IRRG			*	324.22	
		3/09/23 568411MA	202303 320-53800-43100		*	181.12	
		3682 ROYAL PINES DR IRRG			*	306.54	
		3/09/23 574046MA	202303 330-57200-43100		*		
		3645 ROYAL PINES DR POOL			*	155.42	
		3/09/23 574047MA	202303 330-57200-43100		*	115.89	
		3645 ROYAL PINES DR CLBHS			*		
		3/09/23 574048MA	202303 320-53800-43100		*		
		3645 ROYAL PINES DR IRRG			*		
		3/09/23 577060MA	202303 320-53800-43100		*		
		875 TYNES BLVD IRRG-MAR23					
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/09/23	577061MA 202303 320-53800-43100 705 TYNES BLVD IRRG-MAR23		*	42.97	
		3/09/23	586607MA 202303 320-53800-43100 3976 HEATHERBROOK PL IRRG		*	42.97	
		3/09/23	586608MA 202303 320-53800-43100 4121 HEATHERBROOK PL IRRG		*	70.17	
		3/09/23	588041MA 202303 320-53800-43100 3846 SUNBERRY LANE-MAR23		*	89.73	
		3/09/23	594522MA 202303 320-53800-43100 4173 HEATHERBRK PL-MAR23		*	65.07	
		3/09/23	596272MA 202303 320-53800-43100 1980 AMBERLY DR - MAR23		*	42.97	
		3/09/23	596274MA 202303 320-53800-43100 544 TYNES BLVD - MAR23		*	60.82	
				CLAY COUNTY UTILITY AUTHORITY			2,966.67 000890
3/14/23	00007	3/09/23	2023-247 202303 310-51300-48000 NOT.OF MEETING 03/16/23		*	40.00	
				OSTEEN MEDIA GROUP			40.00 000891
3/14/23	00054	3/01/23	2303 202303 330-57200-46000 PET STATION MAINT MAR23		*	155.00	
				DOODY DADDY			155.00 000892
3/14/23	00038	3/06/23	207281 202302 310-51300-31100 GEN.CONSULT.ENG.SVC(WA#9)		*	1,131.56	
				ENGLAND-THIMS AND MILLER, INC.			1,131.56 000893
3/14/23	00018	3/01/23	618746 202303 330-57200-44000 MAR 23 - FITNESS EQUIP		*	1,415.21	
				MUNICIPAL ASSET MANAGEMENT, INC.			1,415.21 000894
3/14/23	00027	3/07/23	22100762 202302 330-57200-43200 3645 ROYAL PINES DR-FEB23		*	84.87	
				TECO			84.87 000895
3/21/23	00034	3/13/23	486 202302 330-57200-34500 SCRTY 02/20/23 - 02/28/23		*	1,124.36	
		3/13/23	486A 202303 330-57200-34500 SCRTY 03/01/23 - 03/05/23		*	624.64	
				BUSINESS INVESTMENT HOLDINGS DBA			1,749.00 000896
3/21/23	00100	3/13/23	9054872M 202303 320-53800-43000 3599 ROYAL PINES DR IRRG		*	26.00	
		3/13/23	9082120M 202303 330-57200-43000 3645 ROYAL PINES DR AMNTY		*	1,265.00	
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/13/23	9082351M 202303 320-53800-43000 705 TYNES BLVD IRRG-MAR23		*	29.00	
		3/13/23	9143346M 202303 320-53800-43000 3814 ROYAL PINES - MAR23		*	28.91	
				CLAY ELECTRIC COOPERATIVE, INC.			1,348.91 000897
3/21/23	00020	2/28/23	ARMCD022 202302 330-57200-46400 HOME DEPOT-DISINFECT CLN		*	18.45	
		2/28/23	ARMCD022 202302 320-53800-49100 AMEX PROCESSING FEE FEB23		*	1.85	
				EVERGREEN LIFESTYLES MANAGEMENT LLC			20.30 000898
3/28/23	00071	3/25/23	1570 202303 300-13100-10100 RESERVE ANALYSIS DEPOSIT		*	1,000.00	
				COMMUNITY ADVISORS LLC			1,000.00 000899
				TOTAL FOR BANK A		18,104.67	
				TOTAL FOR REGISTER		18,104.67	

ARMS ARMSTRONG TVISCARRA



3002 PHILIPS HWY

Invoice

Date	Invoice #
2/28/2023	FEB 23-107

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

Bill To

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

APPROVED

By Alex Boyer at 9:50 am, Mar 06, 2023

Amenity-Pool Maint

#28
Feb 23 - Pool Maintenance
336-572-467



Terms
Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY POOL SERVICE FOR FEBRUARY	1,150.00	2/28/2023	1,150.00
			Total	\$1,150.00

Customer Total Balance

\$1,150.00



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



INVOICE

Total Due: \$1,131.14

Invoice Number: 32013013036
Invoice Date: 3/1/2023
Due Date: 3/31/2023

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

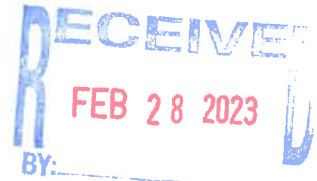
Bill

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

#62
330-972-413

Ship

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



PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01013101295	Ray Flores	Net 30 days		03/01/23 to 03/31/23	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31013100635	1	1,131.14	1,131.14

APPROVED

By Alex Boyer at 2:25 pm, Feb 28, 2023

Amenity-Janitorial Supplies

Subtotal: 1131.14
Sales Tax: 0.00

Total Due: \$1,131.14

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 91**Invoice Date:** 3/1/23**Due Date:** 3/1/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2023		3,937.50	3,937.50
Website Administration - March 2023		104.17	104.17
Information Technology - March 2023		150.00	150.00
Dissemination Agent Services - March 2023		583.33	583.33
Office Supplies		0.15	0.15
Postage		3.90	3.90
Copies		70.20	70.20
Telephone		22.76	22.76
Total			\$4,872.01
Payments/Credits			\$0.00
Balance Due			\$4,872.01



Orange Park Office 904-771-5566
PO Box 7835
Jacksonville, FL 32238-0835
www.naderspestraiders.com

IS YOUR HOME PROTECTED FROM TERMITES?

Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world. CALL TODAY! 855-MY-NADERS.

It's not just termite control. It's Nader's Pest Raiders termite control.

Customer Number: 2634163 Statement Date: 02/28/23 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 3645 Royal Pines Dr, Middleburg, FL 32068					
02/24/23	50392724	Pest Control Service	\$45.00	\$0.00	\$45.00

#70
Mthly
30.572.465



Current: \$45.00

Past Due: \$0.00

Total Amount Due: \$45.00

Please Keep the Top Portion For Your Records Return Bottom Portion with Payment

GA22349F



PO Box 7835 • Jacksonville, FL 32238-0835
Temp-Return Service Requested

You can pay your bill online at www.naderspestraiders.com

*****AUTO**MIXED AADC 270



ARMSTRONG CDD 7
1408 HAMLIN AVE UNIT E 1225
SAINT CLOUD FL 34771-8588



Please check Invoice(s) paid below.

Invoice #	Amount	Invoice #	Amount
<input checked="" type="checkbox"/> 50392724	\$45.00	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

If you are paying by credit card, please see reverse side.

Please make checks payable and remit to:

NADER'S PEST RAIDERS
PO BOX 7835
JACKSONVILLE FL 32238-0835



Statement Date: 02/28/23
Customer Number: 2634163

Balance Forward: \$0.00
Amount: _____

Amount Due: \$45.00
Check # _____



Invoice

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

Date	Invoice #
3/1/2023	7290B

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

APPROVED

By Alex Boyer at 2:01 pm, Mar 02, 2023

Field- Pond Maintenance

RECEIVED
MAR 02 2023
BY: _____

#19
320-578-468

P.O. No.	Terms	Project
	Net 30	

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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/09/2023

Customer #: 00567729

Service Address: 3518 Royal Pines Drive Reclaimed Irrigation

Route #: MC05533398

Water

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

Base Charges (Prepaid)	03/09/23 to 04/06/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	X	0.00	\$0.00	
	Tier 3	0.0	X	0.00	\$0.00	
	Tier 4	0.0	X	0.00	\$0.00	

Alternative Water Supply Surcharge	\$0.00
------------------------------------	--------

Sewer

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

Reuse

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

Base Charges (Prepaid)	82100744 1 03/03/23 28 1504 2099 595					\$42.97
Consumption Charges	Tier 1	34.5	X	0.85	\$29.33	
Proration Factor: 0.9333	Tier 2	12.2	X	1.66	\$20.25	
	Tier 3	548.3	X	2.51	\$1,376.23	

Other Charges

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

Current Charges	\$1,468.78
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$1,468.78
------------------	------------

Daylight Saving Time begins Sunday, March 12, 2023.
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit www.sjrwmd.com/wateringrestrictions

Are you a reuse customer? To learn more about this resource, view our Reclaimed Water Facts page at www.clayutility.org/conservation/reclaim_water_initiatives.aspx

Did you know about half of the water many Floridians use each day is for irrigation? Find out what grows best in your yard. Visit www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$1468.78 by 3/30/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$1645.15 was posted to your account on 02/21/2023.

16
320-538-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00567729

3518 Royal Pines Drive Reclaimed Irrigation

Route #:MC05533398

Route Group:27

ADDRESSEE:

AYC0308B
2000000652 23/2

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



Bill Summary

Bill Date	03/09/23
Current Charges	\$1,468.78
Current Charges Past Due After	03/30/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$1,468.78



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/09/2023

Customer #: 00568411

Service Address: 3682 Royal Pines Drive Reclaimed Irrigation

Route #: MC05530006

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 03/09/23 to 04/06/23						
Consumption Charges				0.0	X	0.00
Proration Factor: 0.0000				0.0	X	0.00
				0.0	X	0.00
				0.0	X	0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

Base Charges (Prepaid)						
Consumption Charges				0.0	X	0.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
83801396	1	03/03/23	28	2236	2375	139
Base Charges (Prepaid)						\$42.97
Consumption Charges				Tier 1	34.5	X
Proration Factor: 0.9333				Tier 2	12.2	X
				Tier 3	92.3	X

Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$324.22
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$324.22

Daylight Saving Time begins Sunday, March 12, 2023.
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Are you a reuse customer? To learn more about this resource, view our Reclaimed Water Facts page at www.clayutility.org/conservation/reclaim_water_initiatives.aspx

Did you know about half of the water many Floridians use each day is for irrigation? Find out what grows best in your yard. Visit www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$324.22 by 3/30/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$329.91 was posted to your account on 02/21/2023.

#16
220-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #: 00568411

3682 Royal Pines Drive Reclaimed Irrigation

Route #: MC05530006

Route Group: 26

ADDRESSEE:

AYC0308B
2000000653 23/3

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



Bill Summary

Bill Date	03/09/23
Current Charges	\$324.22
Current Charges Past Due After	03/30/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$324.22

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/09/2023

Customer #: 00574046

Service Address: 3645 Royal Pines Drive Pool

Route #: MC05560400

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86819700	1	03/03/23	28	4159	4223	64
Base Charges (Prepaid)		03/09/23 to 04/06/23				\$28.48
Consumption Charges		Tier 1	64.0	X	2.35	\$150.40
Proration Factor: 0.9333		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$1.15

Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges			0.0	X	4.69	\$0.00

Reuse

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

Other Charges

SJRWMD Cost Recovery Charge		\$1.09
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$181.12
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$181.12

Daylight Saving Time begins Sunday, March 12, 2023.
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Did you know about half of the water many Floridians use each day is for irrigation? Find out what grows best in your yard. Visit www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$181.12 by 3/30/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$420.82 was posted to your account on 02/21/2023.

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

#16
330-572431

RECEIVED
MAR 13 2023
BY: _____

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574046

3645 Royal Pines Drive Pool

Route #:MC05560400

Route Group:26

ADDRESSEE:

AYC0308B
2000000654 23/4

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

Bill Summary

Bill Date	03/09/23
Current Charges	\$181.12
Current Charges Past Due After	03/30/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$181.12



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 03/09/2023

Customer #: 00574047

Service Address: 3645 Royal Pines Drive Clubhouse

Route #: MC05560402

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86276213	2	03/03/23	28	141	142	1
Base Charges (Prepaid)		03/09/23 to 04/06/23				\$91.06
Consumption Charges		Tier 1	1.0	X	2.35	\$2.35
Proration Factor: 0.9333		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$1.15

Sewer

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

Reuse

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

Other Charges

SJRWMD Cost Recovery Charge	\$1.09
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$306.54
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$306.54

Daylight Saving Time begins Sunday, March 12, 2023.
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Did you know about half of the water many Floridians use each day is for irrigation? Find out what grows best in your yard. Visit www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$306.54 by 3/30/2023 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 02/21/2023.

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

#16
330-572-431

RECEIVED
MAR 13 2023
BY: _____

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574047

3645 Royal Pines Drive Clubhouse

Route #:MC05560402

Route Group:26

ADDRESSEE:

AYC0308B
2000000655 23/5

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



Bill Summary

Bill Date	03/09/23
Current Charges	\$306.54
Current Charges Past Due After	03/30/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$306.54



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/09/2023

Customer #: 00574048

Service Address: 3645 Royal Pines Drive Reclaimed Irrigation

Route #: MC05560404

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 03/09/23 to 04/06/23						
Consumption Charges				0.0	X	0.00
Proration Factor: 0.0000				0.0	X	0.00
				0.0	X	0.00
				0.0	X	0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
76205390	1.5	03/03/23	28	7083	7159	76
Base Charges (Prepaid)						\$85.96
Consumption Charges				Tier 1	70.0	X
Proration Factor: 0.9333				Tier 2	6.0	X
				Tier 3	0.0	X

Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$155.42
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$155.42

Daylight Saving Time begins Sunday, March 12, 2023.
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit www.sjrwmd.com/wateringrestrictions

Are you a reuse customer? To learn more about this resource, view our Reclaimed Water Facts page at www.clayutility.org/conservation/reclaim_water_initiatives.aspx

Did you know about half of the water many Floridians use each day is for irrigation? Find out what grows best in your yard. Visit www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$155.42 by 3/30/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$176.11 was posted to your account on 02/21/2023.

#16
320-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #: 00574048

3645 Royal Pines Drive Reclaimed Irrigation

Route #: MC05560404

Route Group: 26

ADDRESSEE:

AYC0308B
2000000656 23/6

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



Bill Summary

Bill Date	03/09/23
Current Charges	\$155.42
Current Charges Past Due After	03/30/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$155.42

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/09/2023

Customer #: 00577060

Service Address: 875 Tynes Blvd Reclaimed Irrigation

Route #: MC05560359

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 03/09/23 to 04/06/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278202	1	03/03/23	28	5375	5431	56
Base Charges (Prepaid)						\$42.97
Consumption Charges Tier 1 34.5 X 0.85						\$29.33
Proration Factor: 0.9333 Tier 2 12.2 X 1.66						\$20.25
Tier 3 9.3 X 2.51						\$23.34

Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$115.89
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$115.89

Daylight Saving Time begins Sunday, March 12, 2023.
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Did you know about half of the water many Floridians use each day is for irrigation? Find out what grows best in your yard. Visit www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$115.89 by 3/30/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$104.26 was posted to your account on 02/21/2023.

#16
320-578-2731

RECEIVED
MAR 13 2023
BY: _____

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

ARMSTRONG CDD

Customer #: 00577060

875 Tynes Blvd Reclaimed Irrigation

Route #: MC05560359

Route Group: 26

ADDRESSEE:

AYC0308B
2000000658 23/8

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



Bill Summary

Bill Date	03/09/23
Current Charges	\$115.89
Current Charges Past Due After	03/30/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$115.89



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/09/2023

Customer #: 00577061

Service Address: 705 Tynes Blvd Reclaimed Irrigation

Route #: MC05560361

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 03/09/23 to 04/06/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278201	1	03/03/23	28	6242	6242	0
Base Charges (Prepaid)						\$42.97
Consumption Charges Tier 1 0.0 X 0.85 \$0.00						
Proration Factor: 0.9333 Tier 2 0.0 X 1.66 \$0.00						
Tier 3 0.0 X 2.51 \$0.00						

Other Charges

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

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Please pay \$42.97 by 3/30/2023 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 02/21/2023.

#16
320-578-431

RECEIVED
MAR 13 2023
BY: _____

Please return this portion with payment

Bill Summary

Bill Date	03/09/23
Current Charges	\$42.97
Current Charges Past Due After	03/30/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.97



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

ARMSTRONG CDD

Customer #:00577061

705 Tynes Blvd Reclaimed Irrigation

Route #:MC05560361

Route Group:26

ADDRESSEE:

AYC0308B
2000000657 23/7

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

MAIL PAYMENT TO:



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 03/09/2023

Customer #: 00586607

Service Address: 3976 Heatherbrook Place Reclaimed Irrigation

Route #: MC05560323

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 03/09/23 to 04/06/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87137737	1	03/03/23	28	1768	1768	0
Base Charges (Prepaid)						\$42.97
Consumption Charges Tier 1 0.0 X 0.85						\$0.00
Proration Factor: 0.9333 Tier 2 0.0 X 1.66						\$0.00
Tier 3 0.0 X 2.51						\$0.00

Other Charges

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

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Please pay \$42.97 by 3/30/2023 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 02/21/2023.

#16
320-578-431



Please return this portion with payment

Bill Summary

Bill Date	03/09/23
Current Charges	\$42.97
Current Charges Past Due After	03/30/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.97



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

ARMSTRONG CDD

Customer #:00586607

3976 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560323

Route Group:26

ADDRESSEE:

AYC0308B
2000000659 23/9

MAIL PAYMENT TO:

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



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/09/2023

Customer #: 00586608

Service Address: 4121 Heatherbrook Place Reclaimed Irrigation

Route #: MC05560249

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 03/09/23 to 04/06/23						
Consumption Charges				0.0 X	0.00	\$0.00
Proration Factor: 0.0000				Tier 2 0.0 X	0.00	\$0.00
				Tier 3 0.0 X	0.00	\$0.00
				Tier 4 0.0 X	0.00	\$0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87137740	1	03/03/23	28	1172	1204	32
Base Charges (Prepaid)						\$42.97
Consumption Charges				Tier 1 32.0 X	0.85	\$27.20
Proration Factor: 0.9333				Tier 2 0.0 X	1.66	\$0.00
				Tier 3 0.0 X	2.51	\$0.00

Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$70.17
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$70.17

Daylight Saving Time begins Sunday, March 12, 2023.
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Please pay \$70.17 by 3/30/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$77.82 was posted to your account on 02/21/2023.

#16
320-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00586608

4121 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560249

Route Group:26

ADDRESSEE:

AYC0308B
2000000660 23/10

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

Bill Summary

Bill Date	03/09/23
Current Charges	\$70.17
Current Charges Past Due After	03/30/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$70.17



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 03/09/2023

Customer #: 00588041

Service Address: 3846 Sunberry Lane Reclaimed Irrigation

Route #: MC05560097

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 03/09/23 to 04/06/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87777241	1	03/03/23	28	1333	1378	45
Base Charges (Prepaid)						\$42.97
Consumption Charges Tier 1 34.5 X 0.85						\$29.33
Proration Factor: 0.9333 Tier 2 10.5 X 1.66						\$17.43
Tier 3 0.0 X 2.51						\$0.00

Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$89.73
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$89.73

Daylight Saving Time begins Sunday, March 12, 2023.
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit www.sjrwmd.com/wateringrestrictions

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Did you know about half of the water many Floridians use each day is for irrigation? Find out what grows best in your yard. Visit www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$89.73 by 3/30/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$102.60 was posted to your account on 02/21/2023.

#16
720578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #: 00588041

3846 Sunberry Lane Reclaimed Irrigation

Route #: MC05560097

Route Group: 26

ADDRESSEE:

AYC0308B
2000000661 23/11

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



Bill Summary

Bill Date	03/09/23
Current Charges	\$89.73
Current Charges Past Due After	03/30/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$89.73

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/09/2023

Customer #: 00594522

Service Address: 4173 Heatherbrook Place

Route #: MC05560399

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 03/09/23 to 04/06/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87777245	1	03/03/23	28	478	504	26
Base Charges (Prepaid)						\$42.97
Consumption Charges Tier 1 26.0 X 0.85						\$22.10
Proration Factor: 0.9333 Tier 2 0.0 X 1.66						\$0.00
Tier 3 0.0 X 2.51						\$0.00

Other Charges

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

Daylight Saving Time begins Sunday, March 12, 2023.
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Please pay \$65.07 by 3/30/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$71.02 was posted to your account on 02/21/2023.

#16
220-578-431

RECEIVED
MAR 13 2023
BY:

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

ARMSTRONG CDD

Customer #:00594522

4173 Heatherbrook Place

Route #:MC05560399

Route Group:26

ADDRESSEE:

AYC0308B
2000000662 23/12

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



Bill Summary

Bill Date	03/09/23
Current Charges	\$65.07
Current Charges Past Due After	03/30/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$65.07



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/09/2023

Customer #: 00596272

Service Address: 1980 Amberly Drive

Route #: MC05560415

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 03/09/23 to 04/06/23						
Consumption Charges				0.0	X	0.00
Proration Factor: 0.0000				0.0	X	0.00
				0.0	X	0.00
				0.0	X	0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
89187072	1	03/03/23	28	1094	1094	0
Base Charges (Prepaid)						\$42.97
Consumption Charges				0.0	X	0.85
Proration Factor: 0.9333				0.0	X	1.66
				0.0	X	2.51

Other Charges

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

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Please pay \$42.97 by 3/30/2023 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 02/21/2023.

#16
320-578-431

RECEIVED
MAR 13 2023
BY: _____

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

ARMSTRONG CDD

Customer #: 00596272

1980 Amberly Drive

Route #: MC05560415

Route Group: 26

ADDRESSEE:

AYC0308B
2000000663 23/13

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



Bill Summary

Bill Date	03/09/23
Current Charges	\$42.97
Current Charges Past Due After	03/30/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.97



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/09/2023

Customer #: 00596274

Service Address: 544 Tynes Blvd

Route #: MC05560677

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 03/09/23 to 04/06/23						
Consumption Charges						
Proration Factor: 0.0000				Tier 1	0.0 X	0.00
				Tier 2	0.0 X	0.00
				Tier 3	0.0 X	0.00
				Tier 4	0.0 X	0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

Base Charges (Prepaid)						
Consumption Charges						
				0.0	X	0.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
89187071	1	03/03/23	28	743	764	21
Base Charges (Prepaid)						
Consumption Charges						
Proration Factor: 0.9333				Tier 1	21.0 X	0.85
				Tier 2	0.0 X	1.66
				Tier 3	0.0 X	2.51

Other Charges

SJRWMD Cost Recovery Charge						
Capacity Fees (Prepaid)						
Deposit Interest Refund						
Current Charges						\$60.82
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$60.82

Daylight Saving Time begins Sunday, March 12, 2023.
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit www.sjrwmd.com/wateringrestrictions

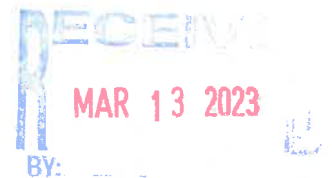
Are you a reuse customer? To learn more about this resource, view our Reclaimed Water Facts page at www.clayutility.org/conservation/reclaim_water_initiatives.aspx

Did you know about half of the water many Floridians use each day is for irrigation? Find out what grows best in your yard. Visit www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$60.82 by 3/30/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$68.47 was posted to your account on 02/21/2023.

#16
20578471



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00596274

544 Tynes Blvd

Route #:MC05560677

Route Group:26

ADDRESSEE:

AYC0308B
2000000664 23/14

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



Bill Summary

Bill Date	03/09/23
Current Charges	\$60.82
Current Charges Past Due After	03/30/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$60.82



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

CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2023-247753

Invoice Date: 3/9/2023

Due Date: 4/8/2023

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

#7
210-917-48

BILL TO

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

Advertiser

Armstrong CDD C/O GMS, LLC

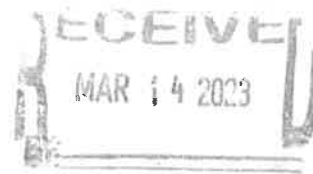
Customer ID

21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 60754	Notice of Meeting March 16, 2023	CT - Clay Today	Mar 9	2023		Column Inch	Black & White	4.0000	\$40.00
									\$40.00

Total:	\$40.00
--------	---------

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.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

In the matter of March 16

LEGAL: 60754

Was published in said newspaper in the issues:

3/9/2023

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

Hugh Osteen

Sworn to me and subscribed before me 03/09/2023

Christie Lou Wayne



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

NOTICE OF MEETING ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, March 16, 2023 at 10:00 a.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-6850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-6850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Marilee Giles
District Manager
Legal 60754 Published 3/9/2023 in Clay County's Clay Today newspaper

By Alex Boyer at 10:09 am, Mar 13, 2023

#54
330-542-416



RECEIVED
MAR 13 2023
BY: _____

Invoice No. 2303

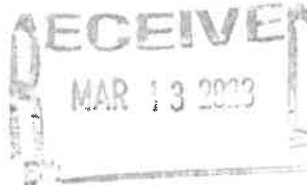
Armstrong CDD
182 Holly Forest Dr. St. Aug. FL 32092

[illegible]



VISION • EXPERIENCE • RESULTS

Armstrong Community Development District (GMS)
c/o GMS
475 West Town Place #28
Suite 114 210-570-211
St. Augustine, FL 32092



March 06, 2023
Project No: 22401.00000
Invoice No: 0207281

Project 22401.00000 Armstrong CDD-2022/2023 General Consulting Engineering Services
(WA#9)

Professional Services rendered through February 25, 2023

Task 01 General Consulting

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Brecht, John	2/11/2023	2.00	190.00	380.00
Brecht, John	2/25/2023	1.50	190.00	285.00
CEI Sr. Inspector				
Brooks, Jeffrey	2/11/2023	2.50	155.00	387.50
Administrative Support				
Blair, Shelley	2/18/2023	.50	90.00	45.00
Totals		6.50		1,097.50
Total Labor				1,097.50

	Current	Prior	To-Date
Total Billings	1,097.50	190.00	1,287.50
Contract Limit			6,000.00
Remaining			4,712.50

Total this Task \$1,097.50

Task XP Expenses

Unit Billing

2023 Mileage

34.06

Total this Task \$34.06

Invoice Total this Period \$1,131.56

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-842-0900 • Fax 904-842-9485
CA-00002584 LC-00003118

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618746
DATE: 3/1/2023

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



DUE DATE	RENTAL PERIOD
4/12/2023	

PMT NUMBER	DESCRIPTION	AMOUNT
46	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment. #18 Mar 23 - Fitness Equip 330-372-44	1,415.21

TOTAL DUE

\$1,415.21

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618746	4/12/2023	\$1,415.21	

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

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



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 03/07/2023

Account: 221007627575

ARMSTRONG CDD
3645 ROYAL PINES DR - 3622
MIDDLEBURG, FL 32068

Current month's charges:	\$84.87
Total amount due:	\$84.87
Payment Due By:	03/28/2023

Your Account Summary

Previous Amount Due	\$86.33
Payment(s) Received Since Last Statement	-\$86.33
Current Month's Charges	\$84.87
Total Amount Due	\$84.87

#27
330-572-432

RECEIVED
MAR 13 2023
BY: _____

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



PeoplesGas.com/Paperless

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

To learn more, or to report a scam, visit peoplesgas.com/scam

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007627575

Current month's charges:	\$84.87
Total amount due:	\$84.87
Payment Due By:	03/28/2023

Amount Enclosed \$ _____

614346949913

00004550 01 AB 0.50 34771 FTECO103072322032310 00000 04 01000000 006 04 19193 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

61434694991322100762757500000000084876

Account: 221007627575
Statement Date: 03/07/2023
Current month's charges due 03/28/2023

Details of Current Month's Charges – Service from - 02/03/2023 to 03/01/2023

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

Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	Previous Reading	Measured Volume	x BTU	x Conversion	Total Used	Billing Period
AHX50502	03/01/2023	519	506	13 CCF	1.046	1.0000	13.6 Therms	27 Days

Customer Charge		\$30.60
Distribution Charge	13.6 THMS @ \$0.46951	\$6.39
PGA	13.6 THMS @ \$0.90000	\$12.24
Florida Gross Receipts Tax		\$0.39
Natural Gas Service Cost		\$49.62
Municipal Public Service Tax		\$1.53
State Tax		\$3.72

Total Natural Gas Cost, Local Fees and Taxes

\$54.87

Miscellaneous Charges

Gas Management	1 X \$30.0000	\$30.00
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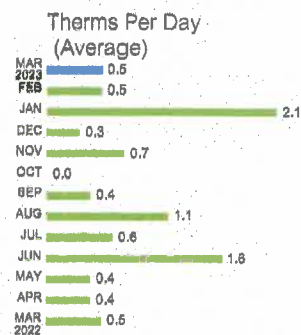
Total Miscellaneous Charges

\$30.00

Total Current Month's Charges

\$84.87

Peoples Gas Usage History



We're always working to keep our system safe for you

Safety is our #1 priority



Our team members and trusted contractors are always working to maintain our system and ensure all aspects are functioning properly and safely.

We regularly conduct inspections of meters and other equipment, and this work may require us to be on or near your property. All of our workers carry a photo ID, so you can be sure they're part of our team.

We'll let you know if we have trouble gaining access to any equipment or if we identify any necessary follow-up work.

Should you have any questions about your service, please call us at **877-832-6747**.





APPROVED

By Alex Boyer at 9:42 am, Mar 17, 2023

Amenity-Security

INVOICE

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

904-254-1474

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

9042996115
tviscarra@gmscfl.com



Invoice Number: 486

Invoice Date: March 13, 2023

Payment Due: March 13, 2023

Amount Due (USD): \$1,749.00

Pay Securely Online

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

Total: \$1,749.00

Amount Due (USD): \$1,749.00

Pay Securely Online

VISA

MasterCard

DISCOVER

link.waveapps.com/varvc9-kjykw

Notes / Terms

Invoice for previous 2 weeks of service (14 days)
February 20th, 2023 - February 26th, 2023
February 27th, 2023 - March 5th, 2023

Important Messages

If you are eligible for the current Capital Credits refund, you will find the refund posted as a credit on this bill.

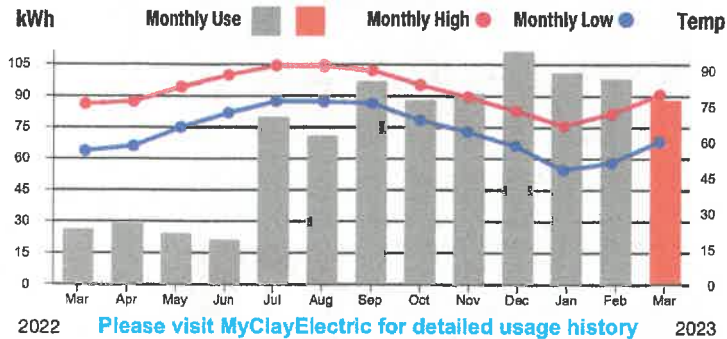
If you have multiple accounts under the same membership, the credit will appear on your membership account.



Previous Balance	\$43.00
Payment Received 02/28/23	-\$43.00
Capital Credit Refund	-\$15.04
Balance Forward	-\$15.04
Current Charges Due 04/03/23	\$41.04

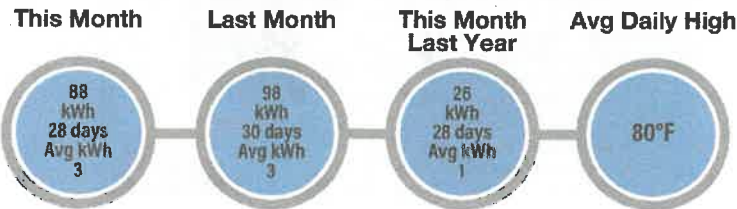
Service Address: 3599 ROYAL PINES DR IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	02/10/23	03/10/23	3918	4006	1	88

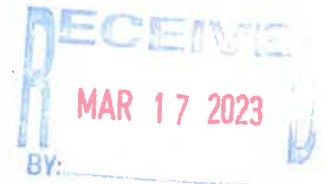


Current Service Detail

Access Charge		\$27.00
Energy Charge	88 kWh @ 0.0813	\$7.15
Power Cost Adjustment	88 kWh @ 0.0465	\$4.09
FLA Gross Receipts Tax		\$0.98
Clay Co Public Ser Utility Tax		\$1.36
Operation Round Up		\$0.46
Total Current Charges for this Location		\$41.04



#100
320-538-43



KEEP SEND

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

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.



5570 2 MB 0.531
ARMSTRONG CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

5 5570
C-21

Account Number	9054872
Balance Forward	-\$15.04
Current Charges Due 04/03/23	\$41.04
Total Amount Due	\$26.00

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



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

9



09054872 0000026008



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Member Name

ARMSTRONG CDD

Account #

9082120

Trustee District:

06

Statement Date:

03/13/2023

Current Bill Due Date:

04/03/2023

Previous Balance

\$1,437.00

Payment Received 02/28/23

-\$1,437.00

Balance Forward

\$0.00

Current Charges Due 04/03/23

\$1,265.00

Important Messages

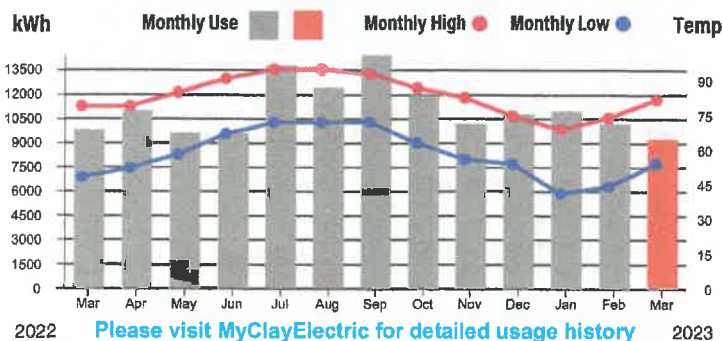
If you are eligible for the current Capital Credits refund, you will find the refund posted as a credit on this bill.

If you have multiple accounts under the same membership, the credit will appear on your membership account.

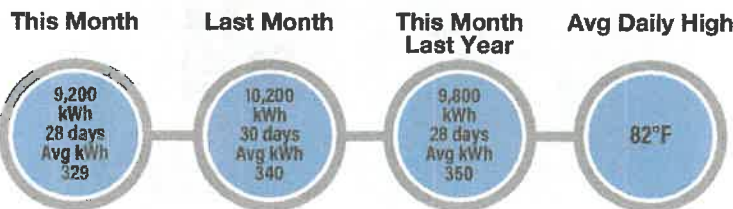


Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	02/10/23	03/10/23	2315	2361	200	9,200



Current Service Detail		
Access Charge		\$27.00
Energy Charge	9,200 kWh @ 0.0813	\$747.96
Power Cost Adjustment	9,200 kWh @ 0.0465	\$427.80
FLA Gross Receipts Tax		\$30.82
Clay Co Public Ser Utility Tax		\$30.73
Operation Round Up		\$0.69
Total Current Charges for this Location		\$1,265.00



#100
370-572-43

RECEIVED
MAR 17 2023
BY

KEEP SEND

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



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308

Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



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

Account Number	9082120
Current Charges Due 04/03/23	\$1,265.00
Total Amount Due	\$1,265.00

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



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

9



09082120

0001265002

Important Messages

If you are eligible for the current Capital Credits refund, you will find the refund posted as a credit on this bill.

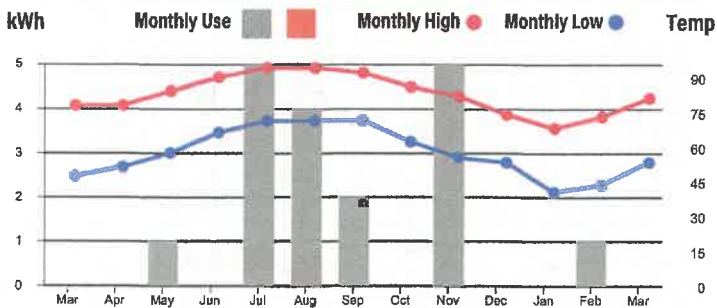
If you have multiple accounts under the same membership, the credit will appear on your membership account.



Previous Balance	\$29.00
Payment Received 02/28/23	-\$29.00
Balance Forward	\$0.00
Current Charges Due 04/03/23	\$29.00

Service Address: 705 TYNES BLVD IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	02/10/23	03/10/23	34	34	1	0



Current Service Detail

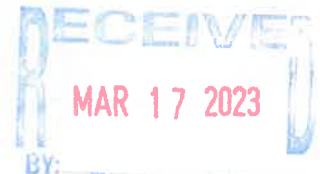
Access Charge	\$27.00
FLA Gross Receipts Tax	\$0.70
Clay Co Public Ser Utility Tax	\$1.08
Operation Round Up	\$0.22
Total Current Charges for this Location	\$29.00

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

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



#100
320-578-43



KEEP SEND

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



Account Number	9082351
Current Charges Due 04/03/23	\$29.00
Total Amount Due	\$29.00

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



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





Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Member Name

ARMSTRONG CDD

Account #

9143346

Trustee District:

06

Statement Date:

03/13/2023

Current Bill Due Date:

04/03/2023

Previous Balance

\$28.91

Payment Received 02/28/23

-\$28.91

Balance Forward

\$0.00

Current Charges Due 04/03/23

\$28.91

Important Messages

If you are eligible for the current Capital Credits refund, you will find the refund posted as a credit on this bill.

If you have multiple accounts under the same membership, the credit will appear on your membership account.

Total
Amount Due

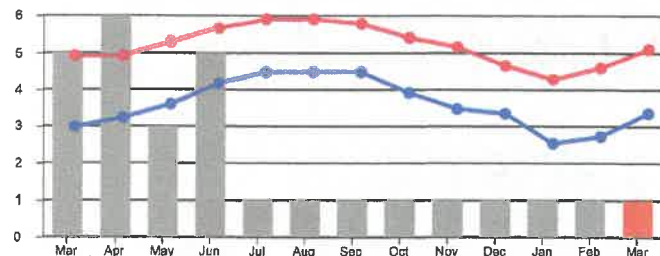
\$28.91

Due Date:
04/03/2023

Service Address: 3814 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	02/10/23	03/10/23	62	63	1	1

kWh Monthly Use Monthly High Monthly Low Temp



2022 Please visit MyClayElectric.com for detailed usage history 2023

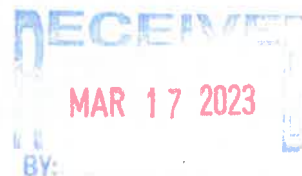
This Month Last Month This Month Last Year Avg Daily High



Current Service Detail

Access Charge		\$27.00
Energy Charge	1 kWh @ 0.0813	\$0.08
Power Cost Adjustment	1 kWh @ 0.0465	\$0.05
FLA Gross Receipts Tax		\$0.70
Clay Co Public Ser Utility Tax		\$1.08
Total Current Charges for this Location		\$28.91

#106
220-578-43



KEEP
SEND

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



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308

Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



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

Account Number	9143346
Current Charges Due 04/03/23	\$28.91
Total Amount Due	\$28.91

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



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



09143346

0000028912

Evergreen Lifestyles Management, LLC

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

INVOICE

DATE: 2/28/2023
INVOICE # ARMCD0223

BILL TO**ACCT# 110059797**

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

tviscarra@gmscfl.com
aperegrino@gmscfl.com

RECEIVED
MAR 21 2023
BY: _____

VENDOR	DESCRIPTION	AMOUNT
AMEX Invoice Pkg 1	320 Amenity-Janitorial: Cleaning Supply 330-392-464	\$ 18.45
		\$ 18.45
	AMEX 10% Free 320-398-491	\$ 1.85
Subtotal		\$ 20.30

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 \$ 20.30

Make all checks payable to
Evergreen Lifestyles Management, LLC

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

CHECK REQUEST INVOICE

DATE: 2/22/2023
INVOICE # ARMSTRONG02/22/23
DUE DATE:

Evergreen Lifestyles Management LLC

(Payable to)

270 W. Plant St 340 Winter Garden FL 34787

Address, City, State, Zip

(Mail to)

☒ Association

☐ Vendor

BILL TO

Name and No. of Association: **Armstrong CDD**

[illegible]

Please remember to attach all receipts!

Alex Boyer

Authorized by:

TOTAL DUE \$ 18.45

Approved by:



EVERGREEN LIFESTYLES MANAGEMENT

Order # WB36819307

PO/Job Name: WB36819307

Buy Online Ship To Store

Ordered

1/25/2023

Complete

2/8/2023

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
144 oz. Lavender Pourable Disinfecting All-Purpose Cleaner (2-Pack) SKU 1006790455	1	\$17.16	\$0.00	\$17.16	\$17.16
Subtotal					\$17.16
Shipping					FREE
Sales Tax					\$1.29
Order Total					\$18.45

Evergreen Lifestyles Management

270 W Plant Street #340
Winter Garden, FL 34787

INVOICE

DATE:
INVOICE #

2/28/2023

AdminProcessAMEX022023

BILL TO

1179- Armstrong CDD

DESCRIPTION	GL Code	Per Unit Cost	Quantity	AMOUNT
Administrative Processing Fees-Amex- February	1999	\$1.85	1	\$1.85

Subtotal	\$1.85
Taxable	\$0.00
Tax rate	
Tax due	\$0.00
Other	\$0.00
TOTAL Due	\$1.85

OTHER COMMENTS

Funds are drafted through ACH

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



10459 Hunters Creek Court
Jacksonville, Florida 32256

Invoice

Date	Invoice #
3/25/2023	1570
Project #	1910

Bill To

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

#71
1-3-121-101



Description	Amount
Reserve Analysis Deposit	1,000.00

E-mail

csheppard@communityadvisors.com

Phone #

904-303-3275

Pay This Amount

\$1,000.00

Terms

Due on receipt