

***ARMSTRONG***

*Community Development District*

*MAY 11, 2023*

## *AGENDA*

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

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May 4, 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, May 11, 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. Consideration of Resolution 2023-07, Election of Officers
- IV. Approval of the Minutes of the April 13, 2023 Meeting
- V. Consideration of Proposals
  - A. Landscape Maintenance Proposal from Tree Amigos
  - B. Janitorial Services Proposal from City Wide Maintenance
  - C. Vak Pak Proposal
  - D. Doody Daddy Proposal
  - E. Evergreen Proposal for Amenity Management
- VI. Discussion of Greyhawk HOA Termination Letter
- VII. Consideration of Resolution 2023-08, Approving the Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date to Adopt

VIII. Review of Capital Reserve Study

IX. Discussion of Suspension Letters

X. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager – Report on the Number of Registered Voters (881)

D. Facility Manager

1. Report

2. Monthly Quality Inspection Report

XI. Supervisor's Requests and Audience Comments

XII. Financial Reports

A. Financial Statements as of April 30, 2023

B. Check Register

XIII. Next Scheduled Meeting – June 8, 2023 @ 3:30 p.m. at Plantation Oaks Amenity Center

XIV. Adjournment



### *THIRD ORDER OF BUSINESS*

**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 May 11, 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
_____	Assistant Secretary

**PASSED AND ADOPTED THIS 11TH DAY OF MAY, 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, April 13, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Kendrick Taylor	Supervisor
Christine Bowen	Supervisor
Jorge Vergara Molero	Supervisor
Cameron Brown	Supervisor

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

Mr. Brown gave an overview of his background and his interest in serving on the board.

**A. Appointment of New Supervisor(s)**

On MOTION by Mr. Vergara Molero seconded by Ms. Bowen with all in favor Cameron Brown was appointed to serve on the board.

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

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

Ms. Giles reviewed the following: The sunshine law, public records law, new supervisor packet, that includes a Q&A about district business, Chapter 190, Florida Statutes, and ethics and sunshine law.

Ms. Buchanan stated any documents you have need to be stored in one place that includes electronic files such as emails so in the event you get a records request for files or information relating to your service on the board you can go to the place you have it stored and confirm if you have anything that meets the request and say no if you don't.

### **C. Election of Officers, Resolution 2023-06**

Ms. Giles stated at the present time Liam O'Reilly is chair, Kendrick Taylor assistant secretary, Christine Brown assistant secretary, Jorge Vergara Molero assistant secretary, Marilee Giles Secretary and treasurer, Daniel Laughlin, James Oliver, Darrin Mossing and Howard McGaffney assistant treasurers and assistant secretaries. I recommend that you take the time before the next meeting to think about who the board would want to appoint as a vice chair and chair.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor Resolution 2023-06 appointing Mr. Brown as an assistant secretary was approved.

### **FOURTH ORDER OF BUSINESS**

### **Approval of the Minutes of the March 16, 2023 Meeting**

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the minutes of the March 16, 2023 meeting were approved as presented.

### **FIFTH ORDER OF BUSINESS**

### **Discussion of Fiscal Year 2024 Budget**

Ms. Giles stated we will approve the FY24 budget at our next meeting, which is May 11<sup>th</sup> and adopt it at the July 13<sup>th</sup> meeting. Alex, John and I have reviewed agreements and are looking for any board guidance. Alex has gotten ahead on some of these as he mentioned at the last

meeting. We selected Pool Troopers to replace Crown. Alex has corresponded with City Wide and they are looking for a 5% increase. These are just the larger agreements that you have with landscape, pool maintenance and lake maintenance. Sitex Aquarics and Viewpoint Security do not have increases.

Mr. Taylor stated last year Viewpoint had an increase in the middle of the budget season, we shifted to get them on a fiscal year basis, but since they have done this before it may be in our best interest to plan on some type of increase.

Ms. Bowen asked do we know the percentage of the increase?

Mr. Boyer stated it was based on the increase from the minimum wage standard, that was the change.

Ms. Giles stated it was about a \$2 difference. You can do that because the proposed budget can be a higher budget amount and as we adopt the budget if there is a specific line you want to reduce we can do that; we can't increase it at the budget hearing.

Mr. Taylor stated increase it by 2-3% for next month and if they keep their price the same we can lower that to their proposal.

Mr. Vergara Molero asked what is the average increase you have seen, 5%?

Mr. Boyer stated I don't have a lot of vendors having an increase, but a lot of vendors have multi-year agreements and any increase would be in there. The difference with this community is a lot of the agreements have started to expire such as Tree Amigos. They have informed us that there will not be an increase this year but will in the second year. We will get a three-year proposal down the road. We had a three-year agreement with Tree Amigos with one plus one for a total five-year agreement.

Ms. Giles stated we will budget for that and work on agreements for that one. What I'm seeing in my districts is anywhere from 3% to 6% increase. Not like last year when the developer stopped making contributions; that was a big increase. Every day on the news they talk about the inflation rate, it was almost 9% in 2020 through 2022 and now it is at 5%.

Mr. Taylor stated I want to talk about the pool contract. Last meeting I was authorized to work with Alex for a contract with Pool Troopers for the balance of this fiscal year. Crown did not lower their price, we do have a little wiggle room in the budget to cover that but it is tight and I asked Marilee to draft a termination letter for Crown. I would like to get your thoughts on

terminating Crown and start Pool Troopers the beginning of June. Pool Troopers is going to be \$2,000 more than Crown through the balance of this fiscal year.

Mr. Vergara Molero stated we have the funds and we don't need further discussion.

Ms. Giles stated they did come down on their price.

Mr. Brown asked once you send the letter of termination to Crown, can they stop immediately? If they do what do we do in the interim?

Ms. Buchanan stated everybody agreed to a 30-day termination in the contract, that being said you can contact Pool Troopers to see if they can start if they need to.

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor staff was authorized to terminate Crown Pools effective May 31, 2023 and to contract with Pool Troopers for a start date of June 1, 2023.
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Ms. Bowen stated the HOA has recommended that the CDD put a placeholder in their budget for amenity attendant.

Mr. Taylor asked if that is in the CDD budget does that come off the HOA budget?

Ms. Bowen stated the budget was done for \$17,000 for the attendant this year. Now that it is pool time we don't know if that falls under the contract rate or the \$17,000. If it is \$17,000 the HOA will not have enough money to finish paying that.

Mr. Taylor stated I think we should budget that for Evergreen in the next fiscal year to have a placeholder.

Ms. Buchanan stated the CDD is not paying for the amenity management contract that is either coming out of the HOA funds or it is funded by the CDD to the HOA?

Ms. Bowen stated the HOA has a management contract with Evergreen. It is my understanding that if the HOA kicked it back to the CDD then the CDD would have to get a contract with Evergreen plus the attendant rate.

Mr. Boyer stated you are only paying it once on the HOA side, even though it is dual involvement on both parties so you have two separate agreements.

Ms. Bowen stated homeowners commented about the hours and job description and a lot of them said it is CDD, it is run by the CDD we just pay for it. One of the things that might help

with that is split the cost so the contract stays with the HOA to reduce that cost but the CDD is actually paying for it as well.

Ms. Buchanan stated so that is a different scenario where he can just continue the contract with the HOA, which is what is happening now -----

Ms. Bowen stated we are going to have a few more HOA meetings and my goal is to have an answer by our June meeting so we have time to think about it before the July adoption.

Mr. Vergara Molero stated there needs to be another agreement in place.

Ms. Bowen stated the CDD needs to plan for a worse case scenario.

Mr. Woods stated you will have to get another proposal from Evergreen.

Ms. Buchanan stated that's right or we have to formally bid it.

Ms. Giles stated we will work on that and put that in the proposed budget and over the months before we adopt we should have an answer. The expense to the accountant is April 28<sup>th</sup> to get any changes into the proposed budget.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

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

There being none, the next item followed.

#### **B. District Engineer – Ratification of CEI Fee Proposal for Phase 2 and Phase 3**

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the proposal from ETM for Grayhawk Phases 2 and 3 in the amount of \$7,500 was ratified.

#### **C. District Manager**

Ms. Giles stated Charlie Sheppard lowered his price to \$3,000. Just a note as we go forward, this agenda appeared to be light, but as you see during the meeting is your opportunity to speak but something to consider as we move forward especially in the holiday season if an agenda is light staff will reach out to the chair and say it is a very light agenda do you want to cancel. Any time you can it saves the district those funds, you are paying the supervisors, district counsel, district engineer so it is something to think about going forward when it is a light agenda you have the authority to cancel.



## **D. Facility Manager**

### **1. Report**

Mr. Woods stated things have been going smooth except pool furniture has been thrown in the pool. I have talked with the City Wide Manager and cleaner about doing a better job. A lot of people still climb over the fence and doing damage and leaving a lot of trash and I had two young people, non-residents, removed by the police last week.

### **2. Monthly Quality Inspection Report**

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests and Audience Comments**

Mr. Vergara Molero stated I will reach out to Alex and John to find out about the maintenance schedule for the bushes in the community.

Mr. Taylor asked has Tree Amigos looked at the irrigation system and timers?

Mr. Boyer stated every month they will do a full circuit and check it. If you let us know if there is an issue we will get with them.

Mr. Taylor stated we have the big budget hit for landscaping. We are over the landscape contingency by almost \$17,000 a big chunk of that was applying sod to an area that should have been done by the developer. If no one is opposed I would like to reach out to Liam, as the developer, to figure out why that was not covered by the developer and if they will cover the cost.

Ms. Buchanan stated no. If you email me or Marilee the details on the area and the cost she and I can reach out on behalf of the board or you can contact Mike Taylor who is no longer on the board.

Mr. Taylor stated I will put my thoughts in an email and send it to Marilee and Katie.

Mr. Brown stated during the HOA meeting this week, there was a question about who controls the fobs for the amenity center access.

Mr. Boyer stated everything as discussed was contracted through your HOA. Right now your HOA has access and are the ones who issue, take payment, provide the list. We have access to it but don't manage it.

Ms. Bowen stated looking at the HOA financials they are receiving income for the fobs. Year to date it was \$30 and last year it was \$300 that has not been sent to the CDD. We didn't

know what needs to be done moving forward. Technically it is not HOA income it should have been CDD income.

Ms. Giles stated the CDD pays for the fobs, it is a budget line of \$2,500.

Ms. Bowen stated the HOA is receiving income and keeping the income and it should go to the CDD because they paid for the fobs.

Ms. Buchanan stated that is correct.

Ms. Bowen stated I don't know how it works in arrears, I will have to bring it up to the other HOA board members.

Ms. Buchanan stated you should do that going forward because by the time you sort it out you have administrative costs.

Ms. Giles asked John is that something you can work with Christine on your end?

Mr. Boyer stated I can work with the HOA on that.

Ms. Giles stated Teresa will have a line in the budget for miscellaneous income and any time you rent out the facility that income goes to miscellaneous, if someone needs a new fob that goes to miscellaneous.

Mr. Lopez stated the pool chairs along the side that go in the beach entrance are being put around the corner. People don't know they are around the corner. Can we start lining them back up by the pool area?

Mr. Boyer stated we can but remember every time we foul the pool we have to close it for 30-minutes per health department standards because they are not supposed to be in the pool, which is why we moved them further away.

Mr. Lopez stated there is mismatched paint all around the amenity center. Can we get that painted? Also the bench has been broken for two months. Pressure wash the paver areas outside under the TV and sink.

Mr. Boyer stated you have a general maintenance fund, you need to think about repair and replacement and general preventative maintenance. We would be happy to do those sorts of things or make sure we get quotes, but the last six months is when you spend most of the budget so it is towards the end of the year when you have the funds.

Ms. Giles stated you can plan for that in FY24.

Mr. Lopez stated the soap dispensers need to be installed in the tiles so we don't have to worry about it being removed. If someone looks at child porn while using your WIFI it is a big legal issue, so a user agreement on the WIFI would be fantastic.

Mr. Boyer stated that's a question for Teresa, GMS has access to the accounts, we don't.

Mr. Lopez stated the field raised area beside the amenity center has bald spots. Windowsills outside are covered in pollen, a/c maintenance and gym stuff is not budgeted, windows in amenity center are open at night, lava rocks in firepit, replace DVR system so that Clay County can log in.

## **EIGHTH ORDER OF BUSINESS**

### **Financial Reports**

#### **A. Financial Statements as of September 30, 2023**

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

#### **B. Check Register**

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

## **NINTH ORDER OF BUSINESS**

### **Next Scheduled Meeting – May 11, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated the next meeting is scheduled for May 22, 2023 at 3:30 p.m. in the same location.

On MOTION by Mr. Vergara Molero seconded by Mr. Taylor with all in favor the meeting adjourned at 4:43 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

## *FIFTH ORDER OF BUSINESS*

*A.*

# Armstrong CDD Landscape Management Proposal

From





# The Tree Amigos

April 25, 2023

Armstrong CDD  
475 West Town Place Ste 114  
St. Augustine, FL 32092

**Thank you for allowing us to submit a landscape management Armstrong CDD 475 West Town Place Ste 114 St. Augustine, FL 32092.** Tree Amigos is committed to offering the highest quality service and best overall horticultural expertise in the landscape industry. We are excited about this opportunity and look forward to a professional partnership with you in our commitment to excellence in growing and enhancing your client's outdoor assets.

**LANDSCAPE MANAGEMENT PROPOSAL for Common Areas, Amenity Center, Tynes Blvd Extension**

**Greyhawk Phase II, Greyhawk Lakes and Viburnam hedges at Amenity Center:**

**Total annual cost for landscape maintenance services for Year 1: \$134,374.86**

**Total monthly billing: \$11,197.90**

**Total annual cost for landscape maintenance services for Year 2: \$138,406.17**

**Total monthly billing: \$11,533.85**

**Total annual cost for landscape maintenance services for Year 3: \$142,558.36**

**Total monthly billing: \$11,879.86**

Above includes: Mowing, trimming, edging, blowing, detailing, fertilization, pest and weed control, mulch, flower installation (4 times per year), select palm tree trimming and monthly irrigation checks included.

**ADDITIONAL SERVICES:**

Irrigation repairs @ **\$85.00** per hour plus parts

Sincerely,

Jim Proctor

PROPOSAL FORM FOR  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES  
FOR  
ARMSTRONG CDD

TO: Armstrong CDD

FROM: Tree Amigos Outdoor Services Inc.  
(Proposer)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance Services for Armstrong CDD the undersigned proposes to provide all services as described in the Scope of Work and Maintenance Maps attached to this Proposal Form. Having carefully examined the Scope of Work, Maintenance Maps, and Maintenance Services Agreement and having thoroughly inspected the property that is the subject of this proposal, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work in accordance with the said documents, for the following amounts for year 1:

**Common Areas**

1. Annual Landscape and Irrigation Services	\$47,593.59
2. Mulch / Pine Straw Install — Per single install	\$4,771.42
Total (items 1-2)	<b>\$52,365.01</b>

**Amenity Center**

1. Annual Landscape and Irrigation Services	\$27,427.32
2. Mulch / Pine Straw Install — Per single install	\$2,295.00
3. Annual Color Flowers — (4) Four rotations	\$908.60



Total (items 1-3) **\$30,630.92**

**Tynes Blvd. Extension**

1. Annual Landscape Services \$9,611.61

Total Items: **\$9,611.61**

**Greyhawk Phase II**

1. Annual Landscape and Irrigation Services \$23,464.54

2. Mulch/Pine Straw Install-Per single install \$3,336.37

Total Items (1-2) **\$26,800.91**

**Greyhawk Lakes**

1. Annual Landscape Services \$13,922.41

Total Items **\$13,922.41**

**Viburnum Hedges Amenity Center**

Total Items **\$1,044.00**

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## **Landscape Maintenance Specifications**

### **Schedule “A”**

#### **General Services:**

- A.** Mowing of all St. Augustine turf areas will be performed approximately 42 times per year as follows, once per week during summer months of April thru October 15<sup>th</sup>, and once every other week during the months of October 16<sup>th</sup> thru March. Mowing of all Bahia turf to be performed 28 times per year in the growing season. Mowing will be accomplished by use of rotary type commercial machine set at an approximated height of three and one-half inches.
- B.** Edging of all sidewalks, curbs, pathways and other paved surfaces will be performed approximately 42 times per year as follows, once per week during summer months of April thru October 15<sup>th</sup>, and once every other week during the months of October 16<sup>th</sup> thru March. Edging is to be defined as outlining and/or removing turf from the above-mentioned borders by use of a mechanical edger.
- C.** Trimming around obstacles within finished turf areas will be completed during each mowing by use of a string trimmer, chemical, or other mechanical means.
- D.** Detailing of all planted areas will be performed in a sectional method with the frequency of rotation being a minimum of once every three weeks for each individual area. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamentals and groundcover, removal of under story tree suckers as well as the defining of bed lines, tree saucer, and removal of unwanted vegetation (weeds).
- E.** Detailing of high traffic areas (i.e., entranceways and curb areas) will be accomplished in the same manner as stated in “D”, however the frequency will be accelerated to meet the area’s level of importance to the appearance to the property.
- F.** Selective trimming and pruning of trees up to eight feet will be performed annually to prevent disease, encourage good growth habits, and increase the infiltration of light. Any trimming or pruning in excess of eight feet will be covered under a separate work order.
- H.** Walks, curbs, and other paved surfaces adjacent to the turf areas and/or other landscaping elements will be kept clean of unwanted debris by use of forced air or vacuum machinery as conditions dictate.
- J.** All turf, shrub, ornamental, groundcover, and understory trees will be monitored for pests, disease and nutrient problems during each visit to the property. Positive findings will be reported to our designated contact person as a courtesy. The Tree Amigos will not be held responsible for any damages unless we have a broadened responsibility under turf care and/or tree and shrub care program. If we do have this service in force we will immediately take the necessary steps to remedy the problem. For more information on our fertilization/pest control program, please see schedule “B”. In the event we do not have these program in force, we can upon request, propose an estimate based on the time and materials needed to effectively treat the areas infected.
- K.** Clean-up and removal of major (tornado, severe winds etc.) storm damage debris, fallen trees, tree limbs or other excessive debris is not covered under this agreement, but can be accomplished under separate work order if it should become necessary.



- L.** The inspection, adjustment, cleaning or repairs of any irrigation components on the property is not a service provided by any part of schedule “A” unless the damage is caused by our negligence. Irrigation maintenance agreements are available through our irrigation division, we also accept call in service requests. Please see schedule “C” for more information about our irrigation inspection service. All -inclusive services are also available.
- M.** The Tree Amigos will not be held responsible for any pre-existing conditions or damage caused by others, severe wind, freezes, frost, floods, drought or any other act of nature.
- N.** Tree Amigos will visit property 52 times per year, at least, to insure top quality workmanship of project.

## **Turf and Shrub Care Specifications Schedule “B”**

The Tree Amigos shall furnish all horticultural supervision, labor, material, equipment And transportation required for the following specifications.

### **LAWN CARE**

**Fertilization:** There will be 2 custom fertilizer applications to the turf areas per year.

**Weed & Insect Control:** There will be insecticide application for the control of chinch bugs, mole crickets, sod webworms, armyworms. A minimum of 2 pre and post emergent herbicide application for broadleaf weeds, and periodic inspections for insect and diseases.

In addition, and at no additional charge. When necessary spray applications will be applied for control of insects listed above, also additional fertilizations for misapplication or unhealthy turf due to low fertilization when necessary.

### **SHRUB CARE**

**Fertilization:** Fertilize established plants with a soluble nitrate fertilizer. Application Depending upon size and age of plants. This includes surface applications for shrubs Not located in turf and groundcover areas. No less than 2 applications per year, one in The spring for growth and one in the fall for root production.

**Insect control:** The spraying of all bed areas as often as necessary for the effective control of shrub damaging insects.

### **SUMMARY**

It is our goal to provide the highest quality lawn and shrub services available, because we



face a multitude of situations on every property we must perform our duties with care. We only use the highest quality materials and equipment and our people are the best in the industry. Because we are dealing with the uncertainties of nature and because every area of turf or shrub planting, is susceptible, we must be aware that problems with infestation or disease will occur. It would be wrong to suggest otherwise. What we promise is to minimize the chances of a problem occurring and to promptly treat a problem until it is eliminated.

## **Additional Work Program Schedule “C”**

### **Bedding Plants**

Our bedding plant program is designed to accommodate each individual customer. We use top quality plants for all of our installations as well as a sulfur-coated fertilizer (osmocote 14-14-14). Which ensures vigorous growth and bloom development. Bedding soil is not included in our per plant price and is an additional charge. Occasionally, it is necessary to change soil out if the soil becomes infected with a fungus or disease that cannot be treated. The type of annual planted are at our discretion, however, we will try to accommodate any requests from the customer. Bedding plants and installation will be handled under a separate work order.

### **Irrigation Inspection**

Our irrigation inspection is designed to proactively seek out problems or potential problems with the existing irrigation systems.

The inspection includes the following:

- A. Check for clogged heads or nozzles
- B. Check irrigation heads for proper height
- C. Check for leaks in pipes and heads
- D. Check for proper head rotation
- E. Check for missing or broken heads
- F. Check controller for proper watering schedule and reset if necessary



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/23/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Marsh & McLennan Agency, LLC 101 N Starcrest Dr Clearwater FL 33765	<b>CONTACT NAME:</b> Certificate Specialist <b>PHONE (A/C, No, Ext):</b> 727-447-6481 <b>E-MAIL ADDRESS:</b> Certificates@Bouchardinsurance.com <b>FAX (A/C, No):</b> 727-449-1267
<b>INSURED</b> The Tree Amigos Outdoor Services, Inc. 5000-18 Highway 17 #235 Fleming Island FL 32003	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> XL Specialty Insurance <b>INSURER B:</b> FCCI Insurance Company <b>INSURER C:</b> National Trust Insurance Company <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>

**COVERAGES****CERTIFICATE NUMBER:** 13174801**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y	Y	GL10007993500	9/24/2022	9/24/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	CA10007993600	9/24/2022	9/24/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y		UMB10007993700	9/24/2022	9/24/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Leased/Rented Equipment			UM00069211MA22A	9/24/2022	9/24/2023	Limit \$25,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

If required by written contract, Certificate Holder is an additional insured with respect to General Liability, Umbrella Liability, and Auto Liability subject to the terms, conditions and exclusions of the policies. Additional insured with respect to General Liability includes ongoing and completed operations.

Coverage with respect to General Liability, Umbrella Liability, and Auto Liability is primary and non-contributory, where required by written contract.

When required by written contract, waiver of subrogation applies in favor of Certificate Holder with respect to General Liability and Auto Liability subject to the terms, conditions and exclusions of the policy.

Umbrella Liability is Follow Form over General Liability, Automobile Liability

**CERTIFICATE HOLDER****CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/29/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> ProvInsure, Inc. 4000 Destination Parkway  Orlando FL 32819	<b>CONTACT NAME:</b> Jason Vega <b>PHONE (A/C, No, Ext):</b> (407) 370-0776 <b>E-MAIL ADDRESS:</b> ediaz@provinsure.com <b>FAX (A/C, No):</b> (407) 370-0931
<b>INSURED</b> Tree Amigos Outdoor Services, Inc. 5000 US Highway 17 #235  Fleming Island FL 32003	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> LUBA Casualty Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>
	<b>NAIC #</b> 12472

**COVERAGES****CERTIFICATE NUMBER:** Master**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE AGGREGATE
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input checked="" type="checkbox"/> N	N / A	WC307-0124785-2022A	07/01/2022	07/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

For Information Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**STATE OF FLORIDA**  
**Department of Agriculture and Consumer Services**  
**BUREAU OF LICENSING AND ENFORCEMENT**

Date <b>May 5, 2022</b>	File No. <b>JB185407</b>	Expires <b>April 30, 2023</b>
----------------------------	-----------------------------	----------------------------------

**THE PEST CONTROL COMPANY FIRM NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: April 30, 2023**

**AT**

2105 HARBOR LAKE DR  
 FLEMING ISLAND, FL 32003

**THE TREE AMIGOS OUTDOOR SERVICES INC**      **Lawn and Ornamental**  
 5000-18 HIGHWAY 17 #235  
 FLEMING ISLAND, FL 32003

*Nicole Fried*  
 NICOLE "NIKKI" FRIED, COMMISSIONER



License Certificate  
 PROCTOR JAMES D III

This is to certify that  
 is the qualifying agent for **THE TREE AMIGOS OUTDOOR SERVICES, INC.**

and had met all the requirements of law and this Board and is  
 certified as a **IRRIGATION CONTRACTOR**  
 contractor expires **SEPTEMBER 30, 2023**

No : **I** - **287**      **Ronald Andrews**  
 Date Issued : **8/20/2021**      **CHAIRMAN**

is certificate must be renewed by **SEPTEMBER 30, 2023** to  
 remain valid. An application for renewal must be filed with the Board by  
 September 30th to obtain a new card. This certificate is void unless  
 needed and requested information is supplied on reverse side. This  
 certificate must be carried on person at all times while working.

**LICENSE CERTIFICATE**

**CITY OF JACKSONVILLE, FLORIDA**  
**CONSTRUCTION TRADES**  
**QUALIFYING BOARD**

This is to certify that the  
 following licensee has met all  
 the requirements of law and  
 this Board and therefore this  
 License certificate is renewed  
 as follows :

Q/A : **PROCTOR JAMES D III**

Name : **THE TREE AMIGOS OUTDOOR SERVICES, INC.**

Address : **5000-18 HIGHWAY 17 #235**

Type : **I**  
 No : **I** - **287**  
 Date issued : **8/20/2021**  
 License Year : **2021 / 2023**

**FLEMING ISLAND      FL      32003**

Expiration Date **SEPTEMBER 30, 2023**

*B.*



Created for: Armstrong CDD  
3645 Royal Pines Drive Orange Park, FL 32065  
Contact: Alex Boyer

**Investment Recap**  
**City Wide Maintenance Janitorial Service Package**

Includes all janitorial services outlined in the service agreement  
Approximately 3,000 Square Feet

	Frequency	Total Price / Month
<b>Basic Janitorial Services</b>		
<b>Current</b>	3 times per week	\$ 1131.14
<b>10/1/23 – 9/30/24</b>	3 times per week	\$ 1187.70

Start Date: \_\_\_\_\_

City Wide Facility Solutions, Inc.

Armstrong CDD

By: \_\_\_\_\_  
Authorized Representative

By: \_\_\_\_\_  
Authorized Representative

Date: \_\_\_\_\_

Date: \_\_\_\_\_

*C.*

## Vak Pak Equipment Maintenance Agreement for Grey Hawk Amenity Pool Equipment

This contract for Equipment Maintenance services between Armstrong Community Development District, located at 475 West Town Place, Suite 114 St. Augustine FL 32092 (hereafter referred to as "Client") and Vak Pak, Inc., located at 1824 Phoenix Ave, Jacksonville, FL 32206 (hereafter referred to as "Contractor") is made and entered into on May 1, 2023.

### A: Period

This contract is valid for one year beginning May 1, 2023.

### B: Scope

All Vak Pak, Inc. supplied equipment is included in the inspection.

### C: Frequency

Under this agreement the contractor will provide routine inspections every 3 months and pre-approved repairs and replacement of parts on an as-needed basis. If a needed repair is identified, Vak Pak will submit a written quote for the repair for approval prior to doing the repair.

### D: Services

Contractor agrees to provide the following services to Client:

1. The equipment supplied in the Vak Pak units will be inspected every 120 days (approximately) and a written summary of findings delivered to the Client representative within 3 working days of inspection excluding weekends and holidays.
2. The Contractor shall respond to diagnose issues per the Client's requests within 48 hours of receiving a request from Client.
3. Contractor shall ensure that all services that are provided under the terms of this agreement are to be performed by individuals with the appropriate technical knowledge to identify and diagnose equipment failures and effect repairs as needed.
4. Contractor will periodically inspect and perform preventative maintenance to normal wear items such as but not limited to: chemical feed equipment degradation, hoses and tubes degraded by normal use, chemical probes or other items that contractor deems as normal wear not exacerbated by improper care.

### E: Payment

In payment for services provided by Contractor the Client agrees to the following:

1. Client agrees to pay the Contractor \$350.00 invoiced following each quarterly inspection (total \$1400.00 annually). This agreement will start with the payment of \$350.00 after the initial inspection scheduled for July 7, 2023.

## F: Points of Contact

1. The Client's agent (typically the amenity center management company representative) is the designated contact for warranty issues who will communicate to the Contractor. John Willis is the designated contact point at the Contractor for the Client.

2. Ongoing Operations: The Contractor is NOT responsible for normal daily operational issues such as ORP controller alarm clearance, refilling chemical tanks, for replacing damaged chemical tubing running from the tanks to the chemical pumps and for operating the pool equipment as originally designed and built. Any maintenance action deemed to be caused by the Client or its representative pool operator will be billed to the Client at normal market rates.

3. Client agrees to pay to Contractor for quoted and Client approved repairs that are performed by Contractor. The Repair quote will be provided via email to the Client prior to the repair. Estimates will be provided based on the current market rates.

Either party may terminate this contract for any reason at any time by supplying a 30 day written notice.

Client and Contractor sign below to approve the terms above:

\_\_\_\_\_  
Signature of the Client      Date \_\_\_\_\_

\_\_\_\_\_  
Signature of Contractor      Date \_\_\_\_\_

*D.*



## DOODY DADDY SERVICE AGREEMENT

This agreement is in effect as of May 1, 2023 and will stay in effect through September 30, 2024 is made between *Doody Daddy, LLC* and Armstrong CDD whose address is 4237 Royal Pines Dr, Orange Park, FL 32065, GMS, LLC whose address is 475 West Town Place, Suite 114, St Augustine, FL 32092

1. **Pet Waste Station Service** – *Doody Daddy* hereby agrees to service the 3 pet waste station(s) located at above address. Servicing of the stations will occur once a week. *Doody Daddy* reserves the right to change the assigned day. *Doody Daddy* will purchase and provide all bags for each pet waste station. *Doody Daddy* is not responsible for any damage or repairs needed to any pet waste station.
2. **Trash Can Service** – *Doody Daddy* hereby agrees to service the N/A trash can(s) stations located at above address. Servicing of the trash cans will occur N/A a week. *Doody Daddy* reserves the right to change the assigned day. *Doody Daddy* will purchase and provide all bags for each trash can. *Doody Daddy* is not responsible for any damage or repairs needed to any trash can.
3. **Park & Common Area** – *Doody Daddy* hereby agrees to service the N/A dog park/common area located at above address. Servicing will occur N/A a week. *Doody Daddy* reserves the right to change the assigned day.
4. **Billing** – An invoice for the next month's service will be sent at the beginning of each month. This invoice will be due in full by the 15th of the following month. If delinquency occurs a late charge of twenty five dollars (\$25.00) will be added to the total of the bill.
5. **Collection of unpaid bills** – If a bill becomes more than 60 days late, *Doody Daddy* reserves the right to pursue collection. A service fee of \$75.00 will be added to a bill that is sent to a collection agency.

6. **Access to Service Area** – It is the customer's responsibility to assure uninhibited access to the service area. If the area is not accessible during the service day, the customer will be charged the normal fee for that days waste removal.

7. **High Grass and Leaves** – The customer is responsible for keeping the grass at a reasonable level and to keep the leaves picked up in the service area. *Doody Daddy* will not return if waste is missed due to overgrown grass or un-raked leaves. If *Doody Daddy* returns to service and it is determined that high grass or un-raked leaves existed at the time of the initial service call, the account will be charged an additional pick-up at the normal weekly rate.

8. **Inclement Weather** – If weather conditions prevent *Doody Daddy* from servicing on the assigned day, *Doody Daddy* will attempt to schedule a make up day. If we are unable to schedule a make up day, we will issue a credit towards the next month's invoice.

9. **Entire Contract** – This Contract contains the entire agreement of the parties regarding the subject matter of this Contract, and there are no other promises or conditions in any other agreement whether oral or written. This Contract supersedes any prior written or oral agreements between the parties.

Monthly contract \$155.00 per month starting 5/1/2023 through 9/30/2024.

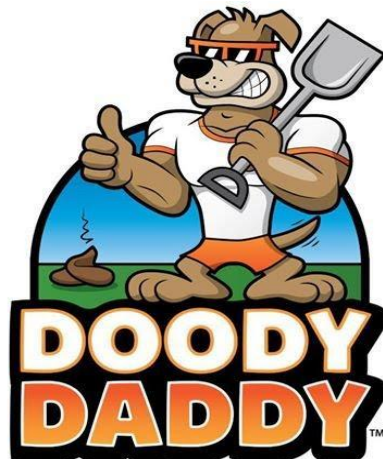
Property Manager Signature Alex Boyer Date 5/4/23

CDD Board President Signature \_\_\_\_\_ Date \_\_\_\_\_

Office Number \_\_\_\_\_ After Hours Number \_\_\_\_\_

Doody Daddy Signature \_\_\_\_\_ Date \_\_\_\_\_

WE THANK YOU FOR CHOOSING DOODY DADDY AS YOUR PET WASTE MANAGEMENT COMPANY, IF YOU HAVE ANY QUESTIONS FEEL FREE TO CALL US AT: 904-826-9235.



*E.*



# AMENITY MANAGEMENT

ARMSTRONG COMMUNITY  
DEVELOPMENT DISTRICT

May, 2023



**REALMANAGE**  
FAMILY OF BRANDS



**EVERGREEN**  
LIFESTYLES MANAGEMENT

*Gm* GrandManors

# ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

ATTN: Board of Directors

May 2023

Thank you for inviting Evergreen Lifestyles Management to provide a professional management proposal. We are excited about the prospect of serving this community. Our proposal has been prepared to demonstrate Evergreen Lifestyles Management's commitment to providing the highest degree of customer service, financial accuracy, administrative efficiency, and a lifestyle that homeowners can be glad to call home.

With a thorough evaluation, we propose the following for your review:

## ASSOCIATION MANAGEMENT

<b>Amenity Attendant Salary</b> <i>Full time on site Amenity Attendant (40 hr./week)</i>	Amenity Attendant rate will be billed at \$23.10/hr. (\$49,000 annually) plus 32% burden rate. A 5% increase will automatically incur upon each budgeted calendar year
<b>Management Fee</b>	\$1,250 / month billed the first (1st) day of each calendar month. A 5% increase will automatically incur upon each budgeted calendar year
<b>Community Website</b> <i>Monthly Website Hosting, Maintenance &amp; Updates</i>	n/a

*Below is a brief summary of supplemental and miscellaneous costs. For a full fee schedule, please see the management contract. Costs below are only charged "as needed".*

*SCOPE: Amenity Attendant scope provided in "Exhibit A" at the end of the proposal.*

SUPPLEMENTAL COSTS	AMOUNT	DESCRIPTION
Copies	\$0.15 ea	Made at Evergreen Corporate Office
Envelopes	\$0.10 ea	Additional charge if specialty size
Postage	Current Rate	
Coupon Books	\$6.00 / unit	Includes envelope & postage
Statutory Agent Annual Fee	\$100.00	
Special Assessment Collections	\$3.00 / owner	
Welcome Packets	\$10.00/owner	
MISCELLANEOUS COSTS (OWNERS)	AMOUNT	DESCRIPTION
New Homeowner (New Construction) Administrative Fee	\$150.00	
New Homeowner (Resales) Administrative Fee	\$75.00	
Resale Estoppel Fee	\$299.00	
Document, Statement, and Refinance Fees	\$10.00	
Lender PUD Statement	\$75.00	
Foreclosure Processing Fee	\$90.00	
Rebiling Fee	\$30.00	

**REALMANAGE**  
FAMILY OF BRANDS



**EVERGREEN**  
LIFESTYLES MANAGEMENT



**YOUR COMMUNITY.  
YOUR HOME.  
YOUR EVERGREEN.**



**BUSINESS DEVELOPMENT CONTACTS & PROPOSAL  
REQUESTS**

***Todd Moseley***  
*Director of Business Development*

*270 W Plant Street, Suite 340  
Winter Garden, FL 34787*

*321-558-4859  
tmoseley@Evergreen-LM.com*

**CUSTOMER CARE: 877-221-6919  
EVERGREEN-LM.COM**

## **EXHIBIT "A"**

### Facility Attendant

- Check resident access cards and photo identification as needed.
- Staff all private resident events scheduled at the Amenity Center
- Understand and enforce the District's Facility Policies.
- Test pool chemical levels when on-site and record results in logbook. Report unsafe conditions to the appropriate party.
- Straighten pool deck furniture, wipe tables, and change trashcan liners as time permits.
- Inspect and clean trash from restrooms and change trash can liners as time permits.
- Police the facility and amenity areas for trash and debris.

### Contract Administration

- Perform regular inspections of the District's common areas and facilities to monitor their condition and maintenance needs.
- Assist the District in locating and contracting with maintenance providers.
- Assist in securing competitive bids/proposals on services and products for the District.
- Coordinate and monitor the activity and performance of maintenance providers.
- Confirm that maintenance providers are insured.
- Provide assistance in reporting and filing of insurance claims on behalf of the District.
- Preparation of monthly Management Reports for the Board summarizing significant events and actions for the period.
- Attend Armstrong Community Development District Board of Supervisors meetings at request of Board.
- Advise District Manager of items that may be appropriate for meeting agenda.

### Janitorial Services

- Two (2) visits per week (September -May) and three (3) visits per week (June -August)
- Services to be completed during the week Monday - Friday 8:00 a.m. - 5:00 p.m.
- Holidays are excluded: New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving and Christmas Day.
- Contractor to provide janitorial equipment.
- District to supply all paper products, soaps, trash liners, supplies, etc.

### Maintenance Services

- Contractor to provide maintenance services on an "as needed" basis.

All Services are expected to be performed during 40 hours per week.

## *SIXTH ORDER OF BUSINESS*





April 27, 2023

Armstrong Community Development District  
475 West Town Place,  
Suite 114  
St. Augustine, Florida 32092

RE: Termination of Agreement

Please let this letter serve as the Greyhawk Homeowners' Association's notice of termination of the Agreement Between the Armstrong Community Development District and Greyhawk Homeowners' Association, Inc. pursuant to Section 4 (B) of that certain Agreement, effective May 1, 2020, between the Association and The Armstrong Community Development District (the "Agreement").

Pursuant to the Agreement, the Association shall have the right to terminate the Agreement upon sixty (60) written notice without cause. Accordingly, the Association desires to terminate Agreement effective June 30, 2023.

As stated in the agreement, in the event of any termination, the Association and the District shall cooperate with one another to provide a smooth and orderly transition of responsibilities between the parties.

The Association looks forward to a smooth transition of services but would like to discuss payment of the Amenity Attendant salary during this sixty (60) day period. Please contact Brian Quillen ([bquillen@evergreen-lm.com](mailto:bquillen@evergreen-lm.com)) or Michelle Brown ([mbrown@evergreen-lm.com](mailto:mbrown@evergreen-lm.com)) so a meeting between Association and CDD can be arranged.

Should you have any questions, please contact me directly.

Very truly yours,

Brian Quillen, LCAM, CMCA, AMS  
Director of CAM Operations – North and East Coast Florida  
Evergreen Lifestyles Management  
[bquillen@evergreen-lm.com](mailto:bquillen@evergreen-lm.com)

## *SEVENTH ORDER OF BUSINESS*

## RESOLUTION 2023-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Armstrong Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2023

HOUR: 3:30 p.m.

LOCATION: Plantation Oaks Amenity Center  
845 Oakleaf Plantation Parkway  
Orange Park, Florida 32065

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the Clay County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.



5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 11TH DAY OF MAY 2023.**

ATTEST:

**ARMSTRONG COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary / Assistant Secretary

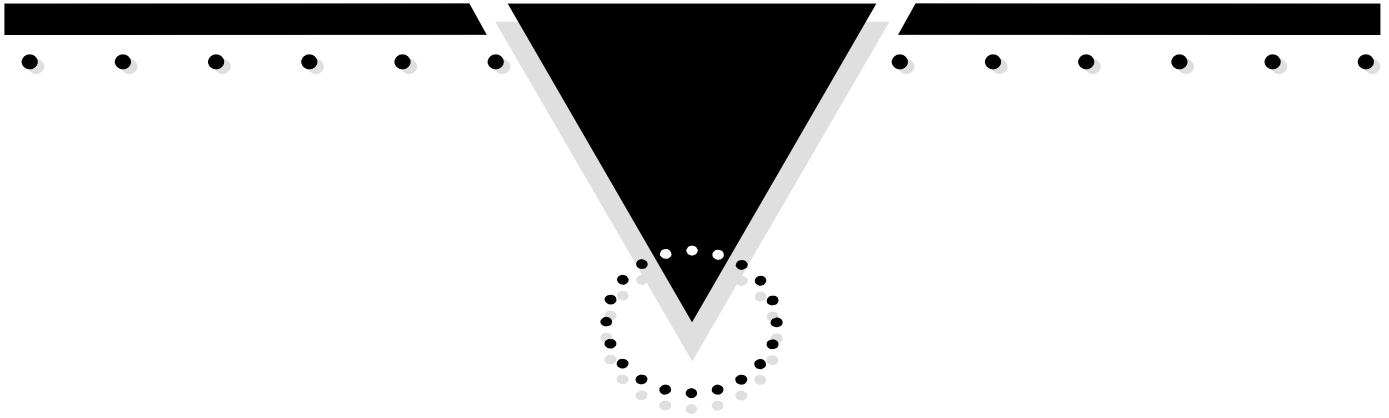
---

Chairperson / Vice Chairperson, Board of  
Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Proposed Budget

## **Exhibit A**

Fiscal Year 2023/2024 Proposed Budget



# **Armstrong Community Development District**

**Proposed Budget  
FY 2024**



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11	<u>Capital Reserve Fund</u>
12	<u>Debt Service Fund Series 2017A/B</u>
13	<u>Amortization Schedule Series 2017A/B</u>
14	<u>Debt Service Fund Series 2019</u>
15	<u>Amortization Schedule Series 2019</u>

# Armstrong

## Community Development District

Fiscal Year 2024  
General Fund

Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Proposed Budget FY2024
-----------------------------	---------------------------	-------------------------------	----------------------------------	------------------------------

### Revenues

Special Assessments - Platted Lots	\$504,612	\$502,048	\$2,550	\$504,598	\$637,369
Cost Share - Tynes Blvd	\$14,500	\$10,060	\$9,659	\$19,719	\$20,000
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0
Interest	\$0	\$2,443	\$1,557	\$4,000	\$3,000

### **Total Revenues**

<b>\$519,112</b>	<b>\$514,551</b>	<b>\$13,766</b>	<b>\$528,317</b>	<b>\$660,369</b>
------------------	------------------	-----------------	------------------	------------------

### Expenditures

#### Administrative

Supervisors Fees	\$9,600	\$3,000	\$5,800	\$8,800	\$12,000
FICA Expense	\$734	\$230	\$444	\$673	\$918
Engineering	\$6,000	\$2,364	\$3,636	\$6,000	\$6,000
Arbitrage	\$1,100	\$1,100	\$0	\$1,100	\$1,100
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,300
Dissemination	\$7,000	\$3,500	\$3,500	\$7,000	\$7,000
Attorney	\$12,000	\$6,030	\$5,970	\$12,000	\$15,000
Annual Audit	\$4,050	\$0	\$4,050	\$4,050	\$4,300
Trustee Fees	\$7,800	\$7,758	\$0	\$7,758	\$7,800
Management Fees	\$47,250	\$23,625	\$23,625	\$47,250	\$50,085
Information Technology	\$1,800	\$900	\$900	\$1,800	\$1,800
Website Maintenance	\$1,250	\$625	\$625	\$1,250	\$1,250
Telephone	\$350	\$72	\$128	\$200	\$350
Postage	\$600	\$42	\$258	\$300	\$300
Insurance	\$7,360	\$6,587	\$0	\$6,587	\$7,575
Printing & Binding	\$1,500	\$186	\$564	\$750	\$500
Legal Advertising	\$2,500	\$373	\$2,127	\$2,500	\$2,500
Other Current Charges	\$600	\$64	\$64	\$129	\$600
Travel Per Diem	\$350	\$0	\$0	\$0	\$0
Office Supplies	\$250	\$3	\$147	\$150	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

#### Total Administrative

<b>\$117,269</b>	<b>\$61,634</b>	<b>\$51,838</b>	<b>\$113,472</b>	<b>\$124,803</b>
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#### Field

Security	\$45,000	\$23,537	\$23,537	\$47,074	\$51,364
Electric	\$2,000	\$662	\$662	\$1,324	\$1,450
Water & Sewer/Irrigation	\$36,000	\$16,887	\$16,887	\$33,774	\$34,270
Repairs & Maintenance	\$5,000	\$2,693	\$2,307	\$5,000	\$5,000
Landscape - Contract	\$141,724	\$67,487	\$67,487	\$134,975	\$134,975
Landscape - Contingency	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Lake Maintenance	\$12,537	\$5,970	\$7,418	\$13,388	\$13,388
Irrigation Repairs	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Doggie Pot Stations	\$0	\$0	\$0	\$0	\$1,860

#### Total Field

<b>\$257,261</b>	<b>\$117,235</b>	<b>\$125,799</b>	<b>\$243,034</b>	<b>\$257,307</b>
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# Armstrong

## Community Development District

Fiscal Year 2024  
General Fund

Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Proposed Budget FY2024
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Amenity Center

Amenity Manager	\$0	\$0	\$16,750	\$16,750	\$67,000
Insurance	\$28,700	\$25,711	\$0	\$25,711	\$38,567
Phone/Internet/Cable	\$3,000	\$1,307	\$1,122	\$2,429	\$2,750
Electric	\$16,000	\$9,117	\$9,117	\$18,234	\$18,900
Water/Irrigation	\$7,500	\$3,911	\$3,911	\$7,822	\$8,000
Gas	\$1,500	\$675	\$675	\$1,350	\$1,575
Reuse Service	\$3,500	\$1,766	\$1,962	\$3,728	\$4,320
Access Cards	\$2,500	\$4,633	\$0	\$4,633	\$5,000
Fitness Equipment Lease (Sofitco)	\$12,737	\$8,491	\$4,246	\$12,737	\$16,983
Janitorial Services	\$13,016	\$6,787	\$6,787	\$13,574	\$14,252
Janitorial Supplies	\$4,000	\$730	\$1,020	\$1,750	\$4,000
Pool Maintenance	\$17,300	\$10,902	\$9,250	\$20,152	\$23,200
Pool Permit	\$0	\$0	\$0	\$0	\$125
Repairs & Maintenance	\$10,000	\$1,734	\$3,266	\$5,000	\$10,000
Fitness Center Repairs/Supplies	\$2,500	\$1,380	\$1,120	\$2,500	\$2,500
Office Supplies	\$500	\$60	\$190	\$250	\$500
ASCAP/BMI License Fees	\$500	\$0	\$500	\$500	\$500
Pest Control	\$800	\$180	\$270	\$450	\$800
Special Events	\$0	\$0	\$0	\$0	\$3,000
Contingency	\$3,000	\$1,360	\$2,640	\$4,000	\$3,000
Operating Reserve	\$17,529	\$0	\$0	\$0	\$0

Total Amenity Center

<b>\$144,582</b>	<b>\$78,744</b>	<b>\$62,826</b>	<b>\$141,570</b>	<b>\$224,971</b>
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Other Sources/Uses

Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$53,288
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**Total Sources/Uses**

<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$53,288</b>
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**Total Expenditures**

<b>\$519,112</b>	<b>\$257,614</b>	<b>\$240,463</b>	<b>\$498,077</b>	<b>\$660,369</b>
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**Excess Revenues/(Expenditures)**

<b>\$0</b>	<b>\$256,937</b>	<b>(\$226,697)</b>	<b>\$30,240</b>	<b>\$0</b>
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Net Assessments	\$637,369
Add: Discounts (6%)	\$40,683
Gross Assessments	<u>\$678,052</u>

FY2024				
Platted Units	Net Per Unit	Net Total	Gross Per Unit	Gross Total
483	\$1,320	\$637,369	\$1,404	\$678,052

FY2023				
Platted Units	Net Per Unit	Net Total	Gross Per Unit	Gross Total
483	\$1,045	\$504,612	\$1,112	\$534,889

FY2023	FY2024	Increase/(Decrease)	Increase
\$1,112	\$1,404	26%	\$292

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**

**REVENUES:**

Special Assessments

The District will levy a Non-Ad Valorem assessment on platted lots within the District.

Cost Share – Tynes Blvd

The District will enter into an Agreement with East/West Partners and future landowners to cover the proportionate share of landscaping and irrigation services of Tynes Blvd.

Interest

The District will invest surplus funds with USBank.

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**EXPENDITURES:**

**Administrative:**

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, England-Thims & Miller, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Series 2017A/B Special Assessment Revenue Bonds and the Series 2019A Special Assessment Revenue Bonds. The District has contracted with LLC Tax Solutions, Inc. for this service.

Assessment Administration

The District has contracted with Governmental Management Services, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC for this service on the Series 2017A/B Special Assessment Revenue Bonds and the Series 2019A Special Assessment Revenue Bonds.

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**

**Attorney**

The District's legal counsel, Kutak Rock, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

**Trustee Fees**

The District issued Series 2017A/B Special Assessment Revenue Bonds and Series 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at US Bank. The amount of the trustee fees is based on the agreements between the Bank and the District.

**Management Fees**

The District has contracted with Governmental Management Services, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

**Information Technology**

The District has contracted with Governmental Management Services, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe. Microsoft Office, etc.

**Website Maintenance**

The District has contracted with Governmental Management Services, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Telephone**

Telephone and fax machine.

**Postage**

Mailing of overnight deliveries, correspondence, accounts payable checks, etc.

**Insurance**

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**Printing & Binding**

Printing and Binding of agreements, resolutions for board meetings, printing of computerized checks, stationary, etc.



**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND BUDGET

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Field:**

Security

The District has entered into an agreement with Business Investment Holdings dba Viewpoint Security & Protective Agency LLC for private onsite patrols.

<b>Description</b>	<b>Weekly</b>	<b>Annually</b>
Security Services		
\$29.15 per hour x 30 hours minimum per week	\$ 875	\$ 45,474
Additional Hours/Holidays		\$ 4,526
Contingency		\$ 1,364
		<b>\$ 51,364</b>

Electric

The District will open electric accounts to serve the common areas. The District currently has 3 accounts with Clay Electric Cooperative Inc.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
9054872	3599 Royal Pines Drive Irrigation	\$ 45	\$ 540
9082351	705 Tynes Boulevard Irrigation	\$ 35	\$ 420
9143346	3814 Royal Pines	\$ 35	\$ 420
	Contingency		\$ 70
	<b>TOTAL</b>		<b>\$ 1,450</b>

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND BUDGET

Water & Sewer

Represents costs for water services for areas within the District. The District currently has eleven accounts with Clay County Utility Authority.

Account #	Description	Monthly	Annually
567729	3518 Royal Pines Drive Reclaimed Irrigation	\$ 1,300	\$ 15,600
568411	3682 Royal Pines Drive Reclaimed Irrigation	\$ 475	\$ 5,700
574048	3645 Royal Pines Drive Reclaimed Irrigation	\$ 250	\$ 3,000
577060	875 Tynes Boulevard Reclaimed Irrigation	\$ 235	\$ 2,820
577061	705 Tynes Boulevard Reclaimed Irrigation	\$ 45	\$ 540
586607	3976 Heatherbrook Pl. Reclaimed Irrigation	\$ 60	\$ 720
586608	4121 Heatherbrook Pl. Reclaimed Irrigation	\$ 65	\$ 780
588041	3846 Sunberry Lane Reclaimed Irrigation	\$ 80	\$ 960
594522	4173 Heatherbrook Place	\$ 65	\$ 780
596272	1980 Amerly Drive	\$ 45	\$ 540
596274	544 Tynes Boulevard	\$ 70	\$ 840
	Contingency		\$ 1,990
			<b>\$ 34,270</b>

Repairs & Maintenance

Miscellaneous repairs and needed maintenance of the District common areas.

Landscape – Contract

The District has contracted with Tree Amigos Outdoor Services, Inc. to furnish all supervision, labor, materials, equipment, and transportation required to maintain the landscape and irrigation system for the common area, Tynes area, Phase 1 pond banks, Phase 2 & 3 pond banks, pocket/common area, right-of-way and Amenity Center area of the District.

Description	Monthly	Annually
Landscape - Common Areas	\$ 4,364	\$ 52,365
Landscape - Tynes	\$ 801	\$ 9,612
Landscape - Phase 2	\$ 2,233	\$ 26,801
Landscape - Lakes	\$ 1,160	\$ 13,922
Landscape - Amenity Center	\$ 2,553	\$ 30,631
Viburnam Hedges	\$ 87	\$ 1,044
Fountain Maintenance - Qtrly. \$150		\$ 600
		<b>\$ 134,375</b>

Landscape - Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND BUDGET

Lake Maintenance

The District has entered into an agreement with Sitex Aquatics, LLC for the maintenance of nine (9) ponds. Service will include 12 treatments/inspections.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Lake Bank Maintenance - 9 Ponds	\$ 995	\$ 11,940
Cost Share Agreement w/South Village CDD		\$ 1,448
		<b>\$ 13,388</b>

Irrigation Repairs

Represents estimated costs for any repairs and maintenance to irrigation system.

Doggie Pot Stations

Represents costs for the supplies and maintenance of 3 doggie waste stations within the District. District has contracted with Doody Daddy for this service.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
3 Pet Waste Stations - 3x per Week	\$ 155	\$ 1,860
		<b>\$ 1,860</b>

**Amenity Center:**

Amenity Manager:

Represents estimated costs to contract staff for the Amenity Center that will oversee maintenance contracts related to the Amenity Center, conduct various special events through the year, administer access cards and respond to resident requests.

Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Phone/Internet/Cable

Represents telephone, internet and cable services to the clubhouse. District currently has one account with AT&T for telephone and internet services.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
300208593	Internet/Telephone #904-203-7112	\$ 187	\$ 2,244
	Contingency		\$ 506
	<b>TOTAL</b>		<b>\$ 2,750</b>

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND BUDGET

Electric

Represents electric service the clubhouse. The District has one account with Clay Electric Cooperative Inc.

Account #	Description	Monthly	Annually
9082120	3645 Royal Pines Drive Amenity Center	\$ 1,500	\$ 18,000
	Contingency		\$ 900
	<b>TOTAL</b>		<b>\$ 18,900</b>

Water/Irrigation

Represents water service to the clubhouse and pool. The District has two accounts with Clay County Utility Authority.

Account #	Description	Monthly	Annually
574046	3645 Royal Pines Drive Pool	\$ 325	\$ 3,900
574047	3645 Royal Pines Drive Clubhouse	\$ 310	\$ 3,720
	Contingency		\$ 380
	<b>TOTAL</b>		<b>\$ 8,000</b>

Gas

The District has contracted with Gas South f/k/a TECO Peoples Gas for gas service to the clubhouse.

Account #	Description	Monthly	Annually
221007627575	3645 Royal Pines Drive Amenity Center	\$ 125	\$ 1,500
	Contingency		\$ 75
	<b>TOTAL</b>		<b>\$ 1,575</b>

Reuse Service

The District has contracted with Waste Management for monthly dumpster rental and removal.

Account #	Description	Monthly	Annually
2-52706-92375	1090 Oakleaf Plantation Parkway	\$ 327	\$ 3,924
	Contingency		\$ 396
	<b>TOTAL</b>		<b>\$ 4,320</b>

Access Cards

Represents the estimated cost for access cards to the District's Amenity Center.

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND BUDGET

*Fitness Equipment Lease*

The District is leasing equipment from Municipal Asset Management for the Fitness Center. District entered into agreement on 5/20/19 and term set to expire on 6/12/23. District anticipates entering into a new lease for remainder of current fiscal year and into FY24.

*Janitorial Services*

The District has contracted with North Florida Building dba City Wide Facility Solutions for janitorial services for the Amenity Center.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Janitorial Services	\$ 1,188	\$ 14,252
		<b>\$ 14,252</b>

*Janitorial Supplies*

Represents estimated costs for cleaning supplies for the janitorial staff.

*Pool Maintenance*

The District has entered into an agreement with Pool Troopers for the monthly service of the pool. Services include three (3) weekly visits to complete cleaning of pool, brushing of tile, walls, floor, skim and deep netting vacuum when needed. Will check all equipment and water levels.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Pool Maintenance	\$ 1,650	\$ 19,800
VakPak 1 Yr Extended Warranty & Pre-Maintenance		\$ 1,400
Contingency - Repairs		\$ 2,000
		<b>\$ 23,200</b>

*Pool Permit*

Represents annual pool permit fees paid to Florida Department of Health in Clay County. This is the only expense under this line for the District.

*Repairs & Maintenance*

Cost of routine repairs and replacements of the District's common areas and Amenity Center.

*Fitness Center Repairs/Supplies*

Represents costs of regular maintenance and any necessary repairs to the Fitness equipment.

<b>Description</b>	<b>Quarterly</b>	<b>Annually</b>
Maintenance Contract	\$ 300	\$ 1,200
Contingency - Equipment Repair		\$ 1,300
		<b>\$ 2,500</b>

*Office Supplies*

Represents estimated cost of supplies for the Amenity Center.

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**

ASCAP/BMI License Fees

The cost of showing movies and streaming music in the Amenity Center.

Pest Control

The District has entered into an agreement with Arrow Exterminators Company d/b/a Nader's Pest Raiders. for pest control services for the Amenity Center. Service will be performed once a month.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Pest Control Services	\$ 45	\$ 540
Contingency		\$ 260
		<b>\$ 800</b>

Contingency

Represents any expense not allocated to other budgeted line items.

Transfer Out – Capital Reserve

Represents amount per the Reserve Study to transfer to the Capital Reserve Fund.

# Armstrong

## Community Development District

Fiscal Year 2024  
Capital Reserve Fund

Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Proposed Budget FY2024
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### Revenues

Transfer In	\$0	\$0	\$0	\$0	\$53,288
Interest Income	\$0	\$0	\$0	\$0	\$250

<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$53,538</b>
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### Expenditures

Capital Outlay	\$0	\$0	\$0	\$0	\$0
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<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$53,538</b>
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# Armstrong

## Community Development District

Fiscal Year 2024  
Debt Service Fund  
Series 2017A

Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Proposed Budget FY2024
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### Revenues

Assessments - Series 2017A On Roll	\$265,819	\$264,468	\$1,343	\$265,811	\$265,819
Interest Income	\$0	\$4,662	\$3,338	\$8,000	\$6,000
Carry Forward Surplus	\$180,154	\$180,270	\$0	\$180,270	\$185,085

<b>Total Revenues</b>	<b>\$445,973</b>	<b>\$449,401</b>	<b>\$4,681</b>	<b>\$454,082</b>	<b>\$456,904</b>
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### Expenditures

#### Series 2017A

Interest 11/1	\$95,259	\$95,259	\$0	\$95,259	\$93,900
Interest 11/1	\$75,000	\$75,000	\$0	\$75,000	\$75,000
Principal 5/1	\$93,900	\$0	\$93,900	\$93,900	\$92,541
Transfer Out	\$0	\$2,819	\$2,018	\$4,837	\$0

<b>Total Expenditures</b>	<b>\$264,159</b>	<b>\$173,078</b>	<b>\$95,918</b>	<b>\$268,997</b>	<b>\$261,441</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$181,813</b>	<b>\$276,322</b>	<b>(\$91,237)</b>	<b>\$185,085</b>	<b>\$195,463</b>
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	Series 2017A
11/1/24 Interest	\$ 92,541
11/1/24 Principal	\$ 80,000
	\$ 172,541

<i>Assessments - Platted Lots on Tax Roll</i>			
2017A			
Product Type	# Units	Per Unit	Total
43' Lot	51	\$1,053	\$53,703
53' Lot	73	\$1,299	\$94,827
63' Lot	76	\$1,543	\$117,268
<b>Total</b>			<b>\$265,798</b>



**Armstrong  
Community Development District  
Series 2017A, Special Assessment Revenue Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/23	\$ 3,755,000	\$ -	\$ 93,900.00	\$ -
11/1/23	\$ 3,755,000	\$ 75,000	\$ 93,900.00	\$ 262,800.00
5/1/24	\$ 3,680,000	\$ -	\$ 92,540.63	\$ -
11/1/24	\$ 3,680,000	\$ 80,000	\$ 92,540.63	\$ 265,081.25
5/1/25	\$ 3,600,000	\$ -	\$ 90,740.63	\$ -
11/1/25	\$ 3,600,000	\$ 80,000	\$ 90,740.63	\$ 261,481.25
5/1/26	\$ 3,520,000	\$ -	\$ 88,940.63	\$ -
11/1/26	\$ 3,520,000	\$ 85,000	\$ 88,940.63	\$ 262,881.25
5/1/27	\$ 3,435,000	\$ -	\$ 87,028.13	\$ -
11/1/27	\$ 3,435,000	\$ 90,000	\$ 87,028.13	\$ 264,056.25
5/1/28	\$ 3,345,000	\$ -	\$ 85,003.13	\$ -
11/1/28	\$ 3,345,000	\$ 95,000	\$ 85,003.13	\$ 265,006.25
5/1/29	\$ 3,250,000	\$ -	\$ 82,865.63	\$ -
11/1/29	\$ 3,250,000	\$ 100,000	\$ 82,865.63	\$ 265,731.25
5/1/30	\$ 3,150,000	\$ -	\$ 80,365.63	\$ -
11/1/30	\$ 3,150,000	\$ 100,000	\$ 80,365.63	\$ 260,731.25
5/1/31	\$ 3,050,000	\$ -	\$ 77,865.63	\$ -
11/1/31	\$ 3,050,000	\$ 105,000	\$ 77,865.63	\$ 260,731.25
5/1/32	\$ 2,945,000	\$ -	\$ 75,240.63	\$ -
11/1/32	\$ 2,945,000	\$ 115,000	\$ 75,240.63	\$ 265,481.25
5/1/33	\$ 2,830,000	\$ -	\$ 72,365.63	\$ -
11/1/33	\$ 2,830,000	\$ 120,000	\$ 72,365.63	\$ 264,731.25
5/1/34	\$ 2,710,000	\$ -	\$ 69,365.63	\$ -
11/1/34	\$ 2,710,000	\$ 125,000	\$ 69,365.63	\$ 263,731.25
5/1/35	\$ 2,585,000	\$ -	\$ 66,240.63	\$ -
11/1/35	\$ 2,585,000	\$ 130,000	\$ 66,240.63	\$ 262,481.25
5/1/36	\$ 2,455,000	\$ -	\$ 62,909.38	\$ -
11/1/36	\$ 2,455,000	\$ 140,000	\$ 62,909.38	\$ 265,818.75
5/1/37	\$ 2,315,000	\$ -	\$ 59,321.88	\$ -
11/1/37	\$ 2,315,000	\$ 145,000	\$ 59,321.88	\$ 263,643.75
5/1/38	\$ 2,170,000	\$ -	\$ 55,606.25	\$ -
11/1/38	\$ 2,170,000	\$ 150,000	\$ 55,606.25	\$ 261,212.50
5/1/39	\$ 2,020,000	\$ -	\$ 51,762.50	\$ -
11/1/39	\$ 2,020,000	\$ 160,000	\$ 51,762.50	\$ 263,525.00
5/1/40	\$ 1,860,000	\$ -	\$ 47,662.50	\$ -
11/1/40	\$ 1,860,000	\$ 170,000	\$ 47,662.50	\$ 265,325.00
5/1/41	\$ 1,690,000	\$ -	\$ 43,306.25	\$ -
11/1/41	\$ 1,690,000	\$ 175,000	\$ 43,306.25	\$ 261,612.50
5/1/42	\$ 1,515,000	\$ -	\$ 38,821.88	\$ -
11/1/42	\$ 1,515,000	\$ 185,000	\$ 38,821.88	\$ 262,643.75
5/1/43	\$ 1,330,000	\$ -	\$ 34,081.25	\$ -
11/1/43	\$ 1,330,000	\$ 195,000	\$ 34,081.25	\$ 263,162.50
5/1/44	\$ 1,135,000	\$ -	\$ 29,084.38	\$ -
11/1/44	\$ 1,135,000	\$ 205,000	\$ 29,084.38	\$ 263,168.75
5/1/45	\$ 930,000	\$ -	\$ 23,831.25	\$ -
11/1/45	\$ 930,000	\$ 215,000	\$ 23,831.25	\$ 262,662.50
5/1/46	\$ 715,000	\$ -	\$ 18,321.88	\$ -
11/1/46	\$ 715,000	\$ 225,000	\$ 18,321.88	\$ 261,643.75
5/1/47	\$ 490,000	\$ -	\$ 12,556.25	\$ -
11/1/47	\$ 490,000	\$ 240,000	\$ 12,556.25	\$ 265,112.50
5/1/48	\$ 250,000	\$ -	\$ 6,406.25	\$ -
11/1/48	\$ 250,000	\$ 250,000	\$ 6,406.25	\$ 262,812.50
<b>Totals</b>		<b>\$ 3,755,000</b>	<b>\$ 3,092,268.75</b>	<b>\$ 14,126,584.38</b>

# Armstrong

## Community Development District

Fiscal Year 2024  
Debt Service Fund  
Series 2019

Proposed Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Proposed Budget FY2024
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### Revenues

Assessments - Series 2019	\$411,185	\$408,780	\$2,076	\$410,856	\$411,185
Interest Income	\$0	\$6,918	\$5,082	\$12,000	\$10,000
Carry Forward Surplus	\$280,159	\$281,214	\$0	\$281,214	\$295,970

<b>Total Revenues</b>	<b>\$691,344</b>	<b>\$696,912</b>	<b>\$7,158</b>	<b>\$704,070</b>	<b>\$717,155</b>
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### Expenditures

#### Series 2019

Interest 11/1	\$135,144	\$135,144	\$0	\$135,144	\$132,956
Principal 11/1	\$140,000	\$140,000	\$0	\$140,000	\$145,000
Interest 5/1	\$132,956	\$0	\$132,956	\$132,956	\$130,691

<b>Total Expenditures</b>	<b>\$408,100</b>	<b>\$275,144</b>	<b>\$132,956</b>	<b>\$408,100</b>	<b>\$408,647</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$283,244</b>	<b>\$421,768</b>	<b>(\$125,798)</b>	<b>\$295,970</b>	<b>\$308,508</b>
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11/1/24 Interest	\$	130,691
11/1/24 Principal	\$	145,000
	\$	275,691

**Armstrong  
Community Development District  
Series 2019A, Special Assessment Bonds (Assessment Area 2)  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/23	\$ 6,835,000	\$ -	\$ 132,956.25	\$ -
11/1/23	\$ 6,835,000	\$ 145,000	\$ 132,956.25	\$ 410,912.50
5/1/24	\$ 6,690,000	\$ -	\$ 130,690.63	\$ -
11/1/24	\$ 6,690,000	\$ 145,000	\$ 130,690.63	\$ 406,381.25
5/1/25	\$ 6,545,000	\$ -	\$ 128,425.00	\$ -
11/1/25	\$ 6,545,000	\$ 150,000	\$ 128,425.00	\$ 406,850.00
5/1/26	\$ 6,395,000	\$ -	\$ 125,800.00	\$ -
11/1/26	\$ 6,395,000	\$ 155,000	\$ 125,800.00	\$ 406,600.00
5/1/27	\$ 6,240,000	\$ -	\$ 123,087.50	\$ -
11/1/27	\$ 6,240,000	\$ 160,000	\$ 123,087.50	\$ 406,175.00
5/1/28	\$ 6,080,000	\$ -	\$ 120,287.50	\$ -
11/1/28	\$ 6,080,000	\$ 170,000	\$ 120,287.50	\$ 410,575.00
5/1/29	\$ 5,910,000	\$ -	\$ 117,312.50	\$ -
11/1/29	\$ 5,910,000	\$ 175,000	\$ 117,312.50	\$ 409,625.00
5/1/30	\$ 5,735,000	\$ -	\$ 114,250.00	\$ -
11/1/30	\$ 5,735,000	\$ 180,000	\$ 114,250.00	\$ 408,500.00
5/1/31	\$ 5,555,000	\$ -	\$ 111,100.00	\$ -
11/1/31	\$ 5,555,000	\$ 185,000	\$ 111,100.00	\$ 407,200.00
5/1/32	\$ 5,370,000	\$ -	\$ 107,400.00	\$ -
11/1/32	\$ 5,370,000	\$ 195,000	\$ 107,400.00	\$ 409,800.00
5/1/33	\$ 5,175,000	\$ -	\$ 103,500.00	\$ -
11/1/33	\$ 5,175,000	\$ 200,000	\$ 103,500.00	\$ 407,000.00
5/1/34	\$ 4,975,000	\$ -	\$ 99,500.00	\$ -
11/1/34	\$ 4,975,000	\$ 210,000	\$ 99,500.00	\$ 409,000.00
5/1/35	\$ 4,765,000	\$ -	\$ 95,300.00	\$ -
11/1/35	\$ 4,765,000	\$ 220,000	\$ 95,300.00	\$ 410,600.00
5/1/36	\$ 4,545,000	\$ -	\$ 90,900.00	\$ -
11/1/36	\$ 4,545,000	\$ 225,000	\$ 90,900.00	\$ 406,800.00
5/1/37	\$ 4,320,000	\$ -	\$ 86,400.00	\$ -
11/1/37	\$ 4,320,000	\$ 235,000	\$ 86,400.00	\$ 407,800.00
5/1/38	\$ 4,085,000	\$ -	\$ 81,700.00	\$ -
11/1/38	\$ 4,085,000	\$ 245,000	\$ 81,700.00	\$ 408,400.00
5/1/39	\$ 3,840,000	\$ -	\$ 76,800.00	\$ -
11/1/39	\$ 3,840,000	\$ 255,000	\$ 76,800.00	\$ 408,600.00
5/1/40	\$ 3,585,000	\$ -	\$ 71,700.00	\$ -
11/1/40	\$ 3,585,000	\$ 265,000	\$ 71,700.00	\$ 408,400.00
5/1/41	\$ 3,320,000	\$ -	\$ 66,400.00	\$ -
11/1/41	\$ 3,320,000	\$ 275,000	\$ 66,400.00	\$ 407,800.00
5/1/42	\$ 3,045,000	\$ -	\$ 60,900.00	\$ -
11/1/42	\$ 3,045,000	\$ 285,000	\$ 60,900.00	\$ 406,800.00
5/1/43	\$ 2,760,000	\$ -	\$ 55,200.00	\$ -
11/1/43	\$ 2,760,000	\$ 300,000	\$ 55,200.00	\$ 410,400.00
5/1/44	\$ 2,460,000	\$ -	\$ 49,200.00	\$ -
11/1/44	\$ 2,460,000	\$ 310,000	\$ 49,200.00	\$ 408,400.00
5/1/45	\$ 2,150,000	\$ -	\$ 43,000.00	\$ -
11/1/45	\$ 2,150,000	\$ 325,000	\$ 43,000.00	\$ 411,000.00
5/1/46	\$ 1,825,000	\$ -	\$ 36,500.00	\$ -
11/1/46	\$ 1,825,000	\$ 335,000	\$ 36,500.00	\$ 408,000.00
5/1/47	\$ 1,490,000	\$ -	\$ 29,800.00	\$ -
11/1/47	\$ 1,490,000	\$ 350,000	\$ 29,800.00	\$ 409,600.00
5/1/48	\$ 1,140,000	\$ -	\$ 22,800.00	\$ -
11/1/48	\$ 1,140,000	\$ 365,000	\$ 22,800.00	\$ 410,600.00
5/1/49	\$ 775,000	\$ -	\$ 15,500.00	\$ -
11/1/49	\$ 775,000	\$ 380,000	\$ 15,500.00	\$ 411,000.00
5/1/50	\$ 395,000	\$ -	\$ 7,900.00	\$ -
11/1/50	\$ 395,000	\$ 395,000	\$ 7,900.00	\$ 410,800.00
<b>Totals</b>		<b>\$ 6,835,000</b>	<b>\$ 4,608,619</b>	<b>\$ 11,443,618.75</b>

*EIGHTH ORDER OF BUSINESS*

# **Full Reserve Study Armstrong Community Development District Orange Park, Florida**



**Prepared for FY 2023  
Report Date: May 1, 2023**





May 1, 2023

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

Re: Reserve Study Report for Armstrong Community Development District

Dear Ms. Giles:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*  
Professional Reserve Analyst

10459 Hunters Creek Court  
Jacksonville, FL 32256  
(904) 303-3275  
[www.communityadvisors.com](http://www.communityadvisors.com)



## **SPECIAL NOTICE**

**THIS RESERVE ANALYSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR PROPERTY. NO DESTRUCTION TESTING OR OTHER TESTING WAS CONDUCTED TO DETERMINE COMPONENT CONDITION. OUR ANALYSIS INCLUDES COMPONENTS WITH REPLACEMENT COST AND USEFUL LIFE PROJECTIONS THAT ARE TYPICAL FOR THIS TYPE OF FACILITY.**

**THIS ANALYSIS IS NOT A SAFETY INSPECTION OR STRUCTURAL INSPECTION AND WE RECOMMEND THE ASSOCIATION CONDUCT THOSE INSPECTIONS ON A REGULAR BASIS WITH OTHER CONSULTANTS.**

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# Executive Summary

## Account Information

Account Name	<b>Armstrong Community Development District</b>	Account Number	<b>1910</b>
City	<b>Orange Park</b>	Last Site Visit	<b>April, 14 2023</b>
State	<b>Florida</b>	Report Date	<b>May, 1 2023</b>
In Service Date	<b>August, 1 2019</b>	Report Version	<b>2</b>
Total Units	<b>483</b>	Fiscal Year Start	<b>October, 1 2023</b>
Study Level	<b>Level I Reserve Study</b>	Fiscal year End	<b>September, 30 2024</b>

---

## Reserve Fund Information

Current Component Replacement Cost	<b>\$838,500</b>
Number of Components	<b>45</b>
Reserve Fund Beginning Balance	<b>\$0</b>
Billing Term	<b>Annually</b>

---

## Component Funding (Straight Line)

Recommended First Year Reserve Fund Contribution	<b>\$66,656</b>
Interest Rate on Reserve Deposits	<b>0%</b>
Inflation Rate on Replacement Cost	<b>0%</b>

---

## Pooled Cash (Current Funding Plan) THIS SECTION NOT USED

Current Year Reserve Fund Contribution  
Interest Rate on Reserve Deposits  
Inflation Rate on Replacement Cost  
Annual Contribution Increases

---

## Pooled Cash (Recommended Funding Plan)

Recommended First Year Reserve Fund Contribution	<b>\$53,288</b>
Interest Rate on Reserve Deposits	<b>4.0%</b>
Inflation Rate on Replacement Cost	<b>3.5%</b>
Annual Contribution Increases	<b>1.0%</b>

---

## Comments

- Date in service for components is the month of the Certificate of Occupancy. Streets are not included per District Manager.
- The District has not established reserves, therefore the current contribution section of the report is omitted.
- Recommended funding plan requires moderate contributions for adequate funding.

**Armstrong Community Development District  
Financial Summary - Recommended Funding Plan**

Beginning Balance: \$0

Fully Funded: \$214,524

Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
23-24	838,500	3.5%	53,288	0	4.00%			53,288	266,439	20%
24-25	867,848	3.5%	53,821	0	4.00%	4,284		111,393	321,725	35%
25-26	898,222	3.5%	54,359	0	4.00%	6,193	10,915	161,030	369,258	44%
26-27	929,660	3.5%	54,903	0	4.00%	8,274	9,091	215,115	422,007	51%
27-28	962,198	3.5%	55,452	0	4.00%	10,823		281,389	487,735	58%
28-29	995,875	3.5%	56,006	0	4.00%	13,496		350,891	557,546	63%
29-30	1,030,731	3.5%	56,566	0	4.00%	16,298		423,756	631,647	67%
30-31	1,066,806	3.5%	57,132	0	4.00%	10,266	224,237	266,917	478,168	56%
31-32	1,104,144	3.5%	57,703	0	4.00%	12,985		337,605	553,378	61%
32-33	1,142,789	3.5%	58,280	0	4.00%	14,832	25,095	385,621	607,433	63%
33-34	1,182,787	3.5%	58,863	0	4.00%	11,347	160,808	295,023	525,039	56%
34-35	1,224,185	3.5%	59,452	0	4.00%	13,700	11,972	356,203	596,005	60%
35-36	1,267,031	3.5%	60,046	0	4.00%	16,650		432,899	684,119	63%
36-37	1,311,377	3.5%	60,647	0	4.00%	19,742		513,287	777,672	66%
37-38	1,357,275	3.5%	61,253	0	4.00%	22,982		597,521	876,935	68%
38-39	1,404,780	3.5%	61,866	0	4.00%	23,048	83,180	599,255	896,102	67%
39-40	1,453,947	3.5%	62,484	0	4.00%	25,763	17,668	669,834	986,355	68%
40-41	1,504,835	3.5%	63,109	0	4.00%	29,318		762,261	1,100,755	69%
41-42	1,557,505	3.5%	63,740	0	4.00%	33,040		859,041	1,221,954	70%
42-43	1,612,017	3.5%	64,378	0	4.00%	22,753	354,602	591,570	983,276	60%
43-44	1,668,438	3.5%	65,021	0	4.00%	18,239	200,611	474,220	898,620	53%
44-45	1,726,833	3.5%	65,672	0	4.00%	20,918	16,937	543,872	1,004,203	54%
45-46	1,787,272	3.5%	66,328	0	4.00%	24,408		634,609	1,134,220	56%
46-47	1,849,827	3.5%	66,992	0	4.00%	27,165	22,479	706,287	1,248,841	57%
47-48	1,914,571	3.5%	67,661	0	4.00%	30,958		804,906	1,394,177	58%
48-49	1,981,581	3.5%	68,338	0	4.00%	12,227	567,581	317,890	960,710	33%
49-50	2,050,936	3.5%	69,021	0	4.00%	15,476		402,388	1,103,199	36%
50-51	2,122,719	3.5%	69,712	0	4.00%	18,054	20,759	469,394	1,233,001	38%
51-52	2,197,014	3.5%	70,409	0	4.00%	21,592		561,395	1,392,774	40%
52-53	2,273,910	3.5%	71,113	0	4.00%	25,300		657,808	1,562,221	42%

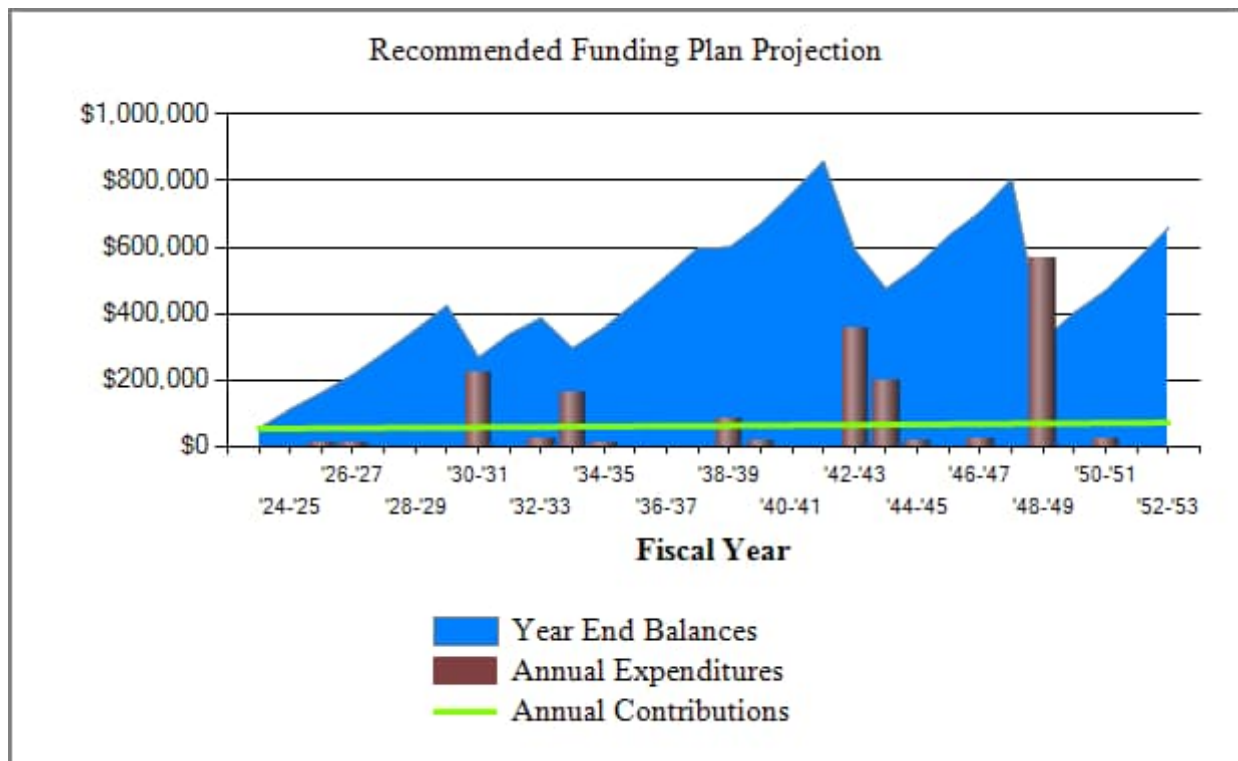
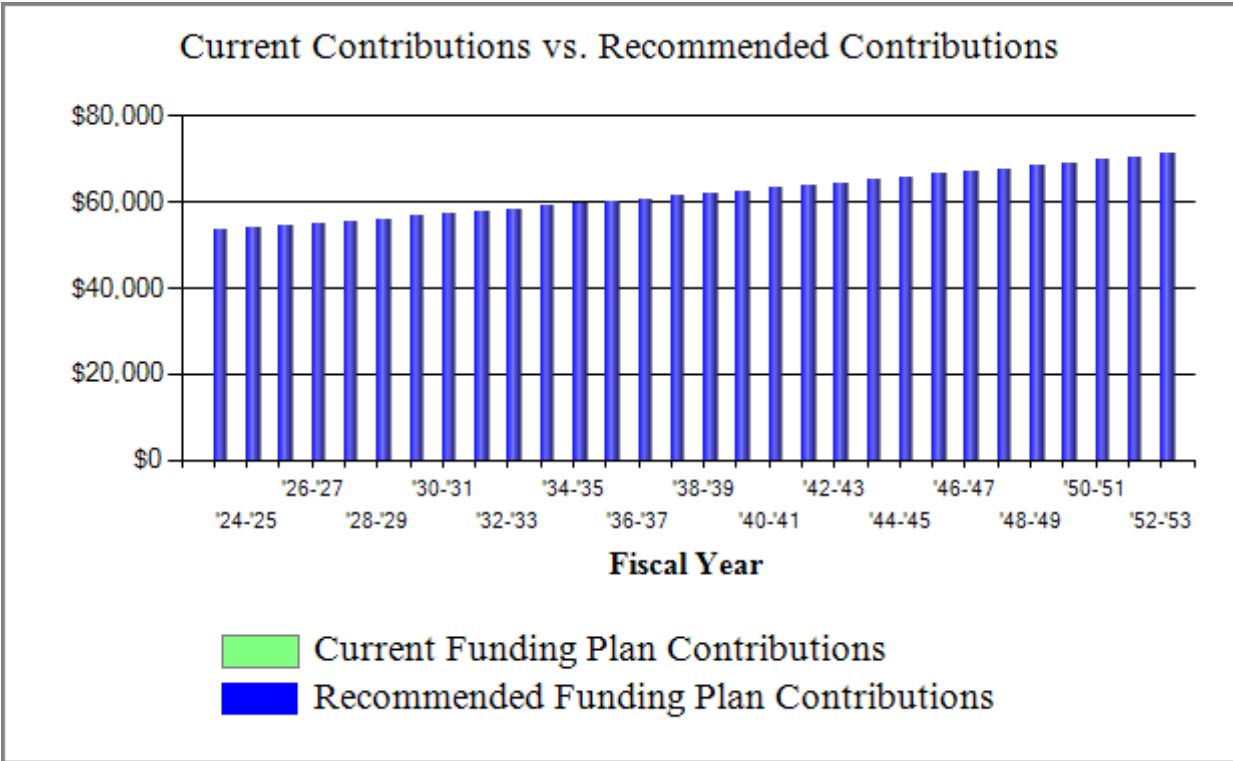


Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.



This chart illustrates annual expenditures and compares the current funding plan to the recommended funding plan.

**Armstrong Community Development District  
Income & Expense Spreadsheet**

	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>	<b>32-33</b>
<b>Beginning Balance</b>		53,288	111,393	161,030	215,115	281,389	350,891	423,756	266,917	337,605
<b>Annual Assessment</b>	53,288	53,821	54,359	54,903	55,452	56,006	56,566	57,132	57,703	58,280
<b>Interest Earned</b>		4,284	6,193	8,274	10,823	13,496	16,298	10,266	12,985	14,832
<b>Expenditures</b>			10,915	9,091				224,237		25,095
<b>Fully Funded Reserves</b>	266,439	321,725	369,258	422,007	487,735	557,546	631,647	478,168	553,378	607,433
<b>Percent Fully Funded</b>	20%	35%	44%	51%	58%	63%	67%	56%	61%	63%
<b>Ending Balance</b>	53,288	111,393	161,030	215,115	281,389	350,891	423,756	266,917	337,605	385,621

**Description**

Misc. Site Components

Pedestal Cluster Mailboxes

**Misc. Site Components Total:**

Street/Lot Resurfacing

Asphalt Mill/Overlay - Amenity Lot

**Street/Lot Resurfacing Total:**

Fencing & Gates

Aluminum Fence - Amenity

Chain Link Fence VC - Tennis/Basketball Courts

Wood/Wire Fence - Dog Park

**Fencing & Gates Total:**

Site Lighting

Decorative Light Poles - Amenity

Misc. Building Components

Refurbishment Allowance - Restrooms

Windows/Ext. Door Allowance - Clubhouse

**Misc. Building Components Total:**

Roofing

Standing Seam Metal Roof - Clubhouse

**Armstrong Community Development District  
Income & Expense Spreadsheet**

	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
<b>Description</b>										
Exterior Painting										
Clubhouse				9,091						
<b>Exterior Painting Total:</b>				<b>9,091</b>						
Flooring										
Rubber Flooring - Fitness Room									11,208	
<b>Flooring Total:</b>									<b>11,208</b>	
Furniture Fixtures & Equipment										
Access Control System - Amenity										
Camera System Allowance										
Fitness Equipment Allowance										
Pool Furniture Allowance (full replacement)										
<b>Furniture Fixtures &amp; Equipment Total:</b>										
HVAC										
Heat Pump - Fitness Room 3.5 Ton								7,125		
Heat Pump - Office/Restrooms 3.5 Ton Aeon Unit								11,451		
<b>HVAC Total:</b>								<b>18,575</b>		
Swimming Pool										
Concrete Pavers - Pool Deck										
Pool Filtration Refurbishment Allowance										
Pool Lift										
Pool Resurfacing/Tile								167,493		
Retractable Shade Sails								38,168		
Shade Structure Frame/Fabric - Pool										
<b>Swimming Pool Total:</b>								<b>205,661</b>		
Tennis/Basketball Courts										
Asphalt Resurfacing (color coat)			10,915							13,887
Basketball Pole/Goal										
<b>Tennis/Basketball Courts Total:</b>			<b>10,915</b>							<b>13,887</b>

**Armstrong Community Development District  
Income & Expense Spreadsheet**

	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
<b>Description</b>										
Playground										
Play Equipment Allowance										
<b>Playground Total:</b>										
Operating Expense										
Concrete Walk/Curb Repair	<i>Unfunded</i>									
Dumpster Enclosure/Gates	<i>Unfunded</i>									
Exhaust Fans	<i>Unfunded</i>									
Irrigation Repair	<i>Unfunded</i>									
Landscape Replacement	<i>Unfunded</i>									
Monument Sign Refurbishment	<i>Unfunded</i>									
Park Benches/Trash Cans	<i>Unfunded</i>									
Pool Furniture Allowance (partial replacement)	<i>Unfunded</i>									
Pool Play Equip. Refurbish Allowance	<i>Unfunded</i>									
Pool Pumps/Equip. Partial Replacement	<i>Unfunded</i>									
Shade Structure Fabric - Pool	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Components Not Included										
Building Foundation/Frame	<i>Unfunded</i>									
Concrete Pavers - Roundabout	<i>Unfunded</i>									
Lightning Protection System	<i>Unfunded</i>									
Stormwater Pond Dredging	<i>Unfunded</i>									
Stormwater Pond Pipe/Structures	<i>Unfunded</i>									
Stormwater System Evaluation	<i>Unfunded</i>									
Tennis/Basketball Court Replacement	<i>Unfunded</i>									
<b>Year Total:</b>			<b>10,915</b>	<b>9,091</b>				<b>224,237</b>		<b>25,095</b>

**Armstrong Community Development District  
Income & Expense Spreadsheet**

	<b>33-34</b>	<b>34-35</b>	<b>35-36</b>	<b>36-37</b>	<b>37-38</b>	<b>38-39</b>	<b>39-40</b>	<b>40-41</b>	<b>41-42</b>	<b>42-43</b>
<b>Beginning Balance</b>	385,621	295,023	356,203	432,899	513,287	597,521	599,255	669,834	762,261	859,041
<b>Annual Assessment</b>	58,863	59,452	60,046	60,647	61,253	61,866	62,484	63,109	63,740	64,378
<b>Interest Earned</b>	11,347	13,700	16,650	19,742	22,982	23,048	25,763	29,318	33,040	22,753
<b>Expenditures</b>	160,808	11,972				83,180	17,668			354,602
<b>Fully Funded Reserves</b>	525,039	596,005	684,119	777,672	876,935	896,102	986,355	1,100,755	1,221,954	983,276
<b>Percent Fully Funded</b>	56%	60%	63%	66%	68%	67%	68%	69%	70%	60%
<b>Ending Balance</b>	295,023	356,203	432,899	513,287	597,521	599,255	669,834	762,261	859,041	591,570

**Description**

Misc. Site Components

Pedestal Cluster Mailboxes

**Misc. Site Components Total:**

Street/Lot Resurfacing

Asphalt Mill/Overlay - Amenity Lot

**Street/Lot Resurfacing Total:**

46,778

**46,778**

Fencing & Gates

Aluminum Fence - Amenity

Chain Link Fence VC - Tennis/Basketball Courts

Wood/Wire Fence - Dog Park

**Fencing & Gates Total:**

16,298

**16,298**

Site Lighting

Decorative Light Poles - Amenity

Misc. Building Components

Refurbishment Allowance - Restrooms

Windows/Ext. Door Allowance - Clubhouse

**Misc. Building Components Total:**

Roofing

Standing Seam Metal Roof - Clubhouse



**Armstrong Community Development District  
Income & Expense Spreadsheet**

	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
<b>Description</b>										
Exterior Painting										
Clubhouse		11,972								15,765
<b>Exterior Painting Total:</b>		<b>11,972</b>								<b>15,765</b>
Flooring										
Rubber Flooring - Fitness Room										
<b>Flooring Total:</b>										
Furniture Fixtures & Equipment										
Access Control System - Amenity	11,285									
Camera System Allowance	8,464									
Fitness Equipment Allowance	49,371									
Pool Furniture Allowance (full replacement)	35,265									
<b>Furniture Fixtures &amp; Equipment Total:</b>	<b>104,384</b>									
HVAC										
Heat Pump - Fitness Room 3.5 Ton										10,766
Heat Pump - Office/Restrooms 3.5 Ton Aeon Unit										17,303
<b>HVAC Total:</b>										<b>28,069</b>
Swimming Pool										
Concrete Pavers - Pool Deck										
Pool Filtration Refurbishment Allowance										
Pool Lift						20,104				
Pool Resurfacing/Tile									253,093	
Retractable Shade Sails									57,675	
Shade Structure Frame/Fabric - Pool										
<b>Swimming Pool Total:</b>						<b>20,104</b>				<b>310,768</b>
Tennis/Basketball Courts										
Asphalt Resurfacing (color coat)							17,668			
Basketball Pole/Goal										
<b>Tennis/Basketball Courts Total:</b>							<b>17,668</b>			

**Armstrong Community Development District  
Income & Expense Spreadsheet**

	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
<b>Description</b>										
Playground										
Play Equipment Allowance	56,424									
<b>Playground Total:</b>	<b>56,424</b>									
Operating Expense										
Concrete Walk/Curb Repair	<i>Unfunded</i>									
Dumpster Enclosure/Gates	<i>Unfunded</i>									
Exhaust Fans	<i>Unfunded</i>									
Irrigation Repair	<i>Unfunded</i>									
Landscape Replacement	<i>Unfunded</i>									
Monument Sign Refurbishment	<i>Unfunded</i>									
Park Benches/Trash Cans	<i>Unfunded</i>									
Pool Furniture Allowance (partial replacement)	<i>Unfunded</i>									
Pool Play Equip. Refurbish Allowance	<i>Unfunded</i>									
Pool Pumps/Equip. Partial Replacement	<i>Unfunded</i>									
Shade Structure Fabric - Pool	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Components Not Included										
Building Foundation/Frame	<i>Unfunded</i>									
Concrete Pavers - Roundabout	<i>Unfunded</i>									
Lightning Protection System	<i>Unfunded</i>									
Stormwater Pond Dredging	<i>Unfunded</i>									
Stormwater Pond Pipe/Structures	<i>Unfunded</i>									
Stormwater System Evaluation	<i>Unfunded</i>									
Tennis/Basketball Court Replacement	<i>Unfunded</i>									
<b>Year Total:</b>	<b>160,808</b>	<b>11,972</b>				<b>83,180</b>	<b>17,668</b>			<b>354,602</b>

**Armstrong Community Development District  
Income & Expense Spreadsheet**

	<b>43-44</b>	<b>44-45</b>	<b>45-46</b>	<b>46-47</b>	<b>47-48</b>	<b>48-49</b>	<b>49-50</b>	<b>50-51</b>	<b>51-52</b>	<b>52-53</b>
<b>Beginning Balance</b>	591,570	474,220	543,872	634,609	706,287	804,906	317,890	402,388	469,394	561,395
<b>Annual Assessment</b>	65,021	65,672	66,328	66,992	67,661	68,338	69,021	69,712	70,409	71,113
<b>Interest Earned</b>	18,239	20,918	24,408	27,165	30,958	12,227	15,476	18,054	21,592	25,300
<b>Expenditures</b>	200,611	16,937		22,479		567,581		20,759		
<b>Fully Funded Reserves</b>	898,620	1,004,203	1,134,220	1,248,841	1,394,177	960,710	1,103,199	1,233,001	1,392,774	1,562,221
<b>Percent Fully Funded</b>	53%	54%	56%	57%	58%	33%	36%	38%	40%	42%
<b>Ending Balance</b>	474,220	543,872	634,609	706,287	804,906	317,890	402,388	469,394	561,395	657,808

**Description**

Misc. Site Components

Pedestal Cluster Mailboxes

221,200

**Misc. Site Components Total:**

**221,200**

Street/Lot Resurfacing

Asphalt Mill/Overlay - Amenity Lot

**Street/Lot Resurfacing Total:**

Fencing & Gates

Aluminum Fence - Amenity

35,601

Chain Link Fence VC - Tennis/Basketball Courts

29,290

Wood/Wire Fence - Dog Park

**Fencing & Gates Total:**

**64,891**

Site Lighting

Decorative Light Poles - Amenity

Misc. Building Components

Refurbishment Allowance - Restrooms

90,352

Windows/Ext. Door Allowance - Clubhouse

**Misc. Building Components Total:**

**90,352**

Roofing

Standing Seam Metal Roof - Clubhouse

**Armstrong Community Development District  
Income & Expense Spreadsheet**

Description	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
Exterior Painting										
Clubhouse								20,759		
<b>Exterior Painting Total:</b>								<b>20,759</b>		
Flooring										
Rubber Flooring - Fitness Room		16,937								
<b>Flooring Total:</b>		<b>16,937</b>								
Furniture Fixtures & Equipment										
Access Control System - Amenity						18,906				
Camera System Allowance						14,179				
Fitness Equipment Allowance						82,714				
Pool Furniture Allowance (full replacement)						59,081				
<b>Furniture Fixtures &amp; Equipment Total:</b>						<b>174,880</b>				
HVAC										
Heat Pump - Fitness Room 3.5 Ton										
Heat Pump - Office/Restrooms 3.5 Ton Aeon Unit										
<b>HVAC Total:</b>										
Swimming Pool										
Concrete Pavers - Pool Deck										
Pool Filtration Refurbishment Allowance						76,971				
Pool Lift										
Pool Resurfacing/Tile										
Retractable Shade Sails										
Shade Structure Frame/Fabric - Pool	31,837									
<b>Swimming Pool Total:</b>	<b>31,837</b>					<b>76,971</b>				
Tennis/Basketball Courts										
Asphalt Resurfacing (color coat)				22,479						
Basketball Pole/Goal	13,531									
<b>Tennis/Basketball Courts Total:</b>	<b>13,531</b>			<b>22,479</b>						

**Armstrong Community Development District  
Income & Expense Spreadsheet**

	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
<b>Description</b>										
Playground										
Play Equipment Allowance						94,530				
<b>Playground Total:</b>						<b>94,530</b>				
Operating Expense										
Concrete Walk/Curb Repair	<i>Unfunded</i>									
Dumpster Enclosure/Gates	<i>Unfunded</i>									
Exhaust Fans	<i>Unfunded</i>									
Irrigation Repair	<i>Unfunded</i>									
Landscape Replacement	<i>Unfunded</i>									
Monument Sign Refurbishment	<i>Unfunded</i>									
Park Benches/Trash Cans	<i>Unfunded</i>									
Pool Furniture Allowance (partial replacement)	<i>Unfunded</i>									
Pool Play Equip. Refurbish Allowance	<i>Unfunded</i>									
Pool Pumps/Equip. Partial Replacement	<i>Unfunded</i>									
Shade Structure Fabric - Pool	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Components Not Included										
Building Foundation/Frame	<i>Unfunded</i>									
Concrete Pavers - Roundabout	<i>Unfunded</i>									
Lightning Protection System	<i>Unfunded</i>									
Stormwater Pond Dredging	<i>Unfunded</i>									
Stormwater Pond Pipe/Structures	<i>Unfunded</i>									
Stormwater System Evaluation	<i>Unfunded</i>									
Tennis/Basketball Court Replacement	<i>Unfunded</i>									
<b>Year Total:</b>	<b>200,611</b>	<b>16,937</b>		<b>22,479</b>		<b>567,581</b>		<b>20,759</b>		

**Armstrong Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 23-24</i>	
<i>No Replacement in 24-25</i>	
<b>Replacement Year 25-26</b>	
<b>Tennis/Basketball Courts</b>	
Asphalt Resurfacing (color coat)	10,915
<b>Total for 2025 - 2026</b>	<b>\$10,915</b>
<b>Replacement Year 26-27</b>	
<b>Exterior Painting</b>	
Clubhouse	9,091
<b>Total for 2026 - 2027</b>	<b>\$9,091</b>
<i>No Replacement in 27-28</i>	
<i>No Replacement in 28-29</i>	
<i>No Replacement in 29-30</i>	
<b>Replacement Year 30-31</b>	
<b>HVAC</b>	
Heat Pump - Fitness Room 3.5 Ton	7,125
Heat Pump - Office/Restrooms 3.5 Ton Aeon Unit	11,451
<b>Swimming Pool</b>	
Pool Resurfacing/Tile	167,493
Retractable Shade Sails	38,168
<b>Total for 2030 - 2031</b>	<b>\$224,237</b>
<i>No Replacement in 31-32</i>	
<b>Replacement Year 32-33</b>	
<b>Flooring</b>	
Rubber Flooring - Fitness Room	11,208
<b>Tennis/Basketball Courts</b>	
Asphalt Resurfacing (color coat)	13,887
<b>Total for 2032 - 2033</b>	<b>\$25,095</b>

**Armstrong Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 33-34</b>	
<b>Furniture Fixtures &amp; Equipment</b>	
Access Control System - Amenity	11,285
Camera System Allowance	8,464
Fitness Equipment Allowance	49,371
Pool Furniture Allowance (full replacement)	35,265
<b>Playground</b>	
Play Equipment Allowance	56,424
<b>Total for 2033 - 2034</b>	<b>\$160,808</b>
 <b>Replacement Year 34-35</b>	
<b>Exterior Painting</b>	
Clubhouse	11,972
<b>Total for 2034 - 2035</b>	<b>\$11,972</b>
 <i>No Replacement in 35-36</i>	
<i>No Replacement in 36-37</i>	
<i>No Replacement in 37-38</i>	
 <b>Replacement Year 38-39</b>	
<b>Street/Lot Resurfacing</b>	
Asphalt Mill/Overlay - Amenity Lot	46,778
<b>Fencing &amp; Gates</b>	
Wood/Wire Fence - Dog Park	16,298
<b>Swimming Pool</b>	
Pool Lift	20,104
<b>Total for 2038 - 2039</b>	<b>\$83,180</b>
 <b>Replacement Year 39-40</b>	
<b>Tennis/Basketball Courts</b>	
Asphalt Resurfacing (color coat)	17,668
<b>Total for 2039 - 2040</b>	<b>\$17,668</b>
 <i>No Replacement in 40-41</i>	

**Armstrong Community Development District  
Annual Expenditure Detail**

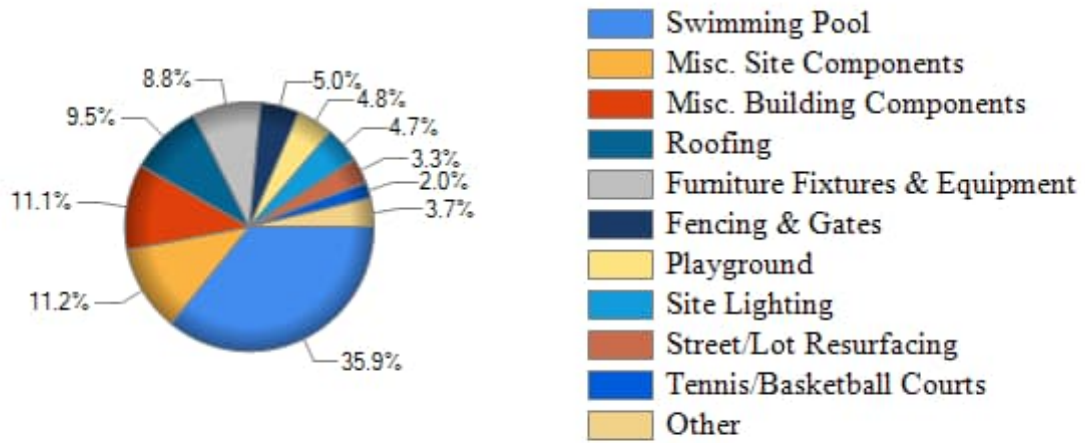
Description	Expenditures
<i>No Replacement in 41-42</i>	
<b>Replacement Year 42-43</b>	
<b>Exterior Painting</b>	
Clubhouse	15,765
<b>HVAC</b>	
Heat Pump - Fitness Room 3.5 Ton	10,766
Heat Pump - Office/Restrooms 3.5 Ton Aeon Unit	17,303
<b>Swimming Pool</b>	
Pool Resurfacing/Tile	253,093
Retractable Shade Sails	57,675
<b>Total for 2042 - 2043</b>	<b>\$354,602</b>
<b>Replacement Year 43-44</b>	
<b>Fencing &amp; Gates</b>	
Aluminum Fence - Amenity	35,601
Chain Link Fence VC - Tennis/Basketball Courts	29,290
<b>Misc. Building Components</b>	
Refurbishment Allowance - Restrooms	90,352
<b>Swimming Pool</b>	
Shade Structure Frame/Fabric - Pool	31,837
<b>Tennis/Basketball Courts</b>	
Basketball Pole/Goal	13,531
<b>Total for 2043 - 2044</b>	<b>\$200,611</b>
<b>Replacement Year 44-45</b>	
<b>Flooring</b>	
Rubber Flooring - Fitness Room	16,937
<b>Total for 2044 - 2045</b>	<b>\$16,937</b>
<i>No Replacement in 45-46</i>	
<b>Replacement Year 46-47</b>	
<b>Tennis/Basketball Courts</b>	
Asphalt Resurfacing (color coat)	22,479
<b>Total for 2046 - 2047</b>	<b>\$22,479</b>



**Armstrong Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 47-48</i>	
<b>Replacement Year 48-49</b>	
<b>Misc. Site Components</b>	
Pedestal Cluster Mailboxes	221,200
<b>Furniture Fixtures &amp; Equipment</b>	
Access Control System - Amenity	18,906
Camera System Allowance	14,179
Fitness Equipment Allowance	82,714
Pool Furniture Allowance (full replacement)	59,081
<b>Swimming Pool</b>	
Pool Filtration Refurbishment Allowance	76,971
<b>Playground</b>	
Play Equipment Allowance	94,530
<b>Total for 2048 - 2049</b>	<b>\$567,581</b>
<i>No Replacement in 49-50</i>	
<b>Replacement Year 50-51</b>	
<b>Exterior Painting</b>	
Clubhouse	20,759
<b>Total for 2050 - 2051</b>	<b>\$20,759</b>
<i>No Replacement in 51-52</i>	
<i>No Replacement in 52-53</i>	

## Asset Current Cost by Category



## Armstrong Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Misc. Site Components</b>								
Pedestal Cluster Mailboxes	2019	48-49	30	0	25	36 Each	2,600.00	<u>93,600</u>
Misc. Site Components - Total								\$93,600
<b>Street/Lot Resurfacing</b>								
Asphalt Mill/Overlay - Amenity Lot	2019	38-39	20	0	15	1,662 Square Yards	16.80	<u>27,922</u>
Street/Lot Resurfacing - Total								\$27,922
<b>Fencing &amp; Gates</b>								
Aluminum Fence - Amenity	2019	43-44	25	0	20	426 Linear Feet	42.00	17,892
Chain Link Fence VC - Tennis/Basketball C..	2019	43-44	25	0	20	460 Linear Feet	32.00	14,720
Wood/Wire Fence - Dog Park	2019	38-39	20	0	15	304 Linear Feet	32.00	<u>9,728</u>
Fencing & Gates - Total								\$42,340
<b>Site Lighting</b>								
Decorative Light Poles - Amenity	2019	53-54	35	0	30	14 Each	2,800.00	<u>39,200</u>
Site Lighting - Total								\$39,200
<b>Misc. Building Components</b>								
Refurbishment Allowance - Restrooms	2019	43-44	25	0	20	528 Lump Sum	86.00	45,408
Windows/Ext. Door Allowance - Clubhouse	2019	58-59	40	0	35	1 Lump Sum	48,000.00	<u>48,000</u>
Misc. Building Components - Total								\$93,408
<b>Roofing</b>								
Standing Seam Metal Roof - Clubhouse	2019	53-54	35	0	30	6,200 Square Feet	12.80	<u>79,360</u>
Roofing - Total								\$79,360
<b>Exterior Painting</b>								
Clubhouse	2019	26-27	8	0	3	1 Lump Sum	8,200.00	<u>8,200</u>
Exterior Painting - Total								\$8,200
<b>Flooring</b>								
Rubber Flooring - Fitness Room	2019	32-33	12	2	9	1,028 Square Feet	8.00	<u>8,224</u>
Flooring - Total								\$8,224
<b>Furniture Fixtures &amp; Equipment</b>								
Access Control System - Amenity	2019	33-34	15	0	10	1 Lump Sum	8,000.00	8,000
Camera System Allowance	2019	33-34	15	0	10	1 Lump Sum	6,000.00	6,000
Fitness Equipment Allowance	2019	33-34	15	0	10	1 Lump Sum	35,000.00	35,000
Pool Furniture Allowance (full replacement)	2019	33-34	15	0	10	1 Lump Sum	25,000.00	<u>25,000</u>
Furniture Fixtures & Equipment - Total								\$74,000

## Armstrong Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
HVAC								
Heat Pump - Fitness Room 3.5 Ton	2019	30-31	12	0	7	1 Each	5,600.00	5,600
Heat Pump - Office/Restrooms 3.5 Ton Aao..	2019	30-31	12	0	7	1 Each	9,000.00	9,000
HVAC - Total								\$14,600
Swimming Pool								
Concrete Pavers - Pool Deck	2019	53-54	35	0	30	9,338 Square Feet	8.40	78,439
Pool Filtration Refurbishment Allowance	2019	48-49	30	0	25	3,257 Surface Feet	10.00	32,570
Pool Lift	2019	38-39	20	0	15	1 Each	12,000.00	12,000
Pool Resurfacing/Tile	2019	30-31	12	0	7	4,114 Square Feet	32.00	131,648
Retractable Shade Sails	2019	30-31	12	0	7	5 Each	6,000.00	30,000
Shade Structure Frame/Fabric - Pool	2019	43-44	25	0	20	2 Each	8,000.00	16,000
Swimming Pool - Total								\$300,657
Tennis/Basketball Courts								
Asphalt Resurfacing (color coat)	2019	25-26	7	0	2	1,213 Square Yards	8.40	10,189
Basketball Pole/Goal	2019	43-44	25	0	20	1 Lump Sum	6,800.00	6,800
Tennis/Basketball Courts - Total								\$16,989
Playground								
Play Equipment Allowance	2019	33-34	15	0	10	1 Lump Sum	40,000.00	40,000
Playground - Total								\$40,000
Operating Expense								
Concrete Walk/Curb Repair	Unfunded							
Dumpster Enclosure/Gates	Unfunded							
Exhaust Fans	Unfunded							
Irrigation Repair	Unfunded							
Landscape Replacement	Unfunded							
Monument Sign Refurbishment	Unfunded							
Park Benches/Trash Cans	Unfunded							
Pool Furniture Allowance (partial replaceme..	Unfunded							
Pool Play Equip. Refurbish Allowance	Unfunded							
Pool Pumps/Equip. Partial Replacement	Unfunded							
Shade Structure Fabric - Pool	Unfunded							
Water Coolers	Unfunded							
Operating Expense - Total								
Components Not Included								
Building Foundation/Frame	Unfunded							
Concrete Pavers - Roundabout	Unfunded							
Lightning Protection System	Unfunded							
Stormwater Pond Dredging	Unfunded							
Stormwater Pond Pipe/Structures	Unfunded							
Stormwater System Evaluation	Unfunded							

# **Armstrong Community Development District Component Inventory**

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Components Not Included continued...</i>							
Tennis/Basketball Court Replacement							
Components Not Included - Total							
Total Asset Summary							\$838,500

## Armstrong Community Development District Component Detail Index

Asset ID	Description	Replacement	Page
<b>Misc. Site Components</b>			
1003	Pedestal Cluster Mailboxes	48-49	5-6
<b>Street/Lot Resurfacing</b>			
1005	Asphalt Mill/Overlay - Amenity Lot	38-39	5-7
<b>Fencing &amp; Gates</b>			
1019	Aluminum Fence - Amenity	43-44	5-8
1022	Chain Link Fence VC - Tennis/Basketball Courts	43-44	5-8
1031	Wood/Wire Fence - Dog Park	38-39	5-9
<b>Site Lighting</b>			
1002	Decorative Light Poles - Amenity	53-54	5-10
<b>Misc. Building Components</b>			
1013	Refurbishment Allowance - Restrooms	43-44	5-11
1007	Windows/Ext. Door Allowance - Clubhouse	58-59	5-11
<b>Roofing</b>			
1004	Standing Seam Metal Roof - Clubhouse	53-54	5-12
<b>Exterior Painting</b>			
1006	Clubhouse	26-27	5-13
<b>Flooring</b>			
1009	Rubber Flooring - Fitness Room	32-33	5-14
<b>Furniture Fixtures &amp; Equipment</b>			
1032	Access Control System - Amenity	33-34	5-15
1018	Camera System Allowance	33-34	5-15
1008	Fitness Equipment Allowance	33-34	5-15
1015	Pool Furniture Allowance (full replacement)	33-34	5-16
<b>HVAC</b>			
1011	Heat Pump - Fitness Room 3.5 Ton	30-31	5-17
1012	Heat Pump - Office/Restrooms 3.5 Ton Aeon Unit	30-31	5-17
<b>Swimming Pool</b>			
1014	Concrete Pavers - Pool Deck	53-54	5-18

## Armstrong Community Development District Component Detail Index

Asset ID	Description	Replacement	Page
<i>Swimming Pool Continued...</i>			
1030	Pool Filtration Refurbishment Allowance	48-49	5-18
1028	Pool Lift	38-39	5-19
1001	Pool Resurfacing/Tile	30-31	5-19
1027	Retractable Shade Sails	30-31	5-20
1025	Shade Structure Frame/Fabric - Pool	43-44	5-20
<b>Tennis/Basketball Courts</b>			
1023	Asphalt Resurfacing (color coat)	25-26	5-21
1038	Basketball Pole/Goal	43-44	5-21
<b>Playground</b>			
1020	Play Equipment Allowance	33-34	5-22
<b>Operating Expense</b>			
1037	Concrete Walk/Curb Repair	23-24	5-23
1033	Dumpster Enclosure/Gates	23-24	5-23
1058	Exhaust Fans	23-24	5-24
1054	Irrigation Repair	23-24	5-24
1053	Landscape Replacement	23-24	5-24
1034	Monument Sign Refurbishment	23-24	5-24
1021	Park Benches/Trash Cans	23-24	5-25
1016	Pool Furniture Allowance (partial replacement)	23-24	5-25
1017	Pool Play Equip. Refurbish Allowance	23-24	5-26
1029	Pool Pumps/Equip. Partial Replacement	23-24	5-26
1026	Shade Structure Fabric - Pool	23-24	5-27
1010	Water Coolers	23-24	5-27
<b>Components Not Included</b>			
1057	Building Foundation/Frame	23-24	5-29
1039	Concrete Pavers - Roundabout	23-24	5-29
1059	Lightning Protection System	23-24	5-29
1051	Stormwater Pond Dredging	23-24	5-29
1052	Stormwater Pond Pipe/Structures	23-24	5-30
1050	Stormwater System Evaluation	23-24	5-30
1024	Tennis/Basketball Court Replacement	23-24	5-30
Total Funded Assets		26	
Total Unfunded Assets		<u>19</u>	
Total Assets		45	

# **Armstrong Community Development District Component Detail**

## **Pedestal Cluster Mailboxes - 2048**

Asset ID	1003	36 Each	@ \$2,600.00
		Asset Actual Cost	\$93,600.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$221,199.73
Placed in Service	August 2019		
Useful Life	30		
Replacement Year	48-49		
Remaining Life	25		





# **Armstrong Community Development District Component Detail**

## **Asphalt Mill/Overlay - Amenity Lot - 2038**

Asset ID	1005	1,662 Square Yards	@ \$16.80
		Asset Actual Cost	\$27,921.60
		Percent Replacement	100%
Category	Street/Lot Resurfacing	Future Cost	\$46,778.42
Placed in Service	August 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	15		



## Armstrong Community Development District Component Detail

### Aluminum Fence - Amenity - 2043

Asset ID	1019	426 Linear Feet	@ \$42.00
Category	Fencing & Gates	Asset Actual Cost	\$17,892.00
Placed in Service	August 2019	Percent Replacement	100%
Useful Life	25	Future Cost	\$35,601.30
Replacement Year	43-44		
Remaining Life	20		



### Chain Link Fence VC - Tennis/Basketball Courts - 2043

Asset ID	1022	460 Linear Feet	@ \$32.00
Category	Fencing & Gates	Asset Actual Cost	\$14,720.00
Placed in Service	August 2019	Percent Replacement	100%
Useful Life	25	Future Cost	\$29,289.69
Replacement Year	43-44		
Remaining Life	20		



# **Armstrong Community Development District Component Detail**

## **Wood/Wire Fence - Dog Park - 2038**

Asset ID	1031	304 Linear Feet	@ \$32.00
		Asset Actual Cost	\$9,728.00
		Percent Replacement	100%
Category	Fencing & Gates	Future Cost	\$16,297.79
Placed in Service	August 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	15		



# **Armstrong Community Development District Component Detail**

## **Decorative Light Poles - Amenity - 2053**

Asset ID	1002	14 Each	@ \$2,800.00
Category	Site Lighting	Asset Actual Cost	\$39,200.00
Placed in Service	August 2019	Percent Replacement	100%
Useful Life	35	Future Cost	\$110,026.31
Replacement Year	53-54		
Remaining Life	30		



## Armstrong Community Development District Component Detail

### Refurbishment Allowance - Restrooms - 2043

Asset ID	1013	528 Lump Sum	@ \$86.00
		Asset Actual Cost	\$45,408.00
		Percent Replacement	100%
		Future Cost	\$90,352.33
Category	Misc. Building Components		
Placed in Service	August 2019		
Useful Life	25		
Replacement Year	43-44		
Remaining Life	20		



### Windows/Ext. Door Allowance - Clubhouse - 2058

Asset ID	1007	1 Lump Sum	@ \$48,000.00
		Asset Actual Cost	\$48,000.00
		Percent Replacement	100%
		Future Cost	\$160,012.34
Category	Misc. Building Components		
Placed in Service	August 2019		
Useful Life	40		
Replacement Year	58-59		
Remaining Life	35		



# **Armstrong Community Development District Component Detail**

## **Standing Seam Metal Roof - Clubhouse - 2053**

Asset ID	1004	6,200 Square Feet	@ \$12.80
		Asset Actual Cost	\$79,360.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$222,747.15
Placed in Service	August 2019		
Useful Life	35		
Replacement Year	53-54		
Remaining Life	30		



## Armstrong Community Development District Component Detail

### Clubhouse - 2026

Asset ID	1006	1 Lump Sum	@ \$8,200.00
		Asset Actual Cost	\$8,200.00
		Percent Replacement	100%
Category	Exterior Painting	Future Cost	\$9,091.49
Placed in Service	August 2019		
Useful Life	8		
Replacement Year	26-27		
Remaining Life	3		





# **Armstrong Community Development District Component Detail**

## **Rubber Flooring - Fitness Room - 2032**

Asset ID	1009	1,028 Square Feet	@ \$8.00
		Asset Actual Cost	\$8,224.00
		Percent Replacement	100%
Category	Flooring	Future Cost	\$11,208.47
Placed in Service	August 2019		
Useful Life	12		
Adjustment	2		
Replacement Year	32-33		
Remaining Life	9		





**Armstrong Community Development District  
Component Detail**

**Access Control System - Amenity - 2033**

Asset ID	1032	1 Lump Sum	@ \$8,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Fixtures & Equipment	Future Cost	\$11,284.79
Placed in Service	August 2019		
Useful Life	15		
Replacement Year	33-34		
Remaining Life	10		



**Camera System Allowance - 2033**

Asset ID	1018	1 Lump Sum	@ \$6,000.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Fixtures & Equipment	Future Cost	\$8,463.59
Placed in Service	August 2019		
Useful Life	15		
Replacement Year	33-34		
Remaining Life	10		

**Fitness Equipment Allowance - 2033**

Asset ID	1008	1 Lump Sum	@ \$35,000.00
		Asset Actual Cost	\$35,000.00
		Percent Replacement	100%
Category	Fixtures & Equipment	Future Cost	\$49,370.96
Placed in Service	August 2019		
Useful Life	15		
Replacement Year	33-34		
Remaining Life	10		

## Armstrong Community Development District Component Detail

*Fitness Equipment Allowance continued...*



### Pool Furniture Allowance (full replacement) - 2033

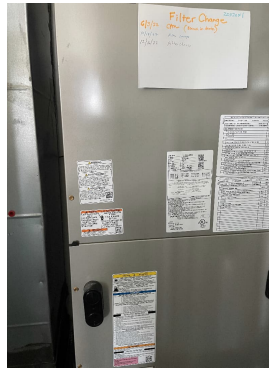
Asset ID	1015	1 Lump Sum	@ \$25,000.00
		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
		Future Cost	\$35,264.97
Category	Fixtures & Equipment		
Placed in Service	August 2019		
Useful Life	15		
Replacement Year	33-34		
Remaining Life	10		



**Armstrong Community Development District  
Component Detail**

**Heat Pump - Fitness Room 3.5 Ton - 2030**

Asset ID	1011	1 Each	@ \$5,600.00
		Asset Actual Cost	\$5,600.00
		Percent Replacement	100%
Category	HVAC	Future Cost	\$7,124.76
Placed in Service	August 2019		
Useful Life	12		
Replacement Year	30-31		
Remaining Life	7		



**Heat Pump - Office/Restrooms 3.5 Ton Aeon Unit - 2030**

Asset ID	1012	1 Each	@ \$9,000.00
		Asset Actual Cost	\$9,000.00
		Percent Replacement	100%
Category	HVAC	Future Cost	\$11,450.51
Placed in Service	August 2019		
Useful Life	12		
Replacement Year	30-31		
Remaining Life	7		

## Armstrong Community Development District Component Detail

### Concrete Pavers - Pool Deck - 2053

Asset ID	1014	9,338 Square Feet	@ \$8.40
Category	Swimming Pool	Asset Actual Cost	\$78,439.20
Placed in Service	August 2019	Percent Replacement	100%
Useful Life	35	Future Cost	\$220,162.65
Replacement Year	53-54		
Remaining Life	30		



### Pool Filtration Refurbishment Allowance - 2048

Asset ID	1030	3,257 Surface Feet	@ \$10.00
Category	Swimming Pool	Asset Actual Cost	\$32,570.00
Placed in Service	August 2019	Percent Replacement	100%
Useful Life	30	Future Cost	\$76,970.89
Replacement Year	48-49		
Remaining Life	25		





# **Armstrong Community Development District Component Detail**

## **Pool Lift - 2038**

Asset ID	1028	1 Each	@ \$12,000.00
Category	Swimming Pool	Asset Actual Cost	\$12,000.00
Placed in Service	August 2019	Percent Replacement	100%
Useful Life	20	Future Cost	\$20,104.19
Replacement Year	38-39		
Remaining Life	15		



## **Pool Resurfacing/Tile - 2030**

Asset ID	1001	4,114 Square Feet	@ \$32.00
Category	Swimming Pool	Asset Actual Cost	\$131,648.00
Placed in Service	August 2019	Percent Replacement	100%
Useful Life	12	Future Cost	\$167,493.02
Replacement Year	30-31		
Remaining Life	7		



**Armstrong Community Development District  
Component Detail**

**Retractable Shade Sails - 2030**

Asset ID	1027	5 Each	@ \$6,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$38,168.38
Placed in Service	August 2019		
Useful Life	12		
Replacement Year	30-31		
Remaining Life	7		



**Shade Structure Frame/Fabric - Pool - 2043**

Asset ID	1025	2 Each	@ \$8,000.00
		Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$31,836.62
Placed in Service	August 2019		
Useful Life	25		
Replacement Year	43-44		
Remaining Life	20		



**Armstrong Community Development District  
Component Detail**

**Asphalt Resurfacing (color coat) - 2025**

Asset ID	1023	1,213 Square Yards	@ \$8.40
		Asset Actual Cost	\$10,189.20
		Percent Replacement	100%
		Future Cost	\$10,914.93
Category	Tennis/Basketball Courts		
Placed in Service	August 2019		
Useful Life	7		
Replacement Year	25-26		
Remaining Life	2		



**Basketball Pole/Goal - 2043**

Asset ID	1038	1 Lump Sum	@ \$6,800.00
		Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
		Future Cost	\$13,530.56
Category	Tennis/Basketball Courts		
Placed in Service	August 2019		
Useful Life	25		
Replacement Year	43-44		
Remaining Life	20		



# **Armstrong Community Development District Component Detail**

## **Play Equipment Allowance - 2033**

Asset ID	1020	1 Lump Sum	@ \$40,000.00
Category	Playground	Asset Actual Cost	\$40,000.00
Placed in Service	August 2019	Percent Replacement	100%
Useful Life	15	Future Cost	\$56,423.95
Replacement Year	33-34		
Remaining Life	10		





# **Armstrong Community Development District Component Detail**

## **Concrete Walk/Curb Repair**

Asset ID	1037	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	October 2019	Future Cost	
No Useful Life			



## **Dumpster Enclosure/Gates**

Asset ID	1033	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	October 2019	Future Cost	
No Useful Life			



**Armstrong Community Development District  
Component Detail**

**Exhaust Fans**

Asset ID	1058	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	October 2019	Future Cost	
No Useful Life			

**Irrigation Repair**

Asset ID	1054	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			

**Landscape Replacement**

Asset ID	1053	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			

**Monument Sign Refurbishment**

Asset ID	1034	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			

# Armstrong Community Development District Component Detail

*Monument Sign Refurbishment continued...*



## Park Benches/Trash Cans

Asset ID	1021	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			



## Pool Furniture Allowance (partial replacement)

Asset ID	1016	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			

# **Armstrong Community Development District Component Detail**

*Pool Furniture Allowance (partial replacement) continued...*



## **Pool Play Equip. Refurbish Allowance**

Asset ID	1017	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			



## **Pool Pumps/Equip. Partial Replacement**

Asset ID	1029	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			

# Armstrong Community Development District Component Detail

*Pool Pumps/Equip. Partial Replacement continued...*



## Shade Structure Fabric - Pool

Asset ID	1026	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			



## Water Coolers

Asset ID	1010	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			



## Armstrong Community Development District Component Detail

*Water Coolers continued...*



**Armstrong Community Development District  
Component Detail**

**Building Foundation/Frame**

Asset ID	1057	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			

**Concrete Pavers - Roundabout**

Asset ID	1039	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			

**Lightning Protection System**

Asset ID	1059	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			

**Stormwater Pond Dredging**

Asset ID	1051	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			

## Armstrong Community Development District Component Detail

### Stormwater Pond Pipe/Structures

Asset ID	1052	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			

Lan

### Stormwater System Evaluation

Asset ID	1050	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			

### Tennis/Basketball Court Replacement

Asset ID	1024	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	
No Useful Life			





# Report Navigation

- **Executive Summary** provides information about projected year end reserve balance, current annual contribution, interest, and inflation rates:
  - Level of Service is the type of reserve study
  - Funding Method is either Component Funding or Pooled Cash
  - Component Funding Contribution is a year one only amount
  - Current Funding Plan currently used by the Association
  - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
  - Year begins with your study year generally for a 30-year term
  - Current cost is the current replacement of all components
  - Annual contribution is the amount placed in reserves each year
  - Annual interest earned on your funds
  - Annual expenditures are the projected component replacement cost by year
  - Projected ending balance is the year end reserve fund balance
  - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is  $\text{Fully Funded Balance} = \text{Component cost} \times \text{Age/Useful Life}$
  - Percent Funded is a measure of fund strength
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model Projection** is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures This is a good section to review each year when preparing your budgets
- **Condition Assessment (if included)** is a brief description of major component condition
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work and our credentials

## METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the District can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a “Threshold” level providing adequate funding with moderate risk; using this method requires regular analysis updates.

## CREDENTIALS

*Community Advisors, LLC* provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

*Personal Service* attention to detail, quick response and valued client relationships.

*Range of Experience* includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

*Detailed Site Evaluation is Conducted* to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

*Reserve Analyst Credentials:* Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

## TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

## DEFINITIONS

**Adjustment to Useful Life:** Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

**Cash Flow Method:** A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

**Component Method:** A funding method that fully funds each reserve component then sums those for the annual contribution.

**Current Funding Plan:** The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

**Effective Age:** Difference of useful and remaining useful life.

**Fully Funded Balance:** Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

**Interest Contribution:** The interest that should be earned on invested reserves.

**Percent Funded:** Ratio of reserve balance to fully funded balance.

**Remaining Life:** Number of years a component is projected to continue to function.

**Threshold Funding:** This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

**Useful Life:** The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.

## *TENTH ORDER OF BUSINESS*

*C.*



# Chris H. Chambliss

## Supervisor of Elections Clay County, Florida

---

April 15, 2023

Armstrong Community Development District  
Attn.: Sarah Sweeting  
475 West Town Place, Suite 114  
St. Augustine FL 32092

Dear Ms. Sweeting:

I have queried the number of eligible voters residing within the Armstrong Community Development District as of April 15, 2023. At this time, there are 881 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at [Lynn.Gaver@ClayElections.gov](mailto:Lynn.Gaver@ClayElections.gov).

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

*Thank you,*

*Lynn Gaver, MFCEP*  
Clay County Supervisor of Elections Office  
P.O. Box 337 | 500 North Orange Ave.  
Green Cove Springs, FL 32043  
(904) 269-6350 Fax (904) 284-0935

*D.*



# Armstrong CDD



**EVERGREEN**

LIFESTYLES MANAGEMENT

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

## **Amenities**

### **Overview**

- *Gym is being utilized at a normal to normal pace.*
- *Gym equipment was audited and maintenance performed on all equipment. Rowing machine part is still not came in. (due to leaking water in the floo).*

### **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. There was an incident between some patrons.*
- *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 22<sup>nd</sup> per Health Department*

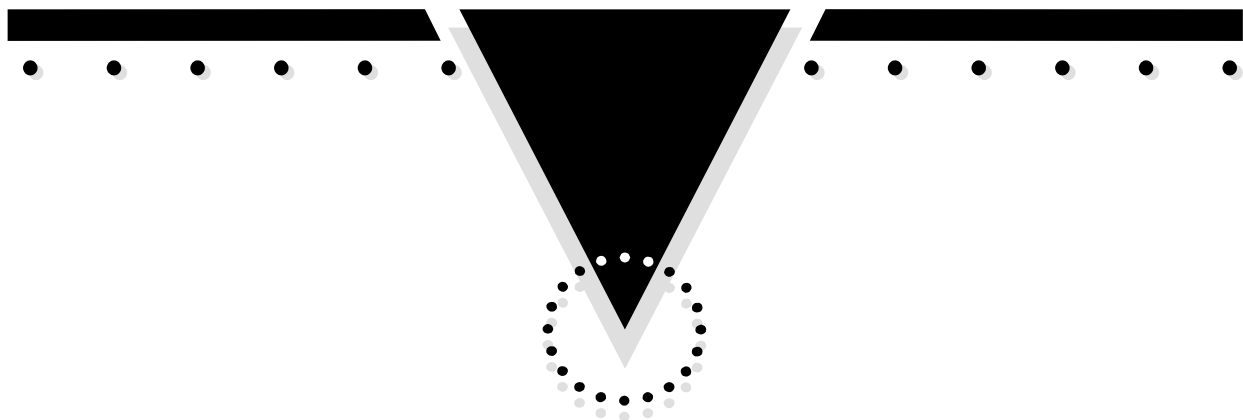
## **Lifestyles**

## **Events Updates**

***Other:*** Attachments

## *TWELFTH ORDER OF BUSINESS*

*A.*



# **Armstrong Community Development District**

**Unaudited Financial Reporting  
April 30, 2023**



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6	<u>Capital Projects Fund Series 2017A/B</u>
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**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
April 30, 2023

	<u>Governmental Fund Types</u>			<u>Totals</u> <u>(Memorandum Only)</u> <u>2023</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b><u>ASSETS:</u></b>				
Cash	\$90,522	---	---	\$90,522
Investments:				
Custody Account	\$312,840	---	---	\$312,840
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$277,489	---	\$277,489
Acquisition/Construction	---	---	\$13,397	\$13,397
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Prepayment	---	\$97	---	\$97
Acquisition/Construction	---	---	\$226	\$226
<u>Series 2019</u>				
Reserve	---	\$411,000	---	\$411,000
Revenue	---	\$419,269	---	\$419,269
Prepayment	---	\$350	---	\$350
Acquisition/Construction	---	---	\$31,046	\$31,046
Due from Armstrong Owners' Association	\$3,444	---	---	\$3,444
<b>TOTAL ASSETS</b>	<b>\$406,806</b>	<b>\$1,389,915</b>	<b>\$44,670</b>	<b>\$1,841,391</b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$3,962	---	---	\$3,962
Due to Construction	\$24,247	---	---	\$24,247
<b><u>FUND BALANCES:</u></b>				
Restricted for Debt Service	---	\$1,389,915	---	\$1,389,915
Restricted for Capital Projects	---	---	\$44,670	\$44,670
Unassigned	\$378,598	---	---	\$378,598
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$406,806</b>	<b>\$1,389,915</b>	<b>\$44,670</b>	<b>\$1,841,391</b>



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

**GENERAL FUND**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period Ended April 30, 2023**

	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 04/30/23</b>	<b>ACTUAL THRU 04/30/23</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Assessments - Net	\$504,612	\$503,176	\$503,176	\$0
Cost Share - Tynes Blvd.	\$14,500	\$8,458	\$11,670	\$3,212
Interest	\$0	\$0	\$3,322	\$3,322
<b>TOTAL REVENUES</b>	<b>\$519,112</b>	<b>\$511,635</b>	<b>\$518,169</b>	<b>\$6,534</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Administrative</u></b>				
Supervisors Fees	\$9,600	\$5,600	\$3,800	\$1,800
FICA Expense	\$734	\$428	\$291	\$138
Engineering Fees	\$6,000	\$3,500	\$2,364	\$1,136
Arbitrage	\$1,100	\$1,100	\$1,100	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$4,083	\$4,083	\$0
Attorney Fees	\$12,000	\$7,000	\$7,992	(\$992)
Annual Audit	\$4,050	\$0	\$0	\$0
Trustee Fees	\$7,800	\$7,800	\$7,758	\$42
Management Fees	\$47,250	\$27,563	\$27,563	\$0
Information Technology	\$1,800	\$1,050	\$1,050	\$0
Telephone	\$350	\$204	\$108	\$96
Postage	\$600	\$350	\$47	\$303
Insurance	\$7,360	\$7,360	\$6,587	\$773
Printing & Binding	\$1,500	\$875	\$216	\$659
Legal Advertising	\$2,500	\$1,458	\$494	\$964
Other Current Charges	\$600	\$350	\$64	\$286
Website Administration	\$1,250	\$729	\$729	(\$0)
Office Supplies	\$250	\$146	\$3	\$143
Travel Per Diem	\$350	\$204	\$0	\$204
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$117,269</b>	<b>\$74,976</b>	<b>\$69,424</b>	<b>\$5,552</b>
<b><u>Field</u></b>				
Security	\$45,000	\$26,250	\$25,535	\$715
Electric	\$2,000	\$1,167	\$766	\$401
Water & Sewer/Irrigation	\$36,000	\$21,000	\$18,998	\$2,002
Repairs & Maintenance	\$5,000	\$2,917	\$2,738	\$179
Landscape Contract	\$93,217	\$54,377	\$51,787	\$2,590
Landscape Contingency	\$5,000	\$2,917	\$0	\$2,917
Landscape Pond Banks	\$15,248	\$8,895	\$8,571	\$323
Lake Maintenance	\$12,537	\$7,313	\$6,965	\$348
Irrigation Repairs	\$10,000	\$5,833	\$0	\$5,833
<b>Total Field</b>	<b>\$224,002</b>	<b>\$130,668</b>	<b>\$115,361</b>	<b>\$15,307</b>

**ARMSTRONG**  
COMMUNITY DEVELOPMENT DISTRICT

**GENERAL FUND**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period Ended April 30, 2023**

	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 04/30/23</b>	<b>ACTUAL THRU 04/30/23</b>	<b>VARIANCE</b>
<b><u>Amenity Center</u></b>				
Insurance	\$28,700	\$28,700	\$25,711	\$2,989
Phone/Internet/Cable	\$3,000	\$1,750	\$1,307	\$443
Electric	\$16,000	\$9,333	\$10,331	(\$998)
Water/Irrigation	\$7,500	\$4,375	\$4,372	\$3
Gas	\$1,500	\$875	\$675	\$200
Refuse Service	\$3,500	\$2,042	\$2,093	(\$51)
Access Cards	\$2,500	\$1,458	\$4,633	(\$3,175)
Landscape Contract	\$33,259	\$19,401	\$18,477	\$924
Fitness Equipment Lease	\$12,737	\$7,430	\$9,906	(\$2,477)
Janitorial Services	\$13,016	\$7,593	\$7,918	(\$325)
Janitorial Supplies	\$4,000	\$2,333	\$730	\$1,603
Pool Maintenance	\$17,300	\$10,092	\$12,402	(\$2,311)
Repairs & Maintenance	\$10,000	\$5,833	\$1,889	\$3,944
Fitness Center Repairs/Supplies	\$2,500	\$1,458	\$1,380	\$78
Office Supplies	\$500	\$292	\$60	\$232
ASCAP/BMI License Fees	\$500	\$292	\$0	\$292
Pest Control	\$800	\$467	\$180	\$287
Contingency	\$3,000	\$1,750	\$3,360	(\$1,610)
Operating Reserve	\$17,529	\$10,225	\$0	\$10,225
<b>Total Amenity Center</b>	<b>\$177,841</b>	<b>\$115,699</b>	<b>\$105,425</b>	<b>\$10,274</b>
<b>TOTAL EXPENDITURES</b>	<b>\$519,112</b>	<b>\$321,343</b>	<b>\$290,209</b>	<b>\$31,134</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$0)</b>	<b>\$190,292</b>	<b>\$227,960</b>	<b>\$37,668</b>
Net change in Fund Balance	<b>(\$0)</b>	<b>\$190,292</b>	<b>\$227,960</b>	<b>\$37,668</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$150,637</b>	
<b>FUND BALANCE - ENDING</b>	<b>(\$0)</b>		<b>\$378,598</b>	

**ARMSTRONG**  
COMMUNITY DEVELOPMENT DISTRICT

**DEBT SERVICE FUND**  
**SERIES 2017 A/B SPECIAL ASSESSMENT REVENUE BONDS**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended April 30, 2023

	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 04/30/23</b>	<b>ACTUAL THRU 04/30/23</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Assessments - Series 2017A	\$265,819	\$265,062	\$265,062	\$0
Interest Income	\$0	\$0	\$6,019	\$6,019
<b>TOTAL REVENUES</b>	<b>\$265,819</b>	<b>\$265,062</b>	<b>\$271,082</b>	<b>\$6,019</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2017A</u></b>				
Interest Expense - 11/1	\$95,259	\$95,259	\$95,259	\$0
Principal Expense - 11/1	\$75,000	\$75,000	\$75,000	\$0
Interest Expense - 5/1	\$93,900	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$264,159</b>	<b>\$170,259</b>	<b>\$170,259</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$1,659</b>	<b>\$94,803</b>	<b>\$100,822</b>	<b>\$6,019</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$3,504)	(\$3,504)
<b>TOTAL SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$3,504)</b>	<b>(\$3,504)</b>
Net change in Fund Balance	<b>\$1,659</b>	<b>\$94,803</b>	<b>\$97,318</b>	<b>\$2,515</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$180,154</b>		<b>\$461,978</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$181,813</b>		<b>\$559,296</b>	

**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**SERIES 2019 SPECIAL ASSESSMENT REVENUE BONDS**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period Ended April 30, 2023**

	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 04/30/23</b>	<b>ACTUAL THRU 04/30/23</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Assessments - 2019	\$411,185	\$409,699	\$409,699	\$0
Interest Income	\$0	\$0	\$8,943	\$8,943
<b>TOTAL REVENUES</b>	<b>\$411,185</b>	<b>\$409,699</b>	<b>\$418,642</b>	<b>\$8,943</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2019</u></b>				
Interest Expense - 11/1	\$135,144	\$135,144	\$135,144	\$0
Principal Expense - 11/1	\$140,000	\$140,000	\$140,000	\$0
Interest Expense - 5/1	\$132,956	\$132,956	\$0	\$132,956
<b>TOTAL EXPENDITURES</b>	<b>\$408,100</b>	<b>\$408,100</b>	<b>\$275,144</b>	<b>\$132,956</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$3,085</b>	<b>\$1,599</b>	<b>\$143,498</b>	<b>\$141,900</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$5,444)	(\$5,444)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$5,444)</b>	<b>(\$5,444)</b>
Net change in Fund Balance	<b>\$3,085</b>	<b>\$1,599</b>	<b>\$138,055</b>	<b>\$136,456</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$280,159</b>		<b>\$692,564</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$283,244</b>		<b>\$830,619</b>	

**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS**  
**SERIES 2017 A/B SPECIAL ASSESSMENT REVENUE BONDS**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period Ended April 30, 2023**

	<b>ADOPTED BUDGET</b>	<b>PRORATED THRU 04/30/23</b>	<b>ACTUAL THRU 04/30/23</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$143	\$143
<b><i>TOTAL REVENUES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$143</b>	<b>\$143</b>
<b><u>EXPENDITURES:</u></b>				
Improvements - A	\$0	\$0	\$0	\$0
Improvements - B	\$0	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>143</b>	<b>143</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$3,504	\$3,504
<b><i>TOTAL SOURCES/(USES)</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,504</b>	<b>\$3,504</b>
Net change in Fund Balance	<b>\$0</b>	<b>\$0</b>	<b>\$3,647</b>	<b>\$3,647</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$9,976</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$13,624</b>	

**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS**  
**SERIES 2019 SPECIAL ASSESSMENT REVENUE BONDS**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period Ended April 30, 2023**

	ADOPTED BUDGET	PRORATED THRU 04/30/23	ACTUAL THRU 04/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$557	\$557
<b><i>TOTAL REVENUES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$557</b>	<b>\$557</b>
<b><u>EXPENDITURES:</u></b>				
Improvements	\$0	\$0	\$19,333	(\$19,333)
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,333</b>	<b>(\$19,333)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>(\$18,776)</b>	<b>(\$18,776)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer Out	\$0	\$0	\$5,444	\$5,444
<b><i>TOTAL SOURCES/(USES)</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,444</b>	<b>\$5,444</b>
Net change in Fund Balance	<b>\$0</b>	<b>\$0</b>	<b>(\$13,332)</b>	<b>(\$13,332)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$44,379</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$31,046</b>	

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

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
<b><u>Revenues:</u></b>													
Special Assessments - Net	\$0	\$18,590	\$471,148	\$3,326	\$6,016	\$2,969	\$1,129	\$0	\$0	\$0	\$0	\$0	\$503,176
Cost Share - Tynes Blvd.	\$1,100	\$1,646	\$1,832	\$1,725	\$1,923	\$1,834	\$1,610	\$0	\$0	\$0	\$0	\$0	\$11,670
Interest	\$150	\$112	\$21	\$522	\$907	\$731	\$880	\$0	\$0	\$0	\$0	\$0	\$3,322
<b>Total Revenues</b>	<b>\$1,250</b>	<b>\$20,348</b>	<b>\$473,001</b>	<b>\$5,573</b>	<b>\$8,846</b>	<b>\$5,534</b>	<b>\$3,618</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$518,169</b>
<b><u>Expenditures:</u></b>													
<b><i>Administrative</i></b>													
Supervisor Fees	\$600	\$0	\$0	\$800	\$800	\$800	\$800	\$0	\$0	\$0	\$0	\$0	\$3,800
FICA Expense	\$46	\$0	\$0	\$61	\$61	\$61	\$61	\$0	\$0	\$0	\$0	\$0	\$291
Engineering Fees	\$0	\$0	\$0	\$190	\$1,132	\$1,042	\$0	\$0	\$0	\$0	\$0	\$0	\$2,364
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	\$583	\$0	\$0	\$0	\$0	\$0	\$4,083
Attorney Fees	\$2,449	\$1,285	\$215	\$998	\$1,084	\$1,962	\$0	\$0	\$0	\$0	\$0	\$0	\$7,992
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	\$3,938	\$0	\$0	\$0	\$0	\$0	\$27,563
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$1,050
Telephone	\$28	\$0	\$19	\$0	\$3	\$23	\$36	\$0	\$0	\$0	\$0	\$0	\$108
Postage	\$0	\$7	\$9	\$10	\$12	\$4	\$5	\$0	\$0	\$0	\$0	\$0	\$47
Insurance	\$6,587	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,587
Printing & Binding	\$7	\$13	\$44	\$8	\$43	\$70	\$30	\$0	\$0	\$0	\$0	\$0	\$216
Legal Advertising	\$156	\$0	\$43	\$44	\$44	\$86	\$121	\$0	\$0	\$0	\$0	\$0	\$494
Other Current Charges	\$0	\$0	\$0	\$0	\$64	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64
Website Administration	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$729
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
<b>Total Administrative</b>	<b>\$23,540</b>	<b>\$7,181</b>	<b>\$9,146</b>	<b>\$6,886</b>	<b>\$8,019</b>	<b>\$8,823</b>	<b>\$5,828</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$69,424</b>

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

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
<b>Field</b>													
Security	\$3,498	\$4,145	\$3,950	\$4,223	\$3,498	\$4,223	\$1,999	\$0	\$0	\$0	\$0	\$0	\$25,535
Electric	\$100	\$102	\$103	\$101	\$172	\$84	\$104	\$0	\$0	\$0	\$0	\$0	\$766
Water & Sewer/Irrigation	\$2,861	\$3,144	\$2,964	\$2,806	\$2,633	\$2,479	\$2,111	\$0	\$0	\$0	\$0	\$0	\$18,998
Repairs & Maintenance	\$0	\$2,388	\$0	\$0	\$305	\$0	\$45	\$0	\$0	\$0	\$0	\$0	\$2,738
Landscape Contract	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$0	\$0	\$0	\$0	\$0	\$51,787
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Pond Banks	\$1,310	\$1,160	\$1,160	\$1,310	\$1,160	\$1,160	\$1,310	\$0	\$0	\$0	\$0	\$0	\$8,571
Lake Maintenance	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$0	\$0	\$0	\$0	\$0	\$6,965
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Field</b>	<b>\$16,162</b>	<b>\$19,332</b>	<b>\$16,571</b>	<b>\$16,833</b>	<b>\$16,162</b>	<b>\$16,339</b>	<b>\$13,963</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$115,361</b>
<b>Amenity Center</b>													
Property Insurance	\$25,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,711
Phone/Internet/Cable	\$187	\$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	\$1,214	\$0	\$0	\$0	\$0	\$0	\$10,331
Water/Irrigation	\$634	\$699	\$659	\$704	\$727	\$488	\$461	\$0	\$0	\$0	\$0	\$0	\$4,372
Gas	\$103	\$76	\$184	\$86	\$85	\$141	\$0	\$0	\$0	\$0	\$0	\$0	\$675
Refuse Service	\$262	\$262	\$262	\$327	\$327	\$327	\$327	\$0	\$0	\$0	\$0	\$0	\$2,093
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	\$2,640	\$0	\$0	\$0	\$0	\$0	\$18,477
Fitness Equipment Lease	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$0	\$0	\$0	\$0	\$0	\$9,906
Janitorial Services	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$0	\$0	\$0	\$0	\$0	\$7,918
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	\$1,150	\$350	\$0	\$0	\$0	\$0	\$0	\$12,402
Repairs & Maintenance	\$380	\$296	\$155	\$593	\$155	\$155	\$155	\$0	\$0	\$0	\$0	\$0	\$1,889
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	\$1,031	\$2,000	\$0	\$0	\$0	\$0	\$0	\$3,360
<b>Total Amenity Center</b>	<b>\$37,094</b>	<b>\$10,829</b>	<b>\$17,083</b>	<b>\$10,406</b>	<b>\$9,928</b>	<b>\$10,392</b>	<b>\$9,693</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$105,425</b>
<b>Total Expenditures</b>	<b>\$76,796</b>	<b>\$37,343</b>	<b>\$42,800</b>	<b>\$34,125</b>	<b>\$34,109</b>	<b>\$35,554</b>	<b>\$29,483</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$290,209</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$75,546)</b>	<b>(\$16,995)</b>	<b>\$430,201</b>	<b>(\$28,552)</b>	<b>(\$25,263)</b>	<b>(\$30,020)</b>	<b>(\$25,865)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$227,960</b>



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**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 April 30, 2023**

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,568.10
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$4,926.40
Prepaid CEC Fees	\$81,232.20
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$409,225.50)
Roadway Improvements	(\$1,745,453.37)
Utilities	(\$2,181,215.35)
Stormwater Management System	(\$1,370,377.54)
Amenity Area & Neighborhood Parks	(\$2,457,555.82)
Contingency	(\$68,494.30)
Professional Fees	(\$560,617.54)
<b>Adjusted Balance in Construction Account at April 30, 2023</b>	<b><u><u>\$13,623.66</u></u></b>

**2. Funds Available For Construction at April 30, 2023**

Book Balance of Construction Fund at April 30, 2023	\$13,623.66
Contracts in place at April 30, 2023	

**3. Investments - US Bank**

April 30, 2023	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$13,623.66
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<b><u><u>\$13,623.66</u></u></b>

Armstrong Community Development District  
Series 2017

						B	C	A	D	F	E	E	E	E	E	E	E
REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Internal Roads	Water, Sewer and Reuse Facilities	Stormwater Management Facilities	Amenity Center & Neighborhood Parks	Contingency	Hadden Eng	Basham & Lucas	Jr Davis	Eiland & Assoc	Gemini Eng	Scherer Constr	Misc. Professional Fees
COI		US Bank	\$5,275.00	\$5,275.00													
COI		GMS	\$27,500.00	\$27,500.00													
COI		Holland & Knight	\$5,250.50	\$5,250.50													
COI		Feldman Mahoney	\$15,000.00	\$15,000.00													
COI		Akerman LP	\$45,000.00	\$45,000.00													
COI		Gray Robinson	\$40,000.00	\$40,000.00													
COI		Hadden Eng	\$17,400.00	\$17,400.00													
COI		Hopping Green	\$55,000.00	\$55,000.00													
COI		Imagemaster	\$1,250.00	\$1,250.00													
		Underwriters Discount	\$138,500.00	\$138,500.00													
		Org Issue Discount	\$59,050.00	\$59,050.00													
1	1/8/18	JR Davis Construction	\$278,449.66		\$278,449.66	\$187,245.50	\$0.00	\$91,204.16	\$0.00	\$0.00							
2	1/8/18	Greyhawk Ventures	\$99,008.80		\$99,008.80												\$99,008.80
3	1/8/18	JR Davis Construction	\$97,731.74		\$97,731.74	\$55,188.22		\$42,543.52									
4	2/22/18	Hadden Eng	\$18,315.06		\$18,315.06						\$18,315.06						
5	3/13/18	JR Davis Construction	\$345,751.13		\$345,751.13	\$32,734.18	\$185,121.50	\$127,895.46									\$0.00
6	3/27/18	JR Davis Construction	\$695,421.48		\$695,421.48	\$15,184.94	\$398,471.37	\$269,108.78	\$1,876.67	\$10,779.72							
7	4/12/18	Basham & Lucas	\$48,900.00		\$48,900.00							\$48,900.00					
8	5/4/18	Hadden Eng	\$29,125.85		\$29,125.85						\$29,125.85						
9	5/4/18	JR Davis Construction	\$599,395.74		\$599,395.74	\$33,697.71	\$382,705.89	\$182,992.14									\$0.00
10	5/14/18	JR Davis Construction	\$707,585.42		\$707,585.42	\$51,383.46	\$353,489.30	\$264,743.41	\$5,630.00	\$32,339.25							\$0.00
11	5/14/18	Clay Electric	\$273,690.00		\$273,690.00	\$273,690.00											
12	6/12/18	JR Davis Construction	\$530,798.76		\$530,798.76	\$164,551.42	\$291,904.25	\$31,085.74									
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

<b>SUMMARY:</b>	
BOND PROCEEDS	\$6,111,819.56
DEVELOPER CONTRIBUTIONS	\$2,599,016.82
INT REC'D TO DATE	\$9,568.09
TRANS FROM DEBT SERVICE	\$4,926.40
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
<b>BALANCE</b>	<b>\$13,623.66</b>

<b>RECONCILIATION</b>	
TRUST STATEMENT	\$13,623.66
O/S REQ.	\$0.00
ADJ BALANCE	\$13,623.66
DEVELOPER CONTRIBUTIONS REC'V	\$0.00
<b>VARIANCE</b>	<b>(\$0.00)</b>

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

**Prepaid CEC Fees:**

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

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

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
Apr-23	\$30.91	\$0.45		\$685.36
	\$141.72	\$1.37		\$3,504.37

**Armstrong**  
Community Development District  
Series 2019 Special Assessment Revenue Bonds

**1. Recap of Capital Project Fund Activity Through April 30, 2023**

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$1,994.97
Developer Contributions/Add'l Revenue	\$3,605,067.16
Transfer from Debt Service	\$5,443.57
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	(\$589,575.62)
Contingency	\$0.00
Professional Fees	(\$481,800.70)
<b>Adjusted Balance in Construction Account at April 30, 2023</b>	<b><u><u>\$31,046.25</u></u></b>

**2. Funds Available For Construction at April 30, 2023**

Book Balance of Construction Fund at April 30, 2023	\$31,046.25
Contracts in place at April 30, 2023	

**3. Investments - US Bank**

April 30, 2023	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$31,046.25
			Due fom Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<b><u><u>\$31,046.25</u></u></b>

Armstrong Community Development District  
Series 2019

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Roadway System	Water, Sewer, Reuse and Electric	Stormwater Management Systems	Amenity Center	Neighborhood Parks	Contingency	Misc. Professional Fees
COI		US Bank	\$5,675.00	\$5,675.00								
COI		GMS	\$31,000.00	\$31,000.00								
COI		Holland & Knight	\$5,250.00	\$5,250.00								
COI		Feldman Mahoney	\$10,000.00	\$10,000.00								
COI		Akerman LP	\$40,000.00	\$40,000.00								
COI		Gray Robinson	\$40,000.00	\$40,000.00								
COI		Hopping Green	\$42,500.00	\$42,500.00								
COI		ImageMaster	\$1,500.00	\$1,500.00								
COI		England Thims & Miller	\$5,458.84	\$5,458.84								
		Underwriters Discount	\$150,000.00	\$150,000.00								
		Org Issue Discount	\$65,924.30	\$65,924.30								
1	10/23/19	Greyhawk Ventures	\$2,518,111.64	\$2,518,111.64	\$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	The Tree Amigos Outdoor Services	\$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	
102	4/20/23	The Tree Amigos Outdoor Services	\$19,333.00		\$19,333.00				\$19,333.00			
Grand Total			\$10,350,202.16	\$397,308.14	\$9,952,895.02	\$2,357,468.68	\$1,822,373.13	\$2,030,236.05	\$2,671,439.84	\$589,575.62	\$0.00	\$481,800.70

<b>SUMMARY:</b>	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,605,067.16
INT REC'D TO DATE	\$1,994.97
TRANSFER FROM DEBT SERVICE	\$5,443.57
LESS: REQ. PAID	(\$10,350,202.16)
BALANCE	\$31,046.25

<b>RECONCILIATION</b>	
TRUST STATEMENT	\$31,046.25
O/S REQ.	\$0.00
ADJ BALANCE	\$31,046.25
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	
<b>\$3,605,067.16</b>		

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

	\$1,401.96	\$2.02
Oct-20	\$0.12	\$0.00
Nov-20	\$0.43	\$0.00
Dec-20	\$0.25	\$0.00
Jan-21	\$0.24	\$0.00
Feb-21	\$0.34	\$0.00
Mar-21	\$0.00	\$0.00
Apr-21	\$0.00	\$0.00
May-21	\$0.07	\$0.00
Jun-21	\$0.07	\$0.00
Jul-21	\$0.09	\$0.00
Aug-21	\$0.32	\$0.00
Sep-21	\$0.32	\$0.00

	\$2.25	\$0.00
Oct-21	\$0.24	\$0.00
Nov-21	\$0.22	\$0.00
Dec-21	\$0.21	\$0.00
Jan-22	\$0.27	\$0.00
Feb-22	\$0.27	\$0.00
Mar-22	\$0.22	\$0.00
Apr-22	\$0.23	\$0.00
May-22	\$0.18	\$0.00
Jun-22	\$0.19	\$0.00
Jul-22	\$0.18	\$0.00
Aug-22	\$0.19	\$0.00
Sep-22	\$29.40	\$0.00
<b>\$31.80</b>		<b>\$0.00</b>

INT REC'D	A	COI
Oct-22	\$54.98	\$0.00
Nov-22	\$67.52	\$0.00
Dec-22	\$71.67	\$0.00
Jan-23	\$83.69	\$0.00
Feb-23	\$89.18	\$0.00
Mar-23	\$80.84	\$0.00
Apr-23	\$109.06	\$0.00
<b>\$556.94</b>		<b>\$0.00</b>

*B.*

# Armstrong Community Development District

## Summary of Check Register

April 1, 2023 to April 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	4/5/23	900-905	\$ 4,074.00
	4/11/23	906-914	\$ 23,767.04
	4/19/23	915-920	\$ 4,372.46
	4/25/23	921-923	\$ 12,991.91
			<hr/>
			\$ 45,205.41

			<hr/>
			\$ 45,205.41

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/05/23	00034	3/27/23 487	202303 330-57200-34500		*	1,749.00	
		SCRTY 03/06/23 - 03/19/23		BUSINESS INVESTMENT HOLDINGS DBA			1,749.00 000900
4/05/23	00007	3/30/23 2023-248	202303 310-51300-48000		*	46.00	
		NOT.RULE DEVELOP PARK/TOW		OSTEEN MEDIA GROUP			46.00 000901
4/05/23	00054	4/01/23 2304	202304 330-57200-46000		*	155.00	
		PET STATION MAINT APR23		DOODY DADDY			155.00 000902
4/05/23	00061	3/31/23 3197335	202302 310-51300-31500		*	1,084.00	
		BRD MTG/TOW/PARK RULE/HOA		KUTAK ROCK LLP			1,084.00 000903
4/05/23	00070	3/21/23 50786706	202303 330-57200-46500		*	45.00	
		MTHLY PEST CONTROL MAR23		ARROW EXTERMINATORS INC DBA			45.00 000904
4/05/23	00019	4/01/23 7591	202304 320-53800-46800		*	995.00	
		LAKE MAINTENANCE APR23		SITEX AQUATICS			995.00 000905
4/11/23	00029	1/28/21 72042	202110 320-53800-46000		*	40.00	
		BACKFLOW TEST 01/20/2021		BOB'S BACKFLOW & PLUMBING SERVICES			40.00 000906
4/11/23	00034	3/27/23 489	202303 330-57200-34500		*	349.80	
		SCRTY 03/13/23 - 03/14/23					
		4/10/23 491	202303 330-57200-34500		*	1,499.15	
		SCRTY 03/20/23 - 03/31/23					
		4/10/23 491A	202304 330-57200-34500		*	249.85	
		SCRTY 04/01/23 - 04/02/23		BUSINESS INVESTMENT HOLDINGS DBA			2,098.80 000907
4/11/23	00016	4/06/23 567729AP	202304 320-53800-43100		*	1,019.49	
		3518 ROYAL PINES DR IRRG					
		4/06/23 568411AP	202304 320-53800-43100		*	411.98	
		3682 ROYAL PINES DR IRRG					
		4/06/23 574046AP	202304 330-57200-43100		*	155.18	
		3645 ROYAL PINES DR POOL					
		4/06/23 574047AP	202304 330-57200-43100		*	305.70	
		3645 ROYAL PINES DR CLBHS					
		4/06/23 574048AP	202304 320-53800-43100		*	161.88	
		3645 ROYAL PINES DR IRRG					

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/06/23		577060AP	202304 320-53800-43100	875 TYNES BLVD IRRG-APR23	*	100.74	
4/06/23		577061AP	202304 320-53800-43100	705 TYNES BLVD IRRG-APR23	*	42.88	
4/06/23		586607AP	202304 320-53800-43100	3976 HEATHERBROOK PL IRRG	*	42.88	
4/06/23		586608AP	202304 320-53800-43100	4121 HEATHERBROOK PL IRRG	*	70.93	
4/06/23		588041AP	202304 320-53800-43100	3846 SUNBERRY LN - APR23	*	89.55	
4/06/23		594522AP	202304 320-53800-43100	4173 HEATHERBRK PL-APR23	*	64.98	
4/06/23		596272AP	202304 320-53800-43100	1980 AMBERLY DR - APR23	*	42.88	
4/06/23		596274AP	202304 320-53800-43100	544 TYNES BLVD - APR23	*	63.28	
CLAY COUNTY UTILITY AUTHORITY							2,572.35 000908
4/11/23	00025	3/31/23 MAR-23-1	202304 330-57200-46700	MAR 23 - POOL MAINTENANCE	*	1,150.00	
CROWN POOLS, INC.							1,150.00 000909
4/11/23	00062	3/31/23 52013005	202303 330-57200-46400	PAPER TOWEL/TRSH BAG/TP	*	231.43	
		4/01/23 32013013	202304 330-57200-46300	JANITORIAL SERVICES APR23	*	1,131.14	
NORTH FLORIDA BUILDING MAINT. LLC							1,362.57 000910
4/11/23	00001	4/01/23 92	202304 310-51300-34000	MANAGEMENT FEES APR23	*	3,937.50	
		4/01/23 92	202304 310-51300-49500	WEBSITE ADMIN APR23	*	104.17	
		4/01/23 92	202304 310-51300-35100	INFORMATION TECH APR23	*	150.00	
		4/01/23 92	202304 310-51300-31300	DISSEMINATION FEE APR23	*	583.33	
		4/01/23 92	202304 310-51300-51000	OFFICE SUPPLIES	*	.18	
		4/01/23 92	202304 310-51300-42000	POSTAGE	*	4.98	
		4/01/23 92	202304 310-51300-42500	COPIES	*	29.70	
		4/01/23 92	202304 310-51300-41000	TELEPHONE	*	35.55	
GOVERNMENTAL MANAGEMENT SERVICES							4,845.41 000911
ARMS ARMSTRONG TVISCARRA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/11/23	00019	4/01/23 7690	202304 320-53800-46400		*	150.00	
			FOUNTAIN MAINT APR23				
				SITEX AQUATICS			150.00 000912
4/11/23	00021	3/28/23 20008	202303 320-53800-46200		*	4,363.75	
			LANDSCAPE MAINT MAR23				
		3/28/23 20008	202303 330-57200-46200		*	2,552.58	
			LANDSCAPE AMENITY MAR23				
		3/28/23 20008	202303 320-53800-46200		*	800.97	
			TYNES BLVD EXT MAR23				
		3/28/23 20008	202303 320-53800-46200		*	2,233.41	
			GREYHAWK PHASE II MAR23				
		3/28/23 20008	202303 320-53800-46400		*	1,160.20	
			GREYHAWK LAKES MAR23				
		3/28/23 20008	202303 330-57200-46200		*	87.00	
			VIBURNAM HDGE AMNTY MAR23				
				TREE AMIGOS OUTDOOR SERVICES INC.			11,197.91 000913
4/11/23	00057	4/10/23 23-00253	202304 330-57200-46700		*	350.00	
			PREVENTATIVE MAINT APR23				
				VAK PAK, INC.			350.00 000914
4/19/23	00100	4/13/23 9054872A	202304 320-53800-43000		*	42.00	
			3599 ROYAL PINES DR IRRG				
		4/13/23 9082120A	202304 330-57200-43000		*	1,214.00	
			3645 ROYAL PINES DR AMNTY				
		4/13/23 9082351A	202304 320-53800-43000		*	31.00	
			705 TYNES BLVD IRRG-APR23				
		4/13/23 9143346A	202304 320-53800-43000		*	31.02	
			3814 ROYAL PINES - APR23				
				CLAY ELECTRIC COOPERATIVE, INC.			1,318.02 000915
4/19/23	00007	4/06/23 2023-249	202304 310-51300-48000		*	78.00	
			NOT.OF RULEMAKE 05/11/23				
		4/06/23 2023-249	202304 310-51300-48000		*	43.00	
			NOT.OF MEETING 04/13/23				
				OSTEEN MEDIA GROUP			121.00 000916
4/19/23	00038	4/06/23 207593	202303 310-51300-31100		*	1,042.00	
			GEN.CONSULT.ENG.SVC(WA#9)				
				ENGLAND-THIMS AND MILLER, INC.			1,042.00 000917
4/19/23	00020	3/27/23 ARMCD032	202303 320-53800-49100		*	30.50	
			AMEX PROCESSING FEE MAR23				
		3/31/23 ARMCD032	202302 320-53800-46000		*	305.00	
			DESTINY ELECTRC-RPLC GFCI				
				EVERGREEN LIFESTYLES MANAGEMENT LLC			335.50 000918
				ARMS ARMSTRONG			
				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/19/23	00018	4/01/23 618781	202304 330-57200-44000		*	1,415.21	
		APR 23 - FITNESS EQUIP					
				MUNICIPAL ASSET MANAGEMENT, INC.			1,415.21 000919
4/19/23	00027	4/10/23 22100762	202303 330-57200-43200		*	140.73	
		3645 ROYAL PINES DR-MAR23					
				TECO			140.73 000920
4/25/23	00029	4/20/23 91028	202304 320-53800-46000		*	45.00	
		BACKFLOW TEST/CERTIFY UTL					
				BOB'S BACKFLOW & PLUMBING SERVICES			45.00 000921
4/25/23	00034	4/24/23 492	202304 330-57200-34500		*	1,749.00	
		SCRTY 04/03/23 - 04/16/23					
				BUSINESS INVESTMENT HOLDINGS DBA			1,749.00 000922
4/25/23	00021	4/28/23 200185	202304 320-53800-46200		*	4,363.75	
		LANDSCAPE MAINT APR23					
		4/28/23 200185	202304 330-57200-46200		*	2,552.58	
		LANDSCAPE AMENITY APR23					
		4/28/23 200185	202304 320-53800-46200		*	800.97	
		TYNES BLVD EXT APR23					
		4/28/23 200185	202304 320-53800-46200		*	2,233.41	
		GREYHAWK PHASE II APR23					
		4/28/23 200185	202304 320-53800-46400		*	1,160.20	
		GREYHAWK LAKES APR23					
		4/28/23 200185	202304 330-57200-46200		*	87.00	
		VIBURNAM HDGE AMNTY APR23					
				TREE AMIGOS OUTDOOR SERVICES INC.			11,197.91 000923
TOTAL FOR BANK A						45,205.41	
TOTAL FOR REGISTER						45,205.41	



**APPROVED**

*By Alex Boyer at 11:50 am, Mar 29, 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:** 487

**Invoice Date:** March 27, 2023

**Payment Due:** March 27, 2023

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

Pay Securely Online



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

**Total:** \$1,749.00

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

Pay Securely Online

VISA



[link.waveapps.com/5mqzv9-8drnfx](https://link.waveapps.com/5mqzv9-8drnfx)

## Notes / Terms

Invoice for previous 2 weeks of service ( 14 days )

March 6th, 2023 - March 12th, 2023

March 13th, 2023 - March 19th, 2023



# CLAY TODAY

A Division of Osteen Media Group

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

## INVOICE

Invoice Number: 2023-248981  
Invoice Date: 3/30/2023  
Due Date: 4/30/2023



### BILL TO

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

#7  
310-913-48

Advertiser  
Armstrong CDD C/O GMS, LLC

Customer ID  
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 59090	Notice of Rule Development Parking and Towing Rules	CT - Clay Today	Mar 30	2023		Column Inch	Black & White	4.6000	\$46.00
									\$46.00

Total:	\$46.00
--------	---------

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

Affidavit attached to this invoice.

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

Please pay from this invoice. Email for inquiries or questions - [legal@claytodayonline.com](mailto:legal@claytodayonline.com). Thank you for your business.

# CLAY TODAY

## PUBLISHER AFFIDAVIT

**PUBLISHER AFFIDAVIT**  
**CLAY TODAY**  
Published Weekly  
Fleming Island, Florida

**STATE OF FLORIDA**  
**COUNTY OF CLAY:**

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

In the matter of Suspension and Termination Rules

**LEGAL: 59090**

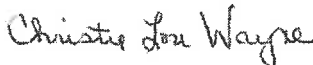
Was published in said newspaper in the issues:

3/30/2023

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



Sworn to me and subscribed before me 03/30/2023



NOTARY PUBLIC, STATE OF FLORIDA

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

## NOTICE OF RULE DEVELOPMENT BY THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the Armstrong Community Development District ("District") hereby gives notice of its intention to adopt its revised Suspension and Termination of Access Rule ("Suspension and Termination Rules") and its Rules Relating to Overnight Parking and Parking Enforcement ("Parking and Towing Rules") all of which govern the operation of the District's amenity facilities and other properties. The Suspension and Termination Rules and Parking and Towing Rules will address certain revisions to the District's rules and policies governing the operation of the District's amenity facilities and other properties.

The purpose and effect of the Suspension and Termination Rules and Parking and Towing Rules are to provide for efficient and effective District operations of the District's amenity facilities and other properties by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 190.012, 120.54, 120.69 and 120.81, Florida Statutes (2020).

A public hearing will be conducted by the District on May 11, 2023, at 3:30 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. A copy of the proposed rules and policies may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32082, Ph: (904) 940-5850.  
Marilee Giles  
District Manager

Legal 59090 Published 3/30/2023 in Clay County's Clay Today newspaper

**By Alex Boyer at 12:50 pm, Apr 04, 2023**

**DOODY DADDY™**

RECEIVED  
APR 04 2023  
BY: \_\_\_\_\_

Invoice No. 2304

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

[illegible]

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 31, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #

First National Bank of Omaha

Kutak Rock LLP

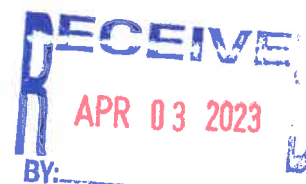
A/C #

Reference: Invoice No. 3197335

Client Matter No. 1323-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

#61  
210-513-215Invoice No. 3197335  
1323-1

Re: General Counsel

## For Professional Legal Services Rendered

02/02/23	K. Buchanan	0.60	201.00	Review agenda; prepare correspondence to supervisor
02/04/23	S. Sandy	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
02/09/23	K. Buchanan	1.80	603.00	Prepare for and attend board meeting
02/14/23	J. Gillis	0.40	64.00	Draft notices of rulemaking and rule development for revised suspension and termination rules and parking and towing rules
02/23/23	K. Buchanan	0.30	100.50	Review status of agreement with HOA regarding facility management
TOTAL HOURS		3.40		

**KUTAK ROCK LLP**

Armstrong CDD

March 31, 2023

Client Matter No. 1323-1

Invoice No. 3197335

Page 2

TOTAL FOR SERVICES RENDERED

\$1,084.00

TOTAL CURRENT AMOUNT DUE

\$1,084.00



Orange Park Office 904-771-5566

PO Box 7835

Jacksonville, FL 32238-0835

[www.naderspestraiders.com](http://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: 03/28/23 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
03/21/23	50786706	Pest Control Service	\$45.00	\$0.00	\$45.00

to 70  
mthly  
330-572-483



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](http://www.naderspestraiders.com)

\*\*\*\*\*AUTO\*\*MIXED AADC 270



ARMSTRONG CDD

1408 HAMLIN AVE UNIT E

SAINT CLOUD FL 34771-8588

6

1188



Please check Invoice(s) paid below.

Invoice #	Amount	Invoice #	Amount
<input checked="" type="checkbox"/> 50786706	\$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: 03/28/23  
Customer Number: 2634163

Balance Forward: \$0.00  
Amount: \_\_\_\_\_

Amount Due: \$45.00  
Check # \_\_\_\_\_



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

## Service Inspection Report

**ORDER #: 50786706**

WORK DATE: 03/21/2023

### BILL-TO 2634163

Armstrong Cdd  
1408 Hamlin Ave  
Unit E  
St. Cloud, FL 34771  
Email: aperegrino@gmscf.com

Phone: 407-347-4103

### LOCATION 2634163

Armstrong Cdd  
3645 Royal Pines Dr  
Middleburg, FL 32068  
Email: aperegrino@gmscf.com

Phone: 904-322-4835

**Time In:** 3/21/2023 9:20:41 AM

**Time Out:** 3/21/2023 9:40:47 AM

### Customer Signature

Customer is unavailable to sign

### Technician Signature

Johnny Carpenter

License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	
				<b>Subtotal</b> 45.00
				<b>Tax</b> 0.00
				<b>Total</b> 45.00
				<b>Prior Balance:</b> 0.00
				<b>Total Due:</b> 45.00

### GENERAL COMMENTS / INSTRUCTIONS

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

You may notice a slight increase with the cost of your service. We manage our costs to keep prices as low as possible, however it's necessary for us to implement this nominal increase at this time. Thank you for trusting us to protect your home and family.

### CUSTOMER INSTRUCTIONS & PRECAUTIONS

Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace items or bedding, to contact or enter treated area(s) until dry.

Ventilation/Re-Occupying - Vacate & keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before re-occupying.

Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment & surfaces with an effective cleansing compound & rinse with clean water, if not removed or covered during a treatment. The area should be odor free before food products are placed in the area.

Exterior Applications (baits) - Do not allow grazing of feed, lawn, or sod clippings by livestock after bait applications.

Do not burn treated firewood for 1 month after treatment.

### PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Webster Service	0.0000%	1.0000 Each			9:34:26 AM
	n/a				
<b>Areas Applied:</b> EXTERIOR;					
Niban FG	5.0000%	1.0000 Ounce	Hand Duster		9:34:44 AM
64405-2	n/a		SPRINKL/SCITTR distributing particles.		

**Target Pests:** A) Roaches

**Areas Applied:** EXTERIOR; EXTERIOR -> Landscaped Areas;



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

## Service Inspection Report

**ORDER #: 50786706**

WORK DATE: 03/21/2023

### PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Temprid FX .075%	0.0750%	1.0000 Gallon	Backpack sprayer		9:35:24 AM
432-1544	n/a		EXT PERIMETER treatment to foundation		

**Target Pests:** A) Nuisance ants, A) Roaches

**Areas Applied:** EXTERIOR; EXTERIOR -> Landscaped Areas; EXTERIOR -> Foundation; EXTERIOR -> Window Trim; EXTERIOR -> Door Trim;





Invoice

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

Date	Invoice #
4/1/2023	7591

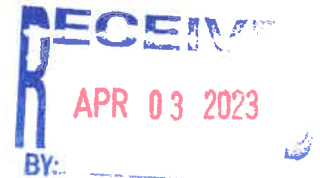
Bill To

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

**APPROVED**

*By Alex Boyer at 11:24 am, Apr 03, 2023*

Field- Pond Maintenance



P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 9 Waterways-April	995.00	995.00
	Sales Tax	7.00%	0.00
	#19 720.578.488		
		<b>Balance Due</b>	<b>\$995.00</b>

Bob's Backflow & Plumbing Services, Inc.  
4640 Subchaser Ct, Ste 113  
Jacksonville, FL 32244  
Phone # 904-268-8009 Fax # 904-292-4403



Invoice  
**72042**

Invoice Date  
1/28/2021

<b>Bill To</b>
Armstrong Community C/o Governmental Management Services 475 West Town Place Suite 114 St Augustine, FL 32092 Attn: Dave deNagy

<b>Job Location</b>
Armstrong Community 3645 Royal Pines Drive Middleburg, FL 32068

**P ST DUE**

**Balance Due \$40.00**

P.O. Number	Terms	Due Date
	Net 30	2/27/2021

Serviced	Description	Quantity	Price Each	Amount
1/20/2021	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	1	40.00	40.00
	Potable: 2" Watts 919QT Serial# 34726- Passed 10/21/21 #29 326.578.46			

Thank you for your business. We appreciate your prompt payment.

<b>Total</b>	\$40.00
--------------	---------

<b>Payments/Credits</b>	\$0.00
-------------------------	--------

<b>Balance Due</b>	\$40.00
--------------------	---------

Please make checks payable to Bob's Backflow and include your invoice number.

A 1.5% interest will be assessed on unpaid balances after 30 days.



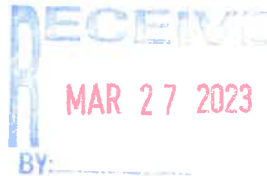
# INVOICE

**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:** 489

**Invoice Date:** March 27, 2023

**Payment Due:** March 27, 2023

**Amount Due (USD):** \$349.80

Pay Securely Online

Items		Quantity	Price	Amount
<b>Amenity Guard Services</b>				
Spring Break Hours	#34 hel 370.572.743	12	\$29.15	\$349.80
2 extra days				
March 13th & March 14th				

**Total:** \$349.80

**Amount Due (USD):** \$349.80

Pay Securely Online

VISA



DISCOVER

[link.waveapps.com/66qqw9-7grb4z](https://link.waveapps.com/66qqw9-7grb4z)

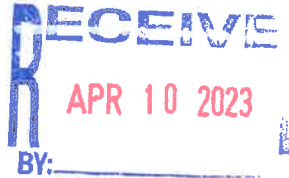
**Notes / Terms**

March 13th & March 14th

**APPROVED**

By Alex Boyer at 11:44 am, Apr 10, 2023

Amenity-Security



# INVOICE

**Viewpoint Security - BIHC**

1348 Beach Blvd

P.O. Box 50014

Jacksonville Beach, Florida 32240

United States

904-254-1474

BILL TO

**Armstrong CDD**

Teresa Viscarra

1408 Hamlin Avenue, Unit E

St.Cloud, Florida 34771

United States

9042996115

tviscarra@gmscfl.com

#34  
370-572-348  
2/23: \$1499.15  
4/23: \$249.85**Invoice Number:** 491**Invoice Date:** April 10, 2023**Payment Due:** April 10, 2023**Amount Due (USD):** \$1,749.00

Pay Securely Online

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

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

Pay Securely Online

VISA

DISCOVER

[link.waveapps.com/3ftwu7-nzva32](https://link.waveapps.com/3ftwu7-nzva32)**Notes / Terms**

Invoice for previous 2 weeks of service ( 14 days )

March 20th, 2023 - March 26th, 2023

March 27th, 2023 - April 2nd, 2023



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

[2/14]

Customer Name: ARMSTRONG CDD

Bill Date: 04/06/2023

Customer #: 00567729

Service Address: 3518 Royal Pines Drive Reclaimed Irrigation

Route #: MC05533398

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 04/06/23 to 05/04/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						
Alternative Water Supply Surcharge						\$0.00

### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
82100744	1	03/31/23	28	2099	2515	416
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 3 369.3 X 2.51						\$926.94

### Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$1,019.49
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
<b>TOTAL AMOUNT DUE</b>						<b>\$1,019.49</b>

This month Florida celebrates the 25th anniversary April was established as Water Conservation Month. Did you know the average household's leaks account for more than 10,000 gallons of water wasted every year?

That is the amount of water needed to wash 270 loads of laundry. Leak detection is a good way to conserve water and save money. To learn more visit [www.sjrwmd.com/water-conservation/savingwater/](http://www.sjrwmd.com/water-conservation/savingwater/)

Please pay \$1019.49 by 4/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$1468.78 was posted to your account on 03/22/2023.

#16  
320-538-4131



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:

AYC0405B 2000000867 27/2

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

### Bill Summary

Bill Date	04/06/23
Current Charges	\$1,019.49
<b>Current Charges Past Due After</b>	<b>04/27/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$1,019.49

### MAIL PAYMENT TO:



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

00567729 2 MC05533398 0000101949 0000000 04272023 0 0



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

[3/14]

Customer Name: ARMSTRONG CDD

Bill Date: 04/06/2023

Customer #: 00568411

Service Address: 3682 Royal Pines Drive Reclaimed Irrigation

Route #: MC05530006

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 04/06/23 to 05/04/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						
Alternative Water Supply Surcharge						\$0.00

### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
83801396	1	03/31/23	28	2375	2549	174
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 3 127.3 X 2.51 \$319.52						

### Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$-0.09						
Current Charges \$412.07						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
TOTAL AMOUNT DUE						\$411.98

This month Florida celebrates the 25th anniversary April was established as Water Conservation Month. Did you know the average household's leaks account for more than 10,000 gallons of water wasted every year?

That is the amount of water needed to wash 270 loads of laundry. Leak detection is a good way to conserve water and save money. To learn more visit [www.sjrwmd.com/water-conservation/savingwater/](http://www.sjrwmd.com/water-conservation/savingwater/)

This bill includes your deposit interest for the period ending March 31, 2023. The interest rate paid was .14%

Please pay \$411.98 by 4/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$324.22 was posted to your account on 03/22/2023.

#16  
320-538-431

RECEIVE  
APR 10 2023  
BY: \_\_\_\_\_

Please return this portion with payment

### Bill Summary

Bill Date	04/06/23
Current Charges	\$411.98
Current Charges Past Due After	04/27/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$411.98



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:

### MAIL PAYMENT TO:

AYC0405B 2000000868 27/3

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



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

00568411 9 MC05530006 0000041198 00000000 04272023 0 0





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

[4/14]

Customer Name: ARMSTRONG CDD

Bill Date: 04/06/2023

Customer #: 00574046

Service Address: 3645 Royal Pines Drive Pool

Route #: MC05560400



### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86819700	1	03/31/23	28	4223	4276	53

Base Charges (Prepaid)	04/06/23 to 05/04/23					\$28.48
Consumption Charges	Tier 1	53.0	X	2.35		\$124.55
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
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	\$-0.09
Current Charges	\$155.27
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$155.18</b>

This month Florida celebrates the 25th anniversary April was established as Water Conservation Month. Did you know the average household's leaks account for more than 10,000 gallons of water wasted every year?

That is the amount of water needed to wash 270 loads of laundry. Leak detection is a good way to conserve water and save money. To learn more visit [www.sjrwmd.com/water-conservation/savingwater/](http://www.sjrwmd.com/water-conservation/savingwater/)

This bill includes your deposit interest for the period ending March 31, 2023. The interest rate paid was .14%

Please pay \$155.18 by 4/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$181.12 was posted to your account on 03/22/2023.

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

#16  
370-572-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574046

3645 Royal Pines Drive Pool

Route #:MC05560400

Route Group:26

### ADDRESSEE:

AYC0405B 2000000869 27/4

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

### Bill Summary

Bill Date	04/06/23
Current Charges	\$155.18
Current Charges Past Due After	04/27/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$155.18

### MAIL PAYMENT TO:



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

00574046 5 MC05560400 0000015518 0000000 04272023 0 0



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

[5/14]

Customer Name: ARMSTRONG CDD

Bill Date: 04/06/2023

Customer #: 00574047

Service Address: 3645 Royal Pines Drive Clubhouse

Route #: MC05560402

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86276213	2	03/31/23	28	142	143	1
Base Charges (Prepaid)		04/06/23 to 05/04/23				\$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	\$-0.84
Current Charges	\$306.54
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$305.70</b>

This month Florida celebrates the 25th anniversary April was established as Water Conservation Month. Did you know the average household's leaks account for more than 10,000 gallons of water wasted every year?

That is the amount of water needed to wash 270 loads of laundry. Leak detection is a good way to conserve water and save money. To learn more visit [www.sjrwmd.com/water-conservation/savingwater/](http://www.sjrwmd.com/water-conservation/savingwater/)

This bill includes your deposit interest for the period ending March 31, 2023. The interest rate paid was .14%

Please pay \$305.70 by 4/27/2023 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 03/22/2023.

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

#16  
390-572-431

RECEIVE  
APR 10 2023  
BY: \_\_\_\_\_

Please return this portion with payment

### Bill Summary

Bill Date	04/06/23
Current Charges	\$305.70
Current Charges Past Due After	04/27/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$305.70



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:

### MAIL PAYMENT TO:

AYC0405B 2000000870 27/5

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

00574047 6 MC05560402 0000030570 0000000 04272023 0 0





3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
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[6/14]

Customer Name: ARMSTRONG CDD

Bill Date: 04/06/2023

Customer #: 00574048

Service Address: 3645 Royal Pines Drive Reclaimed Irrigation

Route #: MC05560404

### Water

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

Base Charges (Prepaid)	04/06/23 to 05/04/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	X	0.00	\$0.00	
	Tier 3	0.0	X	0.00	\$0.00	
	Tier 4	0.0	X	0.00	\$0.00	

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

### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
76205390	1.5	03/31/23	28	7159	7239	80
Base Charges (Prepaid)						\$85.96
Consumption Charges	Tier 1	70.0	X	0.85	\$59.50	
Proration Factor: 0.9333	Tier 2	10.0	X	1.66	\$16.60	
	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	\$-0.18
Current Charges	\$162.06
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$161.88</b>

This month Florida celebrates the 25th anniversary April was established as Water Conservation Month. Did you know the average household's leaks account for more than 10,000 gallons of water wasted every year?

That is the amount of water needed to wash 270 loads of laundry. Leak detection is a good way to conserve water and save money. To learn more visit [www.sjrwmd.com/water-conservation/savingwater/](http://www.sjrwmd.com/water-conservation/savingwater/)

This bill includes your deposit interest for the period ending March 31, 2023. The interest rate paid was .14%

Please pay \$161.88 by 4/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$155.42 was posted to your account on 03/22/2023.

416  
320538-431

RECEIVED  
APR 10 2023  
BY: \_\_\_\_\_

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### Bill Summary

Bill Date	04/06/23
Current Charges	\$161.88
<b>Current Charges Past Due After</b>	<b>04/27/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$161.88



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:

AYC0405B 2000000871 27/6

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

00574048 7 MC05560404 0000016188 0000000 04272023 0 0



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

[8/14]

Customer Name: ARMSTRONG CDD

Bill Date: 04/06/2023

Customer #: 00577060

Service Address: 875 Tynes Blvd Reclaimed Irrigation

Route #: MC05560359

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 04/06/23 to 05/04/23 \$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	03/31/23	28	5431	5481	50
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 3.3 X 2.51 \$8.28						

### Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$-0.09						
Current Charges \$100.83						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
<b>TOTAL AMOUNT DUE</b>						<b>\$100.74</b>

This month Florida celebrates the 25th anniversary April was established as Water Conservation Month. Did you know the average household's leaks account for more than 10,000 gallons of water wasted every year?

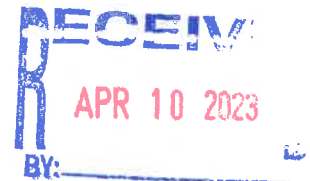
That is the amount of water needed to wash 270 loads of laundry. Leak detection is a good way to conserve water and save money. To learn more visit [www.sjrwmd.com/water-conservation/savingwater/](http://www.sjrwmd.com/water-conservation/savingwater/)

This bill includes your deposit interest for the period ending March 31, 2023. The interest rate paid was .14%

**Please pay \$100.74 by 4/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$115.89 was posted to your account on 03/22/2023.

#16  
320-376-431



**Please return this portion with payment**

### Bill Summary



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

Bill Date	04/06/23
Current Charges	\$100.74
<b>Current Charges Past Due After</b>	<b>04/27/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$100.74

ARMSTRONG CDD

Customer #:00577060

875 Tynes Blvd Reclaimed Irrigation

Route #:MC05560359

Route Group:26

### ADDRESSEE:

### MAIL PAYMENT TO:

AYC0405B 2000000873 27/8

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



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

00577060 0 MC05560359 0000010074 00000000 04272023 0 0



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

[7/14]

Customer Name: ARMSTRONG CDD

Bill Date: 04/06/2023

Customer #: 00577061

Service Address: 705 Tynes Blvd Reclaimed Irrigation

Route #: MC05560361

### Water

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

Base Charges (Prepaid)	04/06/23 to 05/04/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	X	0.00	\$0.00	
	Tier 3	0.0	X	0.00	\$0.00	
	Tier 4	0.0	X	0.00	\$0.00	

Alternative Water Supply Surcharge	\$0.00
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### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278201	1	03/31/23	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	\$-0.09
Current Charges	\$42.97
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$42.88</b>

This month Florida celebrates the 25th anniversary April was established as Water Conservation Month. Did you know the average household's leaks account for more than 10,000 gallons of water wasted every year?

That is the amount of water needed to wash 270 loads of laundry. Leak detection is a good way to conserve water and save money. To learn more visit [www.sjrwmd.com/water-conservation/savingwater/](http://www.sjrwmd.com/water-conservation/savingwater/)

This bill includes your deposit interest for the period ending March 31, 2023. The interest rate paid was .14%

Please pay \$42.88 by 4/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$42.97 was posted to your account on 03/22/2023.

#16

720538-431

RECEIVED  
APR 10 2023  
BY: \_\_\_\_\_

Please return this portion with payment

### Bill Summary



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

Bill Date	04/06/23
Current Charges	\$42.88
Current Charges Past Due After	04/27/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.88

ARMSTRONG CDD

Customer #:00577061

705 Tynes Blvd Reclaimed Irrigation

Route #:MC05560361

Route Group:26

### ADDRESSEE:

### MAIL PAYMENT TO:

AYC0405B 2000000872 27/7

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

00577061 0 MC05560361 0000004288 00000000 04272023 0 0



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

[9/14]

Customer Name: ARMSTRONG CDD

Bill Date: 04/06/2023

Customer #: 00586607

Service Address: 3976 Heatherbrook Place Reclaimed Irrigation

Route #: MC05560323

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 04/06/23 to 05/04/23 \$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	03/31/23	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						\$-0.09
Current Charges						\$42.97
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
<b>TOTAL AMOUNT DUE</b>						<b>\$42.88</b>

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That is the amount of water needed to wash 270 loads of laundry. Leak detection is a good way to conserve water and save money. To learn more visit [www.sjrwmd.com/water-conservation/savingwater/](http://www.sjrwmd.com/water-conservation/savingwater/)

This bill includes your deposit interest for the period ending March 31, 2023. The interest rate paid was .14%

Please pay \$42.88 by 4/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$42.97 was posted to your account on 03/22/2023.

416  
320-578-431

RECEIVE  
APR 10 2023  
BY: \_\_\_\_\_

Please return this portion with payment

### Bill Summary

Bill Date	04/06/23
Current Charges	\$42.88
Current Charges Past Due After	04/27/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.88



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:

### MAIL PAYMENT TO:

AYC0405B 2000000874 27/9

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



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

00586607 7 MC05560323 0000004288 0000000 04272023 0 0





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

[10/14]

Customer Name: ARMSTRONG CDD

Bill Date: 04/06/2023

Customer #: 00586608

Service Address: 4121 Heatherbrook Place Reclaimed Irrigation

Route #: MC05560249

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 04/06/23 to 05/04/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						
Alternative Water Supply Surcharge						\$0.00

### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87137740	1	03/31/23	28	1204	1237	33
Base Charges (Prepaid)						\$42.97
Consumption Charges Tier 1 33.0 X 0.85						\$28.05
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						\$-0.09
Current Charges						\$71.02
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
<b>TOTAL AMOUNT DUE</b>						<b>\$70.93</b>

This month Florida celebrates the 25th anniversary April was established as Water Conservation Month. Did you know the average household's leaks account for more than 10,000 gallons of water wasted every year?

That is the amount of water needed to wash 270 loads of laundry. Leak detection is a good way to conserve water and save money. To learn more visit [www.sjrwmd.com/water-conservation/savingwater/](http://www.sjrwmd.com/water-conservation/savingwater/)

This bill includes your deposit interest for the period ending March 31, 2023. The interest rate paid was .14%

Please pay \$70.93 by 4/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$70.17 was posted to your account on 03/22/2023.

#16  
320-578-4131

RECEIVED  
APR 10 2023  
BY: \_\_\_\_\_

Please return this portion with payment

### Bill Summary

Bill Date	04/06/23
Current Charges	\$70.93
Current Charges Past Due After	04/27/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$70.93



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:

### MAIL PAYMENT TO:

AYC0405B 2000000875 27/10

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

00586608 6 MC05560249 0000007093 0000000 04272023 0 0



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

[11/14]

Customer Name: ARMSTRONG CDD

Bill Date: 04/06/2023

Customer #: 00588041

Service Address: 3846 Sunberry Lane Reclaimed Irrigation

Route #: MC05560097

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 04/06/23 to 05/04/23 \$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	03/31/23	28	1378	1423	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						\$-0.18
Current Charges						\$89.73
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
<b>TOTAL AMOUNT DUE</b>						<b>\$89.55</b>

This month Florida celebrates the 25th anniversary April was established as Water Conservation Month. Did you know the average household's leaks account for more than 10,000 gallons of water wasted every year?

That is the amount of water needed to wash 270 loads of laundry. Leak detection is a good way to conserve water and save money. To learn more visit [www.sjrwmd.com/water-conservation/savingwater/](http://www.sjrwmd.com/water-conservation/savingwater/)

This bill includes your deposit interest for the period ending March 31, 2023. The interest rate paid was .14%

Please pay \$89.55 by 4/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$89.73 was posted to your account on 03/22/2023.

#16  
320-528-431

RECEIVED  
APR 10 2023  
BY: \_\_\_\_\_

Please return this portion with payment

### Bill Summary



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

Bill Date	04/06/23
Current Charges	\$89.55
<b>Current Charges Past Due After</b>	<b>04/27/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$89.55

ARMSTRONG CDD

Customer #:00588041

3846 Sunberry Lane Reclaimed Irrigation

Route #:MC05560097

Route Group:26

### ADDRESSEE:

### MAIL PAYMENT TO:

AYC0405B 2000000876 27/11

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



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

00588041 6 MC05560097 0000008955 00000000 04272023 0 0



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

[12/14]

Customer Name: ARMSTRONG CDD

Bill Date: 04/06/2023

Customer #: 00594522

Service Address: 4173 Heatherbrook Place

Route #: MC05560399

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 04/06/23 to 05/04/23 \$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	03/31/23	28	504	530	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		\$-0.09
Current Charges		\$65.07
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$64.98</b>

This month Florida celebrates the 25th anniversary April was established as Water Conservation Month. Did you know the average household's leaks account for more than 10,000 gallons of water wasted every year?

That is the amount of water needed to wash 270 loads of laundry. Leak detection is a good way to conserve water and save money. To learn more visit [www.sjrwmd.com/water-conservation/savingwater/](http://www.sjrwmd.com/water-conservation/savingwater/)

This bill includes your deposit interest for the period ending March 31, 2023. The interest rate paid was .14%

Please pay \$64.98 by 4/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$65.07 was posted to your account on 03/22/2023.

#16

20-538-431



Please return this portion with payment

### Bill Summary

Bill Date	04/06/23
Current Charges	\$64.98
Current Charges Past Due After	04/27/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$64.98



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

ARMSTRONG CDD

Customer #:00594522

4173 Heatherbrook Place

Route #:MC05560399

Route Group:26

### ADDRESSEE:

AYC0405B 2000000877 27/12

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

00594522 4 MC05560399 0000006498 00000000 04272023 0 0



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

[13/14]

Customer Name: ARMSTRONG CDD

Bill Date: 04/06/2023

Customer #: 00596272

Service Address: 1980 Amberly Drive

Route #: MC05560415

### Water

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

Base Charges (Prepaid)	04/06/23 to 05/04/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00
Alternative Water Supply Surcharge						\$0.00

### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
89187072	1	03/31/23	28	1094	1094	0
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	0.0	X	0.85		\$0.00
Proration Factor: 0.9333	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

### Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.09
Current Charges	\$42.97
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$42.88</b>

This month Florida celebrates the 25th anniversary April was established as Water Conservation Month. Did you know the average household's leaks account for more than 10,000 gallons of water wasted every year?

That is the amount of water needed to wash 270 loads of laundry. Leak detection is a good way to conserve water and save money. To learn more visit [www.sjrwmd.com/water-conservation/savingwater/](http://www.sjrwmd.com/water-conservation/savingwater/)

This bill includes your deposit interest for the period ending March 31, 2023. The interest rate paid was .14%

Please pay \$42.88 by 4/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$42.97 was posted to your account on 03/22/2023.

#16  
20-538-491



Please return this portion with payment

### Bill Summary



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

ARMSTRONG CDD

Customer #:00596272

1980 Amberly Drive

Route #:MC05560415

Route Group:26

### ADDRESSEE:

AYC0405B 2000000878 27/13

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

Bill Date	04/06/23
Current Charges	\$42.88
Current Charges Past Due After	04/27/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.88

### MAIL PAYMENT TO:



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

00596272 0 MC05560415 0000004288 00000000 04272023 0 0





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

[14/14]

Customer Name: ARMSTRONG CDD

Bill Date: 04/06/2023

Customer #: 00596274

Service Address: 544 Tynes Blvd

Route #: MC05560677

### Water

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

Base Charges (Prepaid)	04/06/23 to 05/04/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

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

### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
89187071	1	03/31/23	28	764	788	24
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	24.0	X	0.85		\$20.40
Proration Factor: 0.9333	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

### Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.09
Current Charges	\$63.37
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$63.28</b>

This month Florida celebrates the 25th anniversary April was established as Water Conservation Month. Did you know the average household's leaks account for more than 10,000 gallons of water wasted every year?

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This bill includes your deposit interest for the period ending March 31, 2023. The interest rate paid was .14%

Please pay \$63.28 by 4/27/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$60.82 was posted to your account on 03/22/2023.

#16  
320-538-431



Please return this portion with payment

### Bill Summary

Bill Date	04/06/23
Current Charges	\$63.28
<b>Current Charges Past Due After</b>	<b>04/27/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$63.28



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

ARMSTRONG CDD

Customer #:00596274

544 Tynes Blvd

Route #:MC05560677

Route Group:26

### ADDRESSEE:

AYC0405B 2000000879 27/14

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

00596274 9 MC05560677 0000006328 00000000 04272023 0 0



3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
3/31/2023	MAR-23-106

**APPROVED**

*By Alex Boyer at 9:05 am, Apr 06, 2023*

Amenity-Pool Maint



**Bill To**

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

Terms	Due Date
Due upon receipt	3/31/2023

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY POOL SERVICE FOR MARCH #2S Mar 23 - Pool Maintenance JTB 572467	1,150.00	3/31/2023	1,150.00
<b>Total</b>				\$1,150.00

**Customer Total Balance**

\$1,150.00



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

# INVOICE

**Total Due: \$231.43**

Invoice Number: 52013005169  
Invoice Date: 3/31/2023  
Due Date: 4/30/2023

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

Bill

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

Ship

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



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

3340CLR16	33X40 LINER CLEAR 16MIC 33GAL/250CT	2	35.75	71.50
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MF424824	SCOTT MULITFOLDS, WHITE, 424814, 4000/CS	2	47.28	94.56
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PTCENTERPUL L	CENTER PULL, WHITE, 6CT, 600'/RL	1	35.02	35.02
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TPJRJUMBO	TOILET TISSUE JRT JUMBO 9" 12CT	1	30.35	30.35
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**Subtotal: 231.43**  
**Sales Tax: 0.00**

**Total Due: \$231.43**

#62<sup>nd</sup>  
730-572-454



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

# INVOICE

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

Invoice Number: 32013013466

Invoice Date: 4/1/2023

Due Date: 5/1/2023

Phone: (904) 737-4969

Email: jaxinvoices@gocitywide.com

Bill

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

Ship

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



PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01013101295	Ray Flores	Net 30 days		04/01/23 to 04/30/23	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31013100635	1	1,131.14	1,131.14

#62<sup>nd</sup>  
Apr 23  
370-372-483

**Subtotal:** 1131.14

**Sales Tax:** 0.00

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

**Governmental Management Services, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice**

Invoice #: 92

Invoice Date: 4/1/23

Due Date: 4/1/23

Case:

P.O. Number:

**Bill To:**Armstrong CDD  
475 West Town Place  
Suite 114  
At. Augustine, FL 32092**RECEIVED**  
APR 05 2023  
BY: \_\_\_\_\_

Description	#1	Hours/Qty	Rate	Amount
Management Fees - April 2023	310-317-34		3,937.50	3,937.50
Website Administration - April 2023	445		104.17	104.17
Information Technology - April 2023	331		150.00	150.00
Dissemination Agent Services - April 2023	313		583.33	583.33
Office Supplies	51		0.18	0.18
Postage	42		4.98	4.98
Copies	423		29.70	29.70
Telephone	41		35.55	35.55
<b>Total</b>				<b>\$4,845.41</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$4,845.41</b>



Invoice

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

Date	Invoice #
4/1/2023	7690

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

RECEIVED  
MAR 31 2023  
BY: \_\_\_\_\_

#19nd  
Apr 23  
320-538-464

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Quarterly <u>Fountain Maintenance</u> on 1 Fountain-2nd Qtr	150.00	150.00
	Sales Tax	7.00%	0.00
		<b>Balance Due</b>	<b>\$150.00</b>



# Tree Amigos

Outdoor Services

## Invoice

Invoice#: 20008

Date: 03/28/2023

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

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



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

**Notes:**

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



1824 Phoenix Avenue  
Jacksonville, FL 32206

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

## Invoice

Date	Invoice #
4/10/2023	23-00253

**Bill To**

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
1408 HAMLIN AVE  
UNIT E  
ST. CLOUD, FL 34771

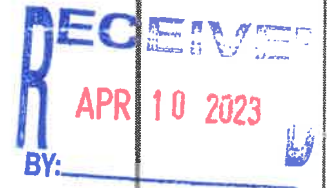
**Ship To**

**APPROVED**

*By Alex Boyer at 8:47 am, Apr 10, 2023*

Amenity-Pool Maint

P.O. Number		Terms	Rep	Via	Project		
		COD	JW				
Quantity	Item Code	Description			U/M	Price Each	Amount
	Labor	Performed PM Inspection at Grey Hawk Work performed by John Willis				350.00	350.00
		# 87 Preventative Maint Apr 23 336-572-467					
All work is complete!					Total \$350.00		
PLEASE NOTE: DEPOSITS ARE NON-REFUNDABLE ONCE CONSTRUCTION HAS STARTED. CREDIT CARD PAYMENTS ARE SUBJECT TO A 2.5% PROCESSING FEE.					Payments \$0.00		
					Balance Due \$350.00		






**Clay Electric Cooperative, Inc.**

A Touchstone Energy® Cooperative

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

**Member Name**
**ARMSTRONG CDD**
**Account #**
**9054872**
**Trustee District:**
**06**
**Statement Date:**
**04/13/2023**
**Current Bill Due Date:**
**05/04/2023**

### Important Messages

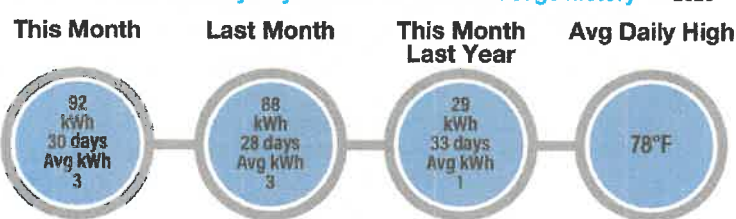
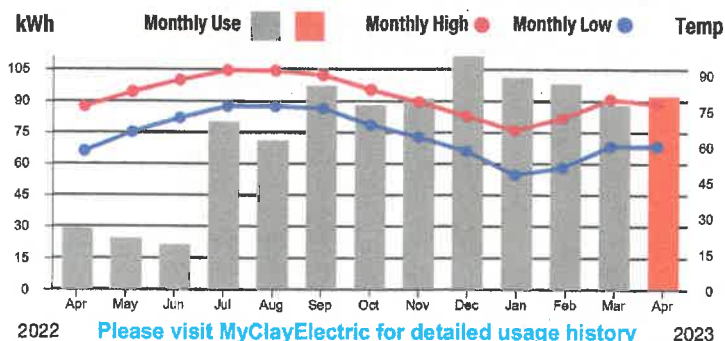
Members are being billed less for power in April thanks to an 11 percent reduction in the Power Cost Adjustment on bills, or \$16 in savings. This means members using the household average of 1,000 kWh will pay \$130. Read your Power Line bill insert or email newsletter for details.



Previous Balance	\$26.00
Payment Received 03/27/23	-\$26.00
<b>Balance Forward</b>	<b>\$0.00</b>
<b>Current Charges Due 05/04/23</b>	<b>\$42.00</b>

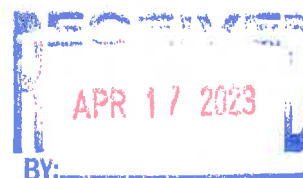
**Service Address: 3599 ROYAL PINES DR IRRIGATION**

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	03/10/23	04/09/23	4006	4098	1	92



### Current Service Detail

Access Charge		\$29.00
Energy Charge	92 kWh @ 0.0813	\$7.48
Power Cost Adjustment	92 kWh @ 0.0285	\$2.62
FLA Gross Receipts Tax		\$1.00
Clay Co Public Ser Utility Tax		\$1.47
Operation Round Up		\$0.43
<b>Total Current Charges for this Location</b>		<b>\$42.00</b>

#100  
220-578-63

**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](http://ClayElectric.com) or download the mobile app.

5530 2 MB 0.531  
ARMSTRONG CDD  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-8588

5 5530  
C-22

<b>Account Number</b>	<b>9054872</b>
<b>Current Charges Due 05/04/23</b>	<b>\$42.00</b>
<b>Total Amount Due</b>	<b>\$42.00</b>

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


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

9



09054872 0000042005

### Important Messages

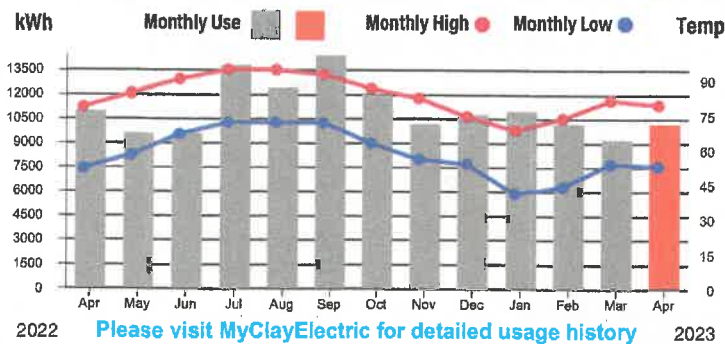
Members are being billed less for power in April thanks to an 11 percent reduction in the Power Cost Adjustment on bills, or \$16 in savings. This means members using the household average of 1,000 kWh will pay \$130. Read your Power Line bill insert or email newsletter for details.



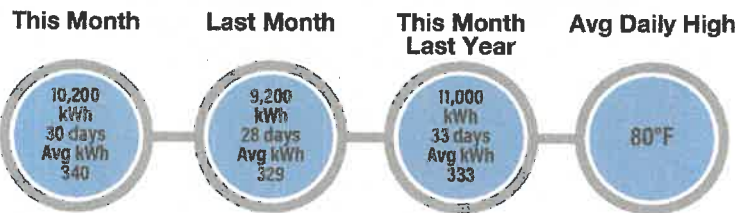
Previous Balance	\$1,265.00
Payment Received 03/27/23	-\$1,265.00
<b>Balance Forward</b>	<b>\$0.00</b>
<b>Current Charges Due 05/04/23</b>	<b>\$1,214.00</b>

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

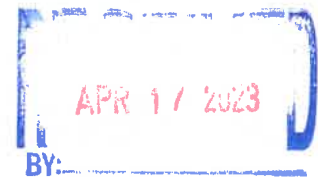
Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	03/10/23	04/09/23	2361	2412	200	10,200



Current Service Detail		
Access Charge		\$29.00
Energy Charge	10,200 kWh @ 0.0813	\$829.26
Power Cost Adjustment	10,200 kWh @ 0.0285	\$290.70
FLA Gross Receipts Tax		\$29.44
Clay Co Public Ser Utility Tax		\$35.07
Operation Round Up		\$0.53
<b>Total Current Charges for this Location</b>		<b>\$1,214.00</b>



#100  
370-572-413



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.



<b>Account Number</b>	<b>9082120</b>
<b>Current Charges Due 05/04/23</b>	<b>\$1,214.00</b>
<b>Total Amount Due</b>	<b>\$1,214.00</b>

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



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





**Clay Electric Cooperative, Inc.**

A Touchstone Energy® Cooperative

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

**Member Name**

**ARMSTRONG CDD**

**Account #**

**9082351**

**Trustee District:**

**06**

**Statement Date:**

**04/13/2023**

**Current Bill Due Date:**

**05/04/2023**

**Previous Balance**

**\$29.00**

**Payment Received 03/27/23**

**-\$29.00**

**Balance Forward**

**\$0.00**

**Current Charges Due 05/04/23**

**\$31.00**

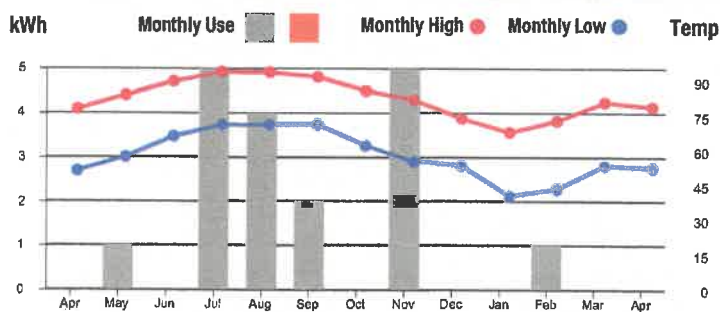
## Important Messages

Members are being billed less for power in April thanks to an 11 percent reduction in the Power Cost Adjustment on bills, or \$16 in savings. This means members using the household average of 1,000 kWh will pay \$130. Read your Power Line bill insert or email newsletter for details.



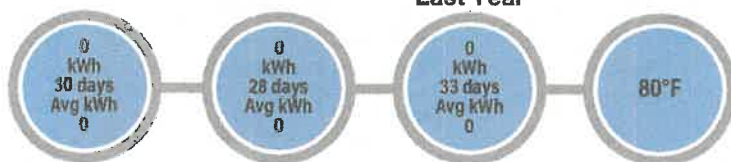
**Service Address: 705 TYNES BLVD IRRIGATION**

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	03/10/23	04/09/23	34	34	1	0



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

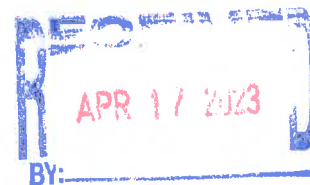
**This Month** **Last Month** **This Month Last Year** **Avg Daily High**



## Current Service Detail

Access Charge	\$29.00
FLA Gross Receipts Tax	\$0.75
Clay Co Public Ser Utility Tax	\$1.16
Operation Round Up	\$0.09
<b>Total Current Charges for this Location</b>	<b>\$31.00</b>

#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.



**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](http://ClayElectric.com) or download the mobile app.



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

<b>Account Number</b>	<b>9082351</b>
<b>Current Charges Due 05/04/23</b>	<b>\$31.00</b>
<b>Total Amount Due</b>	<b>\$31.00</b>

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



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



09082351

0000031009





**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:

04/13/2023

Current Bill Due Date:

05/04/2023

Previous Balance

\$28.91

Payment Received 03/27/23

-\$28.91

Balance Forward

\$0.00

Current Charges Due 05/04/23

\$31.02

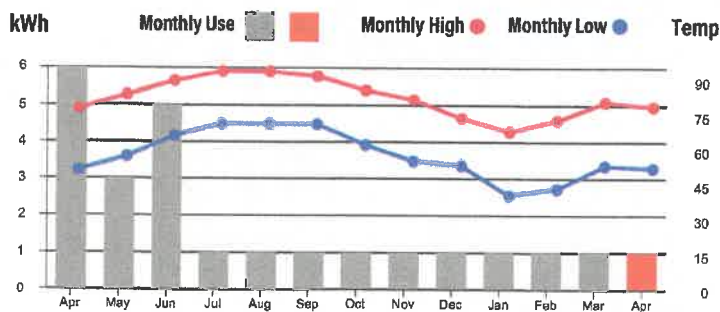
## Important Messages

Members are being billed less for power in April thanks to an 11 percent reduction in the Power Cost Adjustment on bills, or \$16 in savings. This means members using the household average of 1,000 kWh will pay \$130. Read your Power Line bill insert or email newsletter for details.



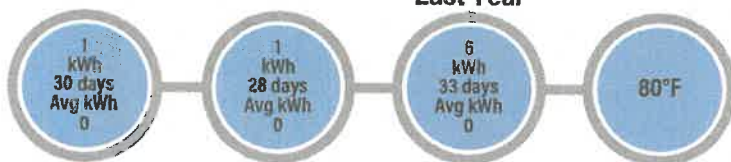
Service Address: 3814 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	03/10/23	04/09/23	63	64	1	1



Please visit MyClayElectric for detailed usage history

This Month Last Month This Month Last Year Avg Daily High



## Current Service Detail

Access Charge		\$29.00
Energy Charge	1 kWh @ 0.0813	\$0.08
Power Cost Adjustment	1 kWh @ 0.0285	\$0.03
FLA Gross Receipts Tax		\$0.75
Clay Co Public Ser Utility Tax		\$1.16
<b>Total Current Charges for this Location</b>		<b>\$31.02</b>

#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.



**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 05/04/23	\$31.02
Total Amount Due	\$31.02

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



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

9



09143346 0000031023

# CLAY TODAY

A Division of Osteen Media Group

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

## INVOICE

Invoice Number: 2023-249226

Invoice Date: 4/6/2023

Due Date: 5/5/2023



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

#7  
310-517-488

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

**Customer ID**  
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 59091	Notice of Rulemaking Parking and Towing Rules May 11	CT - Clay Today	Apr 6	2023		Column Inch	Black & White	7.8000	\$78.00
									\$78.00

<b>Total:</b>									\$78.00
---------------	--	--	--	--	--	--	--	--	---------

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

Affidavit attached to this invoice.

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

Please pay from this invoice. Email for inquiries or questions - [legal@claytodayonline.com](mailto:legal@claytodayonline.com). Thank you for your business.

# CLAY TODAY

## PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT  
CLAY TODAY  
Published Weekly  
Fleming Island, Florida

STATE OF FLORIDA  
COUNTY OF CLAY:

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

In the matter of Armstrong CDD Meeting May 11

LEGAL: 59091

Was published in said newspaper in the issues:

4/6/2023

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

*Hugh Osteen*

Sworn to me and subscribed before me 04/06/2023

*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 RULEMAKING BY THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("Board") of the Armstrong Community Development District ("District") on Thursday, May 11, 2023, at 3:30 p.m., at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

In accord with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt its revised Suspension and Termination Rules ("Suspension and Termination Rules") and its Rules Relating to Overnight Parking and Parking Enforcement ("Parking and Towing Rules"), all of which govern the operation of the District's amenity facilities and other properties.

The purpose and effect of the Suspension and Termination Rules and Parking and Towing Rules are to provide for efficient and effective District operations of the District's amenity facilities and properties by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, Florida Statutes. Prior Notice of Rule Development was published in Clay Today on March 30, 2023.

The Suspension and Termination Rules and Parking and Towing Rules will address certain revisions to the District's rules and policies governing the operation of the District's amenity facilities and other properties.

Specific legal authority for the rule includes Sections 190.035(2), 190.011(5), 190.012, 120.54, 120.69 and 120.81, Florida Statutes (2020).

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

A HEARING WILL BE HELD AT THE TIME,

DATE, AND PLACE SHOWN BELOW:

TIME AND DATE: 3:30 p.m. on May 11, 2023

PLACE: Plantation Oaks Amenity Center

845 Oakleaf Plantation Parkway

Orange Park, Florida 32065

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

One or more Supervisors may participate in the public hearing by telephone. At the above location, if a public hearing is requested, there will be present a speaker telephone so that any interested party can attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

A copy of the proposed Suspension and Termination Rules and Parking and Towing Rules may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850.

Marilee Giles

District Manager

Legal 59091 Published 4/6/2023 in Clay County's Clay Today newspaper

# CLAY TODAY

A Division of Osteen Media Group

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

## INVOICE

Invoice Number: 2023-249240  
Invoice Date: 4/6/2023  
Due Date: 5/5/2023



Advertiser  
Armstrong CDD C/O GMS, LLC

Customer ID  
21021

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

#7  
210-517-48

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size Column Inch	Color Black & White	Ad Inch 4.3000	Net \$43.00
Legal # 63187	Notice of Meeting April 13, 2023	CT - Clay Today	Apr 6	2023					\$43.00
									\$43.00

Total:

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

Affidavit attached to this invoice.

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

Please pay from this invoice. Email for inquiries or questions - [legal@claytodayonline.com](mailto:legal@claytodayonline.com). Thank you for your business.

# CLAY TODAY

## PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT  
CLAY TODAY  
Published Weekly  
Fleming Island, Florida

STATE OF FLORIDA  
COUNTY OF CLAY:

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

In the matter of Meeting April 13, 2023

LEGAL: 63187

Was published in said newspaper in the issues:

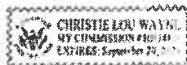
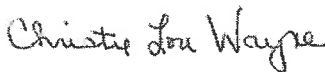
4/6/2023

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



Sworn to me and subscribed before me 04/06/2023



NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32003

Telephone (904) 264-3200

FAX (904) 264-3285

E-Mail: legal@claytodayonline.com

Christie Wayne christie@osteenmediagroup.com

## Notice of Meeting Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, April 13, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Marilee Giles

District Manager

Legal 63187 Published 4/6/2023 in Clay County's Clay Today newspaper





Armstrong Community Development District (GMS)  
 c/o GMS  
 475 West Town Place  
 Suite 114  
 St. Augustine, FL 32092

April 06, 2023  
 Project No: 22401.00000  
 Invoice No: 0207593

#38  
 210-513-711

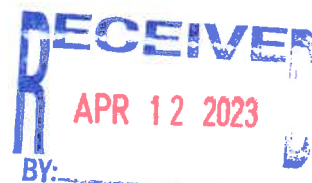
Project 22401.00000 Armstrong CDD-2022/2023 General Consulting Engineering Services  
 (WA#9)

**Professional Services rendered through April 1, 2023**

Task 01 General Consulting

**Professional Personnel**

		Hours	Rate	Amount
Vice President				
Wild, Scott	3/18/2023	3.50	257.00	899.50
Project Manager				
Brecht, John	3/4/2023	.75	190.00	142.50
Totals		4.25		1,042.00
<b>Total Labor</b>				<b>1,042.00</b>



	Current	Prior	To-Date
Total Billings	1,042.00	1,287.50	2,329.50
Contract Limit			6,000.00
Remaining			3,670.50

**Total this Task \$1,042.00**

Task XP Expenses

**Total this Task 0.00**

**Invoice Total this Period \$1,042.00**

**England-Thims & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
 14776 Old St. Augustine Road • Jacksonville, Florida 32259 • tel 904-642-9860 • fax 904-646-0485  
 CA-03002584 LC-0000516

**Evergreen Lifestyles Management, LLC**

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

**INVOICE**

DATE: 3/31/2023  
INVOICE # ARMCD0323

**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**  
APR 12 2023  
BY: \_\_\_\_\_

VENDOR	DESCRIPTION	AMOUNT
	#20 320-578-46	
AMEX Invoice Pkg 1	O&M-Repair & Maintenance: Replace GFCI Ladder	\$ 305.00
		\$ 305.00
	AMEX 10% Free 320-578-49	\$ 30.50
Subtotal		\$ 335.50

**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 \$ 335.50**

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](mailto:marcher@evergreen-lm.com)





## Destiny Electric

John Woods  
3645 Royal Pines Dr  
Orange Park, FL 32065

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

INVOICE	#8627
SERVICE DATE	Feb 23, 2023
DUE	Upon receipt
AMOUNT DUE	<b>\$0.00</b>

### CONTACT US

179 College Drive, Suite 9  
Orange Park, FL 32065

(904) 708-9094  
destinyelectric@yahoo.com

## INVOICE

Services	qty	unit price	amount
Custom Services - Service Call/Troubleshoot/Repair	1.0	\$305.00	\$305.00
Destiny Electric will/has performed the following services;			
Provide/replace (1) weatherproof GFCI.			
Provide/replace (1) weatherproof timer.			
<b>Total</b>			<b>\$305.00</b>

### Payment History

Feb 27	Mon 1:05pm	Credit Card	\$305.00
--------	------------	-------------	----------

We appreciate the opportunity to earn your business!

# Evergreen Lifestyles Management

270 W Plant Street #340  
Winter Garden, FL 34787

## INVOICE

DATE:  
INVOICE #

3/27/2023

AdminProcessAMEX032023

### BILL TO

1179- Armstrong CDD

DESCRIPTION	GL Code	Per Unit Cost	Quantity	AMOUNT
Administrative Processing Fees-Amex- March	1999	\$30.50	1	\$30.50

Subtotal	\$30.50
Taxable	\$0.00
Tax rate	
Tax due	\$0.00
Other	\$0.00
<b>TOTAL Due</b>	<b>\$30.50</b>

### OTHER COMMENTS

Funds are drafted through ACH

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

# Municipal Asset Management, Inc.

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

# INVOICE

**INVOICE NO:** 0618781  
**DATE:** 4/1/2023

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



DUE DATE	RENTAL PERIOD
5/12/2023	

PMT NUMBER	DESCRIPTION	AMOUNT
47	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment.  <i>#18nd Apr 23 - Fitness Equip 330-872-44</i>	1,415.21

**TOTAL DUE**

**\$1,415.21**

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618781	5/12/2023	\$1,415.21	<i>\$1415.21</i>

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: 04/10/2023  
Account: 221007627575

ARMSTRONG CDD  
3645 ROYAL PINES DR - Mar 23  
MIDDLEBURG, FL 32068

Current month's charges:	\$140.73
Total amount due:	\$140.73
Payment Due By:	05/01/2023

### Your Account Summary

Previous Amount Due	\$84.87
Payment(s) Received Since Last Statement	-\$84.87
<b>Current Month's Charges</b>	<b>\$140.73</b>
<b>Total Amount Due</b>	<b>\$140.73</b>

#27  
338-872-432



**A one-stop shop to manage your account.**  
Do it all from the palm of your hand.



- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [TECOaccount.com](http://TECOaccount.com) today!

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



# GONNA DIG? GOTTA CALL.



NEW LANDSCAPING, POOL, FENCE OR TREE REMOVAL? USE 811. [PEOPLES6AS.COM/811](http://PEOPLES6AS.COM/811)

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:	\$140.73
Total amount due:	\$140.73
Payment Due By:	05/01/2023

Amount Enclosed \$ 140.73

864964056972

00002167 01 AB 0.50 34771 FTECO104102323471210 00000 05 01000000 015 05 26211 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

6649640569722210076275750000000140730

## Contact Information

### Residential Customer Care

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

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outage

877-832-6747

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

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

### All Other Correspondence

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

## Understanding Your Natural Gas Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### Your payment options are:

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

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

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



**Account:** 221007627575  
**Statement Date:** 04/10/2023  
**Current month's charges due** 05/01/2023

**Details of Current Month's Charges – Service from - 03/02/2023 to 03/29/2023**

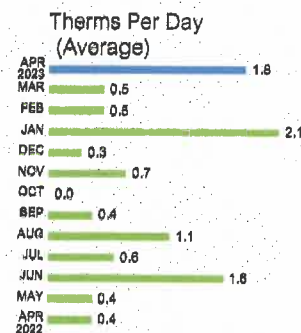
Service for: 3645 ROYAL PINES DR, MIDDLEBURG, FL 32068

**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	03/29/2023	567		519		48 CCF		1.046		1.0000		50.2 Therms	28 Days

Customer Charge													
Distribution Charge				50.2 THMS @ \$0.46951									
PGA				50.2 THMS @ \$0.90000									
Florida Gross Receipts Tax													
<b>Natural Gas Service Cost</b>													
Municipal Public Service Tax													
State Tax													
<b>Total Natural Gas Cost, Local Fees and Taxes</b>												<b>\$110.73</b>	
<b>Miscellaneous Charges</b>													
Gas Management				1 X \$30.0000									
<b>Total Miscellaneous Charges</b>												<b>\$30.00</b>	
<b>Total Current Month's Charges</b>												<b>\$140.73</b>	

**Peoples Gas Usage History**



## Peoples Gas is growing Florida's green energy future with renewable natural gas.

Renewable natural gas (RNG) is changing the way we think about green energy. Florida is rich in the biogases used to produce RNG, opening an enormous opportunity to expand this important part of our sustainable energy mix. By transforming waste into clean fuel and reducing harmful methane gas emissions, RNG has a key role to play in Florida's energy economy. Peoples Gas is committed to unlocking the full potential of this reliable, eco-friendly natural resource.

Learn about our commitment to sustainable energy at [FloridasEnergy.com/Sustainability](https://www.floridasenergy.com/sustainability)



# LET'S BE SAFE AROUND NATURAL GAS PIPELINES

Natural gas pipelines carry efficient and resilient fuel to businesses and homes across Florida. Pipelines are critical connections within the overall infrastructure needed to safely deliver energy where and when you need it.

While pipelines are the nation's safest and most reliable energy transportation system, they do create potential hazards that we all want to avoid. Peoples Gas considers a natural gas leak our first priority and our team is trained extensively on leak response. We also work closely with First Responders on how to effectively act during these emergencies to help keep our communities safe.

## Know the signs

Yellow markers are used to identify the general area of pipeline routes, particularly at road crossings, fence lines and street intersections. These markers don't indicate the exact location or depth of the pipe and do not cancel the need for utility location services to mark areas before digging. Peoples Gas will always need access to pipeline rights-of-way to complete routine maintenance, surveillance, inspections and emergency response to third-party damage.



## Use your senses to identify potential hazards

Remember the following to help you identify a possible natural gas leak when you are walking around your home, business or neighborhood:

- **Smell** Rotten egg odor
- **Sight** Watch for blowing dirt, bubbling water or dry spots and dead plants surrounded by live green plants.
- **Sound** Listen for hissing or high-pitched whistling.

If you suspect a leak, immediately move to safety - 300 feet or about the length of a football field - and call 9-1-1 then call us at 1-877-832-6747. Don't touch anything, including your cell phone. Don't smoke, turn appliances on or off, or operate any vehicle or equipment that could create a spark.

## Help prevent damage

No one wants to be without electricity, internet or natural gas service. We also want to stay safe in our neighborhoods and the areas where we work. That's why calling 811 is so important. Contractors and homeowners hitting pipelines during digging projects is the no. 1 cause of natural gas leaks.

Contact 811 two full business days before starting any digging project - including on your own property or job site. Trained professionals will visit the property to mark underground utility lines for free. Safe digging is easy, and smart. Simply call 8-1-1 or visit [sunshine811.com](http://sunshine811.com).

## Learn more



Know what's below.  
Call before you dig.

Check out [PeoplesGas.com/PipelineAwareness](http://PeoplesGas.com/PipelineAwareness) for more information and helpful resources.



PGS032720 - 2023





# ESTEMOS SEGUROS CERCA DE LAS TUBERÍAS DE GAS NATURAL

Los conductos de gas natural llevan combustible eficiente y resistente a los negocios y hogares de toda Florida. Las tuberías son conexiones vitales dentro de la infraestructura general necesaria para llevar la energía con seguridad a dónde y cuándo usted la necesite.

A pesar de que las tuberías son el sistema de transporte de energía más seguro y confiable del país, igualmente acarrearán riesgos potenciales que todos queremos evitar. En Peoples Gas consideramos a las fugas de gas como nuestra primera prioridad y nuestro equipo está ampliamente formado para dar respuesta a una fuga. También trabajamos de cerca con el personal de Primeros Auxilios sobre cómo actuar con eficiencia durante estas emergencias para ayudar a mantener seguras a nuestras comunidades.

## Conozca las señales

Los marcadores amarillos son usados para identificar el área general de las rutas de las tuberías, especialmente en los cruces de carreteras, vallas e intersecciones de calles. Estos marcadores no indican la ubicación exacta o la profundidad de la tubería y no eliminan la necesidad de usar servicios de ubicación de utilidades para marcar las áreas antes de hacer excavaciones. Peoples Gas siempre necesitará acceso a los derechos de paso de las tuberías para llevar a cabo mantenimiento rutinario, vigilancia, inspecciones y para dar respuesta de emergencia a daños hechos por terceros.



## Usa tu sentidos para identificar peligros potenciales

Recuerde lo siguiente para ayudarlo a identificar una posible fuga de gas natural cuando camina por su casa, lugar de trabajo o barrio:

- **Olor** Olor a huevos podridos
- **Vista** Esté atento con la suciedad o las emisiones de agua burbujeante en áreas secas y plantas muertas cerca de plantas verdes vivas
- **Sonido** Escuche a silbidos menores o chiflidos agudos

Si sospecha de una posible fuga, diríjase a un lugar seguro - a 100 metros - y llame al 9-1-1 y luego llámenos al 877-832-6747. No toque nada, incluyendo su teléfono celular. No fume, encienda o apague aparatos eléctricos, ni opere ningún vehículo o equipo que pueda crear una chispa.

## Ayude a prevenir los daños

Nadie quiere quedarse sin servicio de electricidad, internet o gas natural. También queremos estar seguros en nuestras comunidades y en las áreas donde trabajamos. Por eso es tan importante llamar al 811. Los contratistas y propietarios de viviendas que golpean tuberías durante proyectos de excavación es el no. 1 causa de fugas de gas natural.

Contacte al 811, dos días hábiles antes de iniciar un proyecto de excavación - incluyendo en su misma propiedad o sitio de trabajo. Profesionales entrenados visitarán la propiedad para marcar las líneas de utilidades de forma gratuita. Excavar con seguridad es fácil e inteligente. Simplemente llame al 8-1-1 o visite [sunshine811.com](http://sunshine811.com).



Determina lo que está bajo tierra.  
Llama antes de excavar.

## Conozca más

Visite [PeoplesGas.com/ExcavacionSegura](http://PeoplesGas.com/ExcavacionSegura) para obtener más información y recursos útiles.



PGS032720 - 2023

**APPROVED***By Alex Boyer at 1:23 pm, Apr 24, 2023*

**Bob's Backflow & Plumbing Services, Inc.**  
4640 Subchaser Ct, Ste 113  
Jacksonville, FL 32244

O&M- General Maintenance

**Invoice**  
**91028**

**Invoice Date**  
4/20/2023

**Bill To**

Armstrong Community  
C/o Governmental Management Services  
475 West Town Place Suite 114  
St Augustine, FL 32092

**Job Location**

Armstrong Community  
3645 Royal Pines Drive  
Middleburg, FL 32068

**Bob's Backflow & Plumbing Services, Inc.**  
4640 Subchaser Ct, Ste 113  
Jacksonville, FL 32244

**Phone #** 904-268-8009

**Fax #** 904-292-4403

Please detach and return top portion with payment

P.O. Number	Terms	Due Date
	Net 30	5/20/2023

Serviced	Description	Quantity	Price Each	Amount
4/18/2023	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	1	45.00	45.00
	Potable: 2" Watts 919 Serial# 34726 - Passed  #29 320 518-46			

**RECEIVED**  
**APR 24 2023**  
BY: \_\_\_\_\_

**Thank you for your business. We appreciate your prompt payment.**

*Please make checks payable to Bob's Backflow and include your invoice number.*

<b>Total</b>	\$45.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$45.00



# Clay County Utility Authority

3176 Old Jennings Road  
Middleburg, Florida 32068-3907  
Telephone (904) 272-5999  
Facsimile (904) 213-2469

Working together to  
protect public health,  
conserve our natural  
resources, and create  
long-term value for  
our ratepayers.

Company Name: Armstrong Community

Name: GMS/Governmental Mgmt Svcs Inc

Date: 04-18-23

Route#: MC05560402

Backflow Prevention Assembly(s) located at: 3645 Royal Pines Dr Middleburg, FL 32068

Meter #: 86276213

Electronic ID #: 86276213

MXU #: 92765287

Port: \_\_\_\_\_

Reading: 00144548

TYPE  
RPZ

MFG  
Watts

Model  
919

Serial  
34726

Size  
2"

Test Due  
04-28-23

Type of service: ☐ Fire ☐ Process ☐ Irrigation ☒ Potable ☐ Other \_\_\_\_\_

Location of assembly: clubhouse- front of prop

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vacuum Breaker
<input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	opened at: <u>2.4</u> or did not open <input type="checkbox"/>	<input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	Air inlet: did not open <input type="checkbox"/> or opened at _____ psi
gauge pressure across check valve <u>7.4</u> psi	Outlet shut-off valve: <input type="checkbox"/> leaked <input type="checkbox"/> closed tight	gauge pressure across check valve <u>1.8</u> psi	Check valve: leaked <input type="checkbox"/> or held at _____ psi
<input type="checkbox"/> CV#1 cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> or disc <input type="checkbox"/> O-rings <input type="checkbox"/> Seat <input type="checkbox"/> spring <input type="checkbox"/> stem/guide <input type="checkbox"/> retainer <input type="checkbox"/> lock nuts <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> RV cleaned only Replaced: RV rubber kit <input type="checkbox"/> RV assembly <input type="checkbox"/> or disc <input type="checkbox"/> diaphragm(s) <input type="checkbox"/> seat <input type="checkbox"/> spring <input type="checkbox"/> guide <input type="checkbox"/> O-rings <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> CV #2 cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> or disc <input type="checkbox"/> O-rings <input type="checkbox"/> Seat <input type="checkbox"/> spring <input type="checkbox"/> stem/guide <input type="checkbox"/> retainer <input type="checkbox"/> lock nuts <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> PVB cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> disc, air inlet <input type="checkbox"/> disc, CV <input type="checkbox"/> seat, CV <input type="checkbox"/> spring, air inlet <input type="checkbox"/> spring, CV <input type="checkbox"/> retainer <input type="checkbox"/> guide <input type="checkbox"/> O-rings <input type="checkbox"/> Other <input type="checkbox"/>
Gauge pressure across check valve _____ psi	Relief valve opened at _____ psi	Gauge pressure across check valve _____ psi	air inlet _____ psi check valve _____ psi

NOTE: All repairs shall be completed within five (5) working days.

REMARKS:

Test Assembly ☒ PASSED

☐ FAILED

BUFFER: 5.0 PS

Print Tester Name and Company

James (Jimmy) Sharpe Bob's Backflow & Plumbing

Tester Signature

*James Sharpe*

Cert No.

J06-22-14853

Kit Serial No.

11221410

Date

04-18-23



# INVOICE

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

904-254-1474

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

9042996115  
tviscarra@gmscfl.com

#34  
330-572-745

**Invoice Number:** 492

**Invoice Date:** April 24, 2023

**Payment Due:** April 24, 2023

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

Pay Securely Online

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

**Total:** \$1,749.00

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

Pay Securely Online

VISA



DISCOVER

[link.waveapps.com/hjd46a-n52xwj](https://link.waveapps.com/hjd46a-n52xwj)

## Notes / Terms

Invoice for previous 2 weeks of service ( 14 days )  
April 3rd, 2023 - April 9th, 2023  
April 10th, 2023 - April 16th, 2023



# Tree Amigos

Outdoor Services

## Invoice

Invoice#: 200185

Date: 04/28/2023

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

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

Description	nd # 21	Quantity	Price	Ext Price
April Monthly <u>Landscape Maintenance</u> Common Areas	320-578-462	1.00	4,363.75	4,363.75
April Monthly <u>Landscape Maintenance</u> <u>Amenity Center</u>	330-572-462	1.00	2,552.58	2,552.58
April Monthly Landscape Maintenance Tynes Blvd Extension	320-578-462	1.00	800.97	800.97
April Monthly Landscape Maintenance Tynes <u>Greyhawk Phase II</u>	320-578-462	1.00	2,233.41	2,233.41
April Monthly Landscape Maintenance Tynes <u>Greyhawk Lakes</u>	320-578-464	1.00	1,160.20	1,160.20
April Monthly Landscape Maintenance <u>Viburnum hedges</u> <u>Amenity Center</u>	330-572-462	1.00	87.00	87.00

**Notes:**

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

