

***ARMSTRONG***

*Community Development District*

*JUNE 8, 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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June 1, 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, June 8, 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 May 11, 2023 Meeting
- V. Motion to Set a Public Hearing Date for Adoption Regarding Revised Suspension and Termination of Access Rule
- VI. Consideration of Resolution 2023-09, Setting a Public Hearing Date to Adopt Towing and Parking Policy and Rule
- VII. Discussion Regarding Fiscal Year 2024 Approved Budget
- VIII. Consideration of Proposals for Facility Management
- IX. Staff Reports
  - A. District Counsel
  - B. District Engineer – Ratification of Requisition No. 103
  - C. District Manager

D. Facility Manager

1. Report

2. Monthly Quality Inspection Report

X. Supervisor's Requests and Audience Comments

XI. Financial Reports

A. Financial Statements as of May 31, 2023

B. Check Register

XII. Next Scheduled Meeting – July 13, 2023 @ 3:30 p.m. at Plantation Oaks Amenity Center

XIII. 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 June 8, 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

**PASSED AND ADOPTED THIS 8TH DAY OF JUNE, 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, May 11, 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:

Liam O'Reilly	Chairman by telephone
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
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**

Following is a summary of the comments/questions: Request of HOA to have the CDD assume the cost of the facility attendant starting July 1, what is included in landscape proposal, Vak Pak proposal, proposed increase in janitorial contract.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2023-07 Election of Officers**

This item tabled.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the April 13, 2023 Meeting**

On MOTION by Mr. Vergara Molero seconded by Ms. Bowen with all in favor the minutes of the April 13, 2023 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals**

**A. Landscape Maintenance Proposal from Tree Amigos**

Mr. Boyer stated Tree Amigos is proposing a new agreement from the five-year service agreement expires next month. They are not increasing their fees this year, they will increase the fees the second and third years. As of the last meeting we were \$7,000 over budget and that has been corrected by the developer paying for the landscape project and we can now order turf and those sorts of things. This agreement is for landscape maintenance and not additional landscape projects that would come out of contingency and would be invoices separately.

Mr. O'Reilly joined the meeting by telephone during this item.

Ms. Giles stated on page 19, Tree Amigos spelled out the increases for year two and year three and that is typical for a landscape agreement to have a 3%-5% increase from year to year.

On MOTION by Mr. Brown seconded by Mr. Vergara Molero with all in favor the proposal from The Tree Amigos for year 1 services \$134,374.86, year 2 \$138,406.17 and year 3 \$142,558.36 was approved.

**B. Janitorial Services Proposal from City Wide Maintenance**

This item tabled.

**C. Vak Pak Proposal**

Mr. Boyer stated this is our quarterly service agreement with Vak Pak. This is the third year we have done this. They make sure everything is working property, replacing hose bibs and valves and those sorts of things. That helps keep a lot of the equipment under warranty. We enter into this agreement annually.

Ms. Giles stated we are going to ask them to adjust their dates so that the contract coincides with our fiscal year.

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the proposal from Vak Pak for maintenance of pool equipment in the annual amount of \$1,400 was approved.

**D. Doody Daddy Proposal**

Mr. Boyer stated this is the dog waste station service agreement. I recommend that you look at treating this as a separate line item because right now the cost is coming from repair and maintenance of the amenity center or your general maintenance. If you decide to add more stations there will be a specific line item.

Ms. Giles stated your accountant did separate this from the rest of it.

On MOTION by Mr. Vergara Molero seconded by Ms. Bowen with all in favor the proposal from Doody Daddy in the monthly amount of \$155 was approved.

**E. Evergreen Proposal for Amenity Management**

Ms. Giles stated as a reminder at the last meeting anticipating the termination letter from the HOA the board directed staff to get a proposal from Evergreen who is currently there for amenity management.

Mr. Boyer stated the proposal is for the amenity attendant, that covers salary and burden rates. They are your employee; a fulltime employee does have benefits, taxes and that is what the additional burden rate cost is. There is a small management fee and that covers me to stay on and help John as well as the district. There are administrative costs on the backside, that is what the management fee is.

Marilee did let us know that we are currently in contract with a janitorial service, but to help with the burden cost we were going to include janitorial service in this agreement at no additional cost. The \$18,000 currently budgeted will help cover the management fee and any additional costs. At that point you are only paying for the fulltime staff member and not having the increase of both a management fee and staff cost.

Mr. Taylor stated this proposal includes janitorial.

Mr. Boyer stated it does not, but we can add it without additional cost.

Mr. Taylor stated it is \$49,000 for the attendant plus 32% burden rate plus the \$1,250 per month for you that puts the total at \$79,680.

Mr. Boyer stated the management fee covers staff too, handling your contracts, get all of your proposals and those sorts of things, that we are doing now but that is what that is for. John is there to be your facility attendant not to be your operation manager.

Ms. Bowen stated I think there should be discussion about fulltime/part time and since Evergreen has been here since inception I think it is healthy to get bids to compare prices and services. Is that something we have time to do?

Ms. Giles stated we can do that. I know a couple supervisors reached out and I sent you examples. As long as the guidance is clear so that we are comparing full time proposals from all the vendors or part time.

Mr. Boyer stated we need a clear scope of services that we would be able to change as well.

Ms. Giles stated if that is the board's guidance to look for proposals I would need to recruit Katie's recommendation because one of those proposals would most likely be from GMS, just to avoid any perception of a conflict of interest. If that is what the board wants we need to clarify that scope of services and district counsel would send that out to known vendors, but it is a matter of if you want part time or fulltime. The one you gave us today is fulltime, 40 hours.

Mr. Taylor stated I think we can base it on fulltime, get proposals and if we choose to do part time we can scale it back at that time. Just so that everything is apples to apples we should do fulltime. Will Katie draft that?

Ms. Giles stated yes, but we need guidance on that scope of services, fulltime, part time, janitorial.

Mr. Boyer stated this is basically what you have moving it over from the HOA to the CDD and if you change the scope this would be a different coverage.

Ms. Buchanan stated I agree that essentially all the money is coming from the same community but tying into the initial comment at the beginning of the meeting, where is the district on funding and does it have sufficient funds to absorb the cost starting sooner than later? You didn't necessarily have this in the budget for your fiscal year ending September 30.

Mr. Boyer stated at this point the HOA has said they are not funding this position at all or half.

Ms. Giles stated when I got Evergreen's initial proposal during the work week. I did reach out to the accountant and used their initial numbers and that is what is in the budget. The first email I got was \$67,000 and that is what I put in the budget and we can adjust it if necessary. I

used the \$67,000 and worked with the accountant to see if the district had enough funds to bring someone in effective July 1<sup>st</sup> and there is enough money according to the accountant using the \$67,000 divided by 12 months to cover that for July, August and September.

Mr. Boyer stated this proposal was based on it starting in October. I can say we will waive the management fee until October regardless of the decision. The reason John is not here is because I didn't want to have a conversation about John in front of John. Our main focus is taking care of staff first. We would make sure the management fee would come when you could budget for it. Our goal is to make sure the facility is taken care of and that staff is taken care of.

Ms. Buchanan stated I would think all the board members would maybe want to review the scope of work that is in your agenda package and if you have any comments, provide them to me. This scope of work was prepared by Evergreen and it seems to me that they are the most familiar with the project and it is a great starting point. Having said that if someone has thoughts now is the time to incorporate them and then our office has a standard form of request for proposals that we could put together, but this is not something that has to be formally bid, we would just send it to the handful of community managers that work in the Jacksonville area that we all know. Evergreen will of course be part of that process. Marilee referenced Riverside Management that is an affiliate company she has and given the timeframe for which they would need to respond with a new price proposal and as long as everyone is in agreement on the scope of work then we generally would get a consistent apples to apples comparison on those replies to the district.

Mr. O'Reilly stated I would add for history, part of the reason we originally added security several years ago was because we did not have an amenity attendant at the time. We were still pretty young in the number of residents but we were having a lot of visitors at the pool who were not residents so we had security because that was a more cost efficient alternative until we had more need for a fulltime amenity attendant. If you decide to do a full-time amenity attendant that may alleviate some of the security needs.

Mr. Taylor stated I see value in having security under a separate security contract.

Ms. Giles stated as the supervisors consider this so as to not belabor it here, is there a supervisor who wants to work with counsel so we can get all the details for the scope of services? Katie, they can email you individually but what do you think about a point person to work with?

Ms. Buchanan stated everyone can email me individually and we can certainly incorporate comments and circulate the updated draft. It would be helpful to have one person on point just to be able to weigh in on things like deadlines or information they feel is appropriate to be requested.

Ms. Giles stated we are going to table the Evergreen proposal for amenity management and the guidance from the supervisors is Christine will work with district counsel, but all the supervisors are going to email district counsel about the scope of services.

Ms. Bowen asked can the dog waste stations be added to the scope of work?

Ms. Buchanan stated I have seen some proposals in my agenda packages in the area right now, which means they are done with it and it is something to bring on a separate vendor to the board because they don't want to continue to do that type of work.

Ms. Giles stated we would want the proposals at the next meeting so we would have enough time to start the new vendor effective July 1. Do you want to consider these proposals for July 1 and for your FY24 services?

It was the consensus of the board to review the proposals at the next meeting.

**SIXTH ORDER OF BUSINESS**

**Discussion of Greyhawk HOA Termination Letter**

Ms. Giles stated the letter is in your packet and we have heard from Ms. Williams the proposal from the HOA.

The board discussed the termination letter, the lack of funds available to fund amenity facility management at the present time, the reason the HOA originally entered into the agreement, and the need for amenity staffing.

Mr. O'Reilly stated the developer will pay for that. I will volunteer to deficit if Marilee will do an O&M deficit funding request for the amount to bridge that gap then we will deficit fund that. Katie, can I do that?

Ms. Buchanan stated you can do that.

Mr. O'Reilly stated the last thing I want is the HOA and CDD to be adversaries. You are both on the same side and which bucket of money it comes out of I still don't think matters. We will pay for it.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08 Approving the Proposed Budget for Fiscal**

**Year 2024 and Setting a Public Hearing Date to Adopt**

Ms. Buchanan gave an overview of the resolution approving the proposed budget setting the public hearing.

Ms. Giles stated the proposed budget is the maximum that will be assessed. The reserve study before you is a planning tool and Community Advisors gives you the way ahead for the future and how much they recommend your annual reserve contribution be and what the year-end balance should be in your capital reserve fund. Everything you fix does not have to come out of your capital reserve. If it is a small enough expense it can come out of your repair and replacement line and Alex and John would typically keep an eye on those repair and replacement line items under facility and under the amenity side. The big year coming up is 2030 and that is the year for the swimming pool. This is a tool, you don't have to put all \$53,000 into the capital reserve this year, but keep in mind each year builds on the next year to get you to a reserve fund in case you have to spend all \$200,000 on that pool in 2030. I did enter this number into the proposed budget, because we can approve it high this month and reduce if we need to. It is a contributing factor to the 26% increase.

Once we approve the budget we will provide a copy to Clay County as required by Chapter 190, F.S., we will set a public hearing no sooner than 60 days and right now we are looking to set that public hearing date of July 13, 2023. That will give us the full 60 days to submit the certified assessment roll to the county.

There are three parts to the budget; the general fund budget, debt service fund budget and the capital reserve fund budget that is new to this district. The proposal you see today is an increase of \$292 per year or \$24 per month; a 26% increase.

The following line items were discussed, supervisors' fees, fitness equipment lease, special events, amenity management, janitorial, operating reserves, insurance, access cards, pool maintenance.

On MOTION by Mr. Vergara Molero seconded by Mr. Taylor with all in favor Resolution 2023-08 approving the fiscal year 2024 budget and setting the public hearing for July 13, 2023 was approved.

**EIGHTH ORDER OF BUSINESS**

**Review of Capital Reserve Study**

Ms. Giles stated I will be happy to go over this again with anybody who wants to outside of the meeting. You can call at any time.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the Capital Reserve Study was accepted.

**NINTH ORDER OF BUSINESS**

**Discussion of Suspension Letters**

Ms. Buchanan stated essentially your amenity manager and district manager have the right to suspend residents from your facility between meetings if they are in violation of your amenity policies. That is what has happened in this case, traditionally we do a suspension until the next board meeting because we want to give the board the opportunity to review the event as described by the onsite staff and then decide whether the suspension that has already occurred is sufficient or whether you want to extend it. We do give the residents a mailed notice of this meeting time so if they feel like the suspension is unfair they can come to you and present their side of the story as well. With this first suspension you are setting a precedent, I am not in favor of suspending the entire household compared to just suspending the minor’s privileges. Parents are paying to use the amenity center and if they are not actively participating in the problem and the minor is old enough to be independent in their actions I don’t recommend applying the same penalty to parents. That being said, if it is persistent or if it is a younger child that the parents aren’t properly supervising, that is a different situation that you can evaluate as they come up.

It was the consensus of the board to apply the suspension policy as follows: 30 days from time of letter for the victim, non-resident should be trespassed, the person who encouraged the fight 45 days from date of letter and person who encouraged the fight and videoed the fight and brought in the non- resident aggressor 60 days from the date of the letter.

Ms. Giles stated Alex will turn the fobs back on and I will send a letter tomorrow to the parents of the minors.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being none, the next item followed.

**B. District Engineer**

There being none, the next item followed.

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

A copy of the letter from the supervisor of elections indicating that there are 881 registered voters residing within the district was included in the agenda package.

**D. Facility Manager**

**1. Report**

Mr. Boyer gave an overview of the amenity management report, copy of which was included in the agenda package and stated we continue to have the same violation from the health department due to chairs being in the pool.

Mr. Boyer was directed to send an email to the residents to remind them to close umbrellas at the end of the day and chairs are never to be put in the pool.

**2. Monthly Quality Inspection Report**

**ELEVENTH ORDER OF BUSINESS                      Supervisor’s Requests and Audience Comments**

Mr. Taylor stated I want to make sure security is present when they are supposed to be and they are sending in their reports to Evergreen.

Mr. Lopez stated I spoke with security and they told me they don’t have enough staff and sometimes they are pulled off to go to Eagle Landing on our time.

Ms. Giles stated I will take that issue.

Mr. Lopez asked the list of things I sent after the last meeting, have any of those been touched on?

Mr. Vergara Molero stated a lot of your items dealt with items that have budget constraints.

Mr. Lopez stated if a donation is needed for a DVR system, I don’t mind. Can we get it monitored by CCSO?

Ms. Giles stated the WIFI is being worked on.

Mr. Lopez asked has the stand alone soap dispenser been installed?

Mr. Boyer stated no. I have to have the board’s approval and recommendation on that. We have not been directed to do that.

Mr. Lopez stated the window in the amenity area that is open to air.

Mr. Boyer stated John is working with someone to install some bars.

**TWELFTH ORDER OF BUSINESS                      Financial Reports**

**A.    Financial Statements as of April 30, 2023**

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

**B.    Check Register**

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

**THIRTEENTH ORDER OF BUSINESS                      Next Scheduled Meeting – June 8, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated the next scheduled meeting will be June 8<sup>th</sup> at 3:30 p.m. in the same location.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the meeting adjourned at 5:33 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

*FIFTH ORDER OF BUSINESS*

## SUSPENSION AND TERMINATION OF ACCESS RULE

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

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

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

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

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

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

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

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

(with the exception of special assessments);

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

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

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

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

warranted by the circumstances, and/or any Administrative Reimbursement.

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

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

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

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

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

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

d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage

Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

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

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

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

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

**13. Legal Action; Criminal Prosecution; Trespass.** If any person is found to have

committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

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

*SIXTH ORDER OF BUSINESS*

**RESOLUTION 2023-09**

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

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

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

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

**SECTION 1.** The Board intends to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“**Policy**”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on July 13, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065, .

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

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

**PASSED AND ADOPTED** this 8th day of June, 2023.

ATTEST:

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**EXHIBIT A:** Rules Relating to Overnight Parking and Parking Enforcement

**EXHIBIT A**

Rules Relating to Overnight Parking and Parking Enforcement

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**  
**RULE RELATING TO PARKING AND PARKING ENFORCEMENT**

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

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

**SECTION 2. DEFINITIONS.**

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

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

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

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.**

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

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

#### **SECTION 5. EXCEPTIONS.**

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

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

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

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

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

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

#### **SECTION 6. TOWING/REMOVAL PROCEDURES.**

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

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

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

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

#### **EXHIBIT A – *Map of Tow-Away Zones***

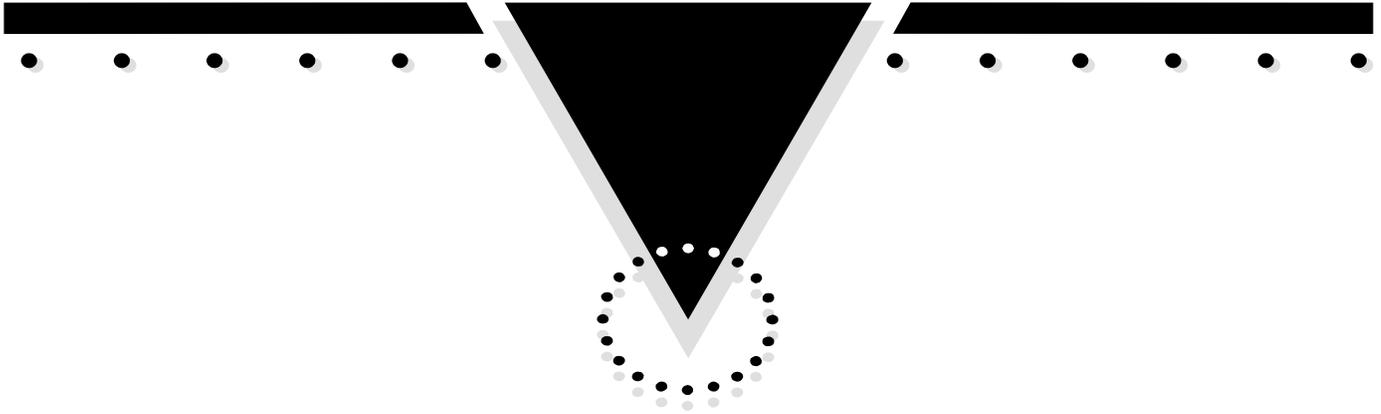
Specific Authority: §§ 120.54, 190.011(5), and 190.041, *Fla. Stat.*

Effective date: \_\_\_\_\_, 2023

**EXHIBIT A**  
**MAP OF TOW-AWAY ZONES**



*SEVENTH ORDER OF BUSINESS*



# Armstrong Community Development District

Approved Budget  
FY 2024



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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	Approved Budget FY2024
<b>Revenues</b>					
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
<b>Total Revenues</b>	<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
<b>Total Administrative</b>	<b>\$117,269</b>	<b>\$61,634</b>	<b>\$51,838</b>	<b>\$113,472</b>	<b>\$124,803</b>

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

# 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	Approved 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.

Description	Weekly	Annually
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.

Account #	Description	Monthly	Annually
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.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
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.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
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.

Description	Monthly	Annually
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.

Description	Monthly	Annually
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.

Account #	Description	Monthly	Annually
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.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
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.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
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.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
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.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
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	Approved 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>

**Expenditures**

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

# 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	Approved 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	Approved 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>

*NINTH ORDER OF BUSINESS*

*B.*

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
2019A BONDS  
REQUISITION SUMMARY**

**June 8, 2023**

<b>2019A REQUISITIONS TO BE APPROVED</b>					<b>Requisition Amount</b>
6/1/2023	103	Jax Utilities Management, Inc.	Greyhawk Ph1 & 2 PunchOut - Invoice 232340L		\$ 56,660.00
<b>TOTAL REQUISITIONS TO BE APPROVED \$</b>					<b>56,660.00</b>

*D.*

*1.*

# Armstrong CDD



**EVERGREEN**

LIFESTYLES MANAGEMENT

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

## Amenities

### Overview

- *Gym is being utilized at a fairly heavy pace.*
- *Gym rowing machine has been repaired and maintenance performed on all equipment*

### Facility Usage & Updates

- *Medium to heavy overall amenity usage, pool is now very busy.*
- *An uptick of chairs being left in pool or thrown into center of pool, this does not help chlorine issue.*
- *A lot of "Fence Jumpers" have been turned away, several confrontations with teens about trespassing on private property. Fire extinguisher was discharged in common area, huge mess was cleaned up.*

### Amenity Pool/ Covered Patio

- *The pool had a large hole in marcite that was repaired quickly and pool reopened before memorial day.*
- *We must continue maintain our chlorine to keep open.*
- *Chairs being left in the is still a big problem.*

### 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.*
- *Window latches installed on Patio window.*

**New Projects and Proposals**

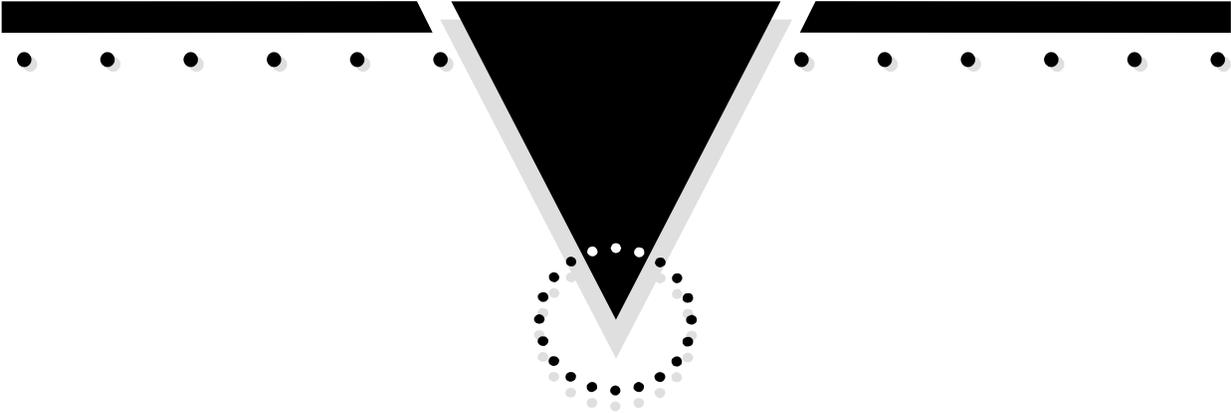
## **Lifestyles**

**Events Updates**

***Other:*** Attachments

*ELEVENTH ORDER OF BUSINESS*

*A.*



**Armstrong  
Community Development District**

**Unaudited Financial Reporting  
May 31, 2023**



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

	<u>Governmental Fund Types</u>			<u>Totals (Memorandum Only) 2023</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b><u>ASSETS:</u></b>				
Cash	\$68,432	---	---	\$68,432
Investments:				
Custody Account	\$313,869	---	---	\$313,869
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$184,430	---	\$184,430
Acquisition/Construction	---	---	\$14,245	\$14,245
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Prepayment	---	\$97	---	\$97
Acquisition/Construction	---	---	\$275	\$275
<u>Series 2019</u>				
Reserve	---	\$411,000	---	\$411,000
Revenue	---	\$287,584	---	\$287,584
Prepayment	---	\$350	---	\$350
Acquisition/Construction	---	---	\$32,425	\$32,425
Due from Armstrong Owners' Association	\$1,670	---	---	\$1,670
<b>TOTAL ASSETS</b>	<b>\$383,971</b>	<b>\$1,165,172</b>	<b>\$46,945</b>	<b>\$1,596,088</b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	---	---	---	\$0
Due to Construction	\$24,247	---	---	\$24,247
<b><u>FUND BALANCES:</u></b>				
Restricted for Debt Service	---	\$1,165,172	---	\$1,165,172
Restricted for Capital Projects	---	---	\$46,945	\$46,945
Unassigned	\$359,724	---	---	\$359,724
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$383,971</b>	<b>\$1,165,172</b>	<b>\$46,945</b>	<b>\$1,596,088</b>

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

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
<b><u>REVENUES:</u></b>				
Assessments - Net	\$504,612	\$503,176	\$503,176	\$0
Cost Share - Tynes Blvd.	\$14,500	\$9,667	\$13,340	\$3,674
Interest	\$0	\$0	\$4,351	\$4,351
Rental Income	\$0	\$0	\$250	\$250
<b>TOTAL REVENUES</b>	<b>\$519,112</b>	<b>\$512,843</b>	<b>\$521,118</b>	<b>\$8,275</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Administrative</u></b>				
Supervisors Fees	\$9,600	\$6,400	\$4,800	\$1,600
FICA Expense	\$734	\$490	\$367	\$122
Engineering Fees	\$6,000	\$4,000	\$2,364	\$1,636
Arbitrage	\$1,100	\$1,100	\$1,100	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$4,667	\$4,667	\$0
Attorney Fees	\$12,000	\$8,000	\$7,992	\$8
Annual Audit	\$4,050	\$0	\$0	\$0
Trustee Fees	\$7,800	\$7,800	\$7,758	\$42
Management Fees	\$47,250	\$31,500	\$31,500	\$0
Information Technology	\$1,800	\$1,200	\$1,200	\$0
Telephone	\$350	\$233	\$154	\$79
Postage	\$600	\$400	\$61	\$339
Insurance	\$7,360	\$7,360	\$6,587	\$773
Printing & Binding	\$1,500	\$1,000	\$286	\$714
Legal Advertising	\$2,500	\$1,667	\$538	\$1,129
Other Current Charges	\$600	\$400	\$64	\$336
Website Administration	\$1,250	\$833	\$833	(\$0)
Office Supplies	\$250	\$167	\$3	\$163
Travel Per Diem	\$350	\$233	\$0	\$233
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$117,269</b>	<b>\$82,625</b>	<b>\$75,450</b>	<b>\$7,175</b>
<b><u>Field</u></b>				
Security	\$45,000	\$30,000	\$30,957	(\$957)
Electric	\$2,000	\$1,333	\$869	\$465
Water & Sewer/Irrigation	\$36,000	\$24,000	\$21,373	\$2,627
Repairs & Maintenance	\$5,000	\$3,333	\$2,738	\$595
Landscape Contract	\$93,217	\$62,145	\$51,787	\$10,358
Landscape Contingency	\$5,000	\$3,333	\$0	\$3,333
Landscape Pond Banks	\$15,248	\$10,165	\$8,571	\$1,594
Lake Maintenance	\$12,537	\$8,358	\$7,960	\$398
Irrigation Repairs	\$10,000	\$6,667	\$0	\$6,667
<b>Total Field</b>	<b>\$224,002</b>	<b>\$149,335</b>	<b>\$124,255</b>	<b>\$25,080</b>

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

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
<b><u>Amenity Center</u></b>				
Insurance	\$28,700	\$28,700	\$25,711	\$2,989
Phone/Internet/Cable	\$3,000	\$2,000	\$1,696	\$304
Electric	\$16,000	\$10,667	\$11,475	(\$808)
Water/Irrigation	\$7,500	\$5,000	\$4,827	\$173
Gas	\$1,500	\$1,000	\$775	\$225
Refuse Service	\$3,500	\$2,333	\$2,420	(\$86)
Access Cards	\$2,500	\$1,667	\$4,633	(\$2,966)
Landscape Contract	\$33,259	\$22,173	\$18,477	\$3,696
Fitness Equipment Lease	\$12,737	\$8,491	\$9,906	(\$1,415)
Janitorial Services	\$13,016	\$8,677	\$9,049	(\$372)
Janitorial Supplies	\$4,000	\$2,667	\$975	\$1,691
Pool Maintenance	\$17,300	\$11,533	\$13,727	(\$2,194)
Repairs & Maintenance	\$10,000	\$6,667	\$2,044	\$4,622
Fitness Center Repairs/Supplies	\$2,500	\$1,667	\$2,805	(\$1,138)
Office Supplies	\$500	\$333	\$60	\$273
ASCAP/BMI License Fees	\$500	\$333	\$0	\$333
Pest Control	\$800	\$533	\$270	\$263
Contingency	\$3,000	\$2,000	\$3,476	(\$1,476)
Operating Reserve	\$17,529	\$11,686	\$0	\$11,686
<b>Total Amenity Center</b>	<b>\$177,841</b>	<b>\$128,127</b>	<b>\$112,327</b>	<b>\$15,801</b>
<b>TOTAL EXPENDITURES</b>	<b>\$519,112</b>	<b>\$360,087</b>	<b>\$312,031</b>	<b>\$48,055</b>
Excess (deficiency) of revenues over (under) expenditures	(\$0)	\$152,756	\$209,087	\$56,330
Net change in Fund Balance	(\$0)	\$152,756	\$209,087	\$56,330
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$150,637</b>	
<b>FUND BALANCE - ENDING</b>	<b>(\$0)</b>		<b>\$359,724</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 May 31, 2023**

	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
<b>REVENUES:</b>				
Assessments - Series 2017A	\$265,819	\$265,062	\$265,062	\$0
Interest Income	\$0	\$0	\$7,716	\$7,716
<b>TOTAL REVENUES</b>	<b>\$265,819</b>	<b>\$265,062</b>	<b>\$272,779</b>	<b>\$7,716</b>
<b>EXPENDITURES:</b>				
<b>Series 2017A</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	\$93,900	\$93,900	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$264,159</b>	<b>\$264,159</b>	<b>\$264,159</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$1,659</b>	<b>\$903</b>	<b>\$8,619</b>	<b>\$7,716</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$4,360)	(\$4,360)
<b>TOTAL SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$4,360)</b>	<b>(\$4,360)</b>
Net change in Fund Balance	<b>\$1,659</b>	<b>\$903</b>	<b>\$4,260</b>	<b>\$3,357</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$180,154</b>		<b>\$461,978</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$181,813</b>		<b>\$466,238</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 May 31, 2023**

	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
<b>REVENUES:</b>				
Assessments - 2019	\$411,185	\$409,699	\$409,699	\$0
Interest Income	\$0	\$0	\$11,462	\$11,462
<b>TOTAL REVENUES</b>	<b>\$411,185</b>	<b>\$409,699</b>	<b>\$421,161</b>	<b>\$11,462</b>
<b>EXPENDITURES:</b>				
<b>Series 2019</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	\$132,956	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$408,100</b>	<b>\$408,100</b>	<b>\$408,100</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$3,085</b>	<b>\$1,599</b>	<b>\$13,061</b>	<b>\$11,462</b>
<b>Other Financing Sources/(Uses):</b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$6,691)	(\$6,691)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$6,691)</b>	<b>(\$6,691)</b>
Net change in Fund Balance	<b>\$3,085</b>	<b>\$1,599</b>	<b>\$6,370</b>	<b>\$4,771</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$280,159</b>		<b>\$692,564</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$283,244</b>		<b>\$698,934</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 May 31, 2023**

	ADOPTED BUDGET	PRORATED THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$184	\$184
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$184</b>	<b>\$184</b>
<b><u>EXPENDITURES:</u></b>				
Improvements - A	\$0	\$0	\$0	\$0
Improvements - B	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</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>184</b>	<b>184</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$4,360	\$4,360
<b>TOTAL SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,360</b>	<b>\$4,360</b>
Net change in Fund Balance	<b>\$0</b>	<b>\$0</b>	<b>\$4,544</b>	<b>\$4,544</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$9,976</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$14,520</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 May 31, 2023**

	ADOPTED BUDGET	PRORATED THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$688	\$688
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$688</b>	<b>\$688</b>
<b><u>EXPENDITURES:</u></b>				
Improvements	\$0	\$0	\$19,333	(\$19,333)
<b>TOTAL EXPENDITURES</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>(\$18,645)</b>	<b>(\$18,645)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer Out	\$0	\$0	\$6,691	\$6,691
<b>TOTAL SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,691</b>	<b>\$6,691</b>
Net change in Fund Balance	<b>\$0</b>	<b>\$0</b>	<b>(\$11,954)</b>	<b>(\$11,954)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$44,379</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$32,425</b>	

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

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
<b>Revenues:</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	\$1,670	\$0	\$0	\$0	\$0	\$13,340
Interest	\$150	\$112	\$21	\$522	\$907	\$731	\$880	\$1,029	\$0	\$0	\$0	\$0	\$4,351
Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$250
<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>\$2,949</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$521,118</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisor Fees	\$600	\$0	\$0	\$800	\$800	\$800	\$800	\$1,000	\$0	\$0	\$0	\$0	\$4,800
FICA Expense	\$46	\$0	\$0	\$61	\$61	\$61	\$61	\$77	\$0	\$0	\$0	\$0	\$367
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	\$583	\$0	\$0	\$0	\$0	\$4,667
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	\$3,938	\$0	\$0	\$0	\$0	\$31,500
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$1,200
Telephone	\$28	\$0	\$19	\$0	\$3	\$23	\$36	\$46	\$0	\$0	\$0	\$0	\$154
Postage	\$0	\$7	\$9	\$10	\$12	\$4	\$5	\$14	\$0	\$0	\$0	\$0	\$61
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	\$70	\$0	\$0	\$0	\$0	\$286
Legal Advertising	\$156	\$0	\$43	\$44	\$44	\$86	\$121	\$44	\$0	\$0	\$0	\$0	\$538
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	\$104	\$0	\$0	\$0	\$0	\$833
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>\$6,026</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$75,450</b>

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

<i>Field</i>	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
Security	\$3,498	\$4,145	\$3,950	\$4,223	\$3,498	\$4,223	\$3,573	\$3,848	\$0	\$0	\$0	\$0	\$30,957
Electric	\$100	\$102	\$103	\$101	\$172	\$84	\$104	\$103	\$0	\$0	\$0	\$0	\$869
Water & Sewer/Irrigation	\$2,861	\$3,144	\$2,964	\$2,806	\$2,633	\$2,479	\$2,111	\$2,374	\$0	\$0	\$0	\$0	\$21,373
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	\$995	\$0	\$0	\$0	\$0	\$7,960
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>\$15,537</b>	<b>\$7,320</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$124,255</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	\$389	\$0	\$0	\$0	\$0	\$1,696
Electric	\$1,809	\$1,542	\$1,516	\$1,548	\$1,437	\$1,265	\$1,214	\$1,144	\$0	\$0	\$0	\$0	\$11,475
Water/Irrigation	\$634	\$699	\$659	\$704	\$727	\$488	\$461	\$455	\$0	\$0	\$0	\$0	\$4,827
Gas	\$103	\$76	\$184	\$86	\$85	\$141	\$101	\$0	\$0	\$0	\$0	\$0	\$775
Refuse Service	\$262	\$262	\$262	\$327	\$327	\$327	\$327	\$327	\$0	\$0	\$0	\$0	\$2,420
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	\$1,131	\$0	\$0	\$0	\$0	\$9,049
Janitorial Supplies	\$145	\$0	\$0	\$142	\$212	\$231	\$245	\$0	\$0	\$0	\$0	\$0	\$975
Pool Maintenance	\$2,160	\$1,150	\$5,293	\$1,150	\$1,150	\$1,150	\$1,500	\$175	\$0	\$0	\$0	\$0	\$13,727
Repairs & Maintenance	\$380	\$296	\$155	\$593	\$155	\$155	\$155	\$155	\$0	\$0	\$0	\$0	\$2,044
Fitness Center Repairs/Supplies	\$395	\$175	\$0	\$395	\$415	\$0	\$1,157	\$268	\$0	\$0	\$0	\$0	\$2,805
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	\$45	\$45	\$0	\$0	\$0	\$0	\$270
Contingency	\$18	\$266	\$0	\$44	\$2	\$1,031	\$2,116	\$0	\$0	\$0	\$0	\$0	\$3,476
<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>\$12,507</b>	<b>\$4,088</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$112,327</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>\$33,871</b>	<b>\$17,435</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$312,031</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>(\$30,252)</b>	<b>(\$14,486)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$209,087</b>

**ARMSTRONG  
COMMUNITY DEVELOPMENT DISTRICT**

**Long Term Debt**

I.	Bond Issue:	<b><u>Series 2017A Special Assessment Bonds</u></b>		
	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:		<u><u>\$3,755,000</u></u>	
	Reserve Requirement:		\$265,819	
	Reserve Fund Balance:		\$265,819	
II.	Bond Issue:	<b><u>Series 2017B Special Assessment Bonds</u></b>		
	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:		<u><u>\$0</u></u>	
	Reserve Requirement:		\$0	
	Reserve Fund Balance:		\$15,889	
	Reserve Fund Requirement:		Lesser of:	
			(i) <b>Max Annual Debt Service for Bonds Outstanding</b>	
			(ii) 125% of Average Debt Service for Bonds Outstanding	
			(iii) 10% of Original proceeds	
III.	Bond Issue:	<b><u>Series 2019A Special Assessment Bonds (Area 2)</u></b>		
	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:		<u><u>\$6,835,000</u></u>	
	Reserve Requirement:		\$411,950	
	Reserve Fund Balance:		\$411,000	
	Reserve Fund Requirement:		(i) <b>Max Annual Debt Service for Bonds Outstanding</b>	
			(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 May 31, 2023**

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,609.25
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$5,781.55
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 May 31, 2023</b>	<b><u><u>\$14,519.96</u></u></b>

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

Book Balance of Construction Fund at May 31, 2023	\$14,519.96
Contracts in place at May 31, 2023	

**3. Investments - US Bank**

May 31, 2023	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$14,519.96
			Due from Developer		\$0.00
			ADJ: Outstanding Requisitions		\$0.00
					<b><u><u>\$14,519.96</u></u></b>

Armstrong Community Development District  
Series 2017

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

Armstrong Community Development District  
Series 2017

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

Armstrong Community Development District  
Series 2017

SUMMARY:	
BOND PROCEEDS	\$6,111,819.56
DEVELOPER CONTRIBUTIONS	\$2,599,016.82
INT REC'D TO DATE	\$9,609.24
TRANS FROM DEBT SERVICE	\$5,781.55
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
<b>BALANCE</b>	<b>\$14,519.96</b>

RECONCILIATION	
TRUST STATEMENT	\$14,519.96
O/S REQ.	\$0.00
ADJ BALANCE	\$14,519.96
DEVELOPER CONTRIBUTIONS REC'V	\$0.00
<b>VARIANCE</b>	<b>(\$0.00)</b>

Developer Contributions:			
2/28/19	\$186,863.26	\$73,848.09	
3/20/19	\$258,769.58	\$135,875.16	
4/23/19	\$224,376.94	\$166,737.87	
5/13/19	\$337,241.90	\$244,209.64	
6/19/19	\$216,938.82	\$157,093.62	
7/24/19	\$386,918.02		
8/15/19	\$210,143.92		
9/17/19	\$7,561.10		
6/24/21	(\$7,561.10)		
<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
	<b>\$0.77</b>	<b>\$0.00</b>		<b>\$14.12</b>
Oct-21	\$0.04	\$0.00		\$1.16
Nov-21	\$0.04	\$0.00		\$1.20
Dec-21	\$0.04	\$0.00		\$1.16
Jan-22	\$0.04	\$0.00		\$1.20
Feb-22	\$0.04	\$0.00		\$1.20
Mar-22	\$0.04	\$0.00		\$1.08
Apr-22	\$0.04	\$0.00		\$1.20
May-22	\$0.04	\$0.00		\$1.16
Jun-22	\$0.04	\$0.00		\$1.20
Jul-22	\$0.04	\$0.00		\$1.16
Aug-22	\$0.04	\$0.00		\$1.20
Sep-22	\$6.44	\$0.01		\$185.81
	<b>\$6.88</b>	<b>\$0.01</b>		<b>\$198.73</b>
Oct-22	\$12.26	\$0.03		\$347.31
Nov-22	\$15.52	\$0.07		\$426.04
Dec-22	\$17.14	\$0.11		\$451.51
Jan-23	\$20.81	\$0.18		\$526.37
Feb-23	\$23.09	\$0.25		\$559.94
Mar-23	\$21.99	\$0.28		\$507.84
Apr-23	\$30.91	\$0.45		\$685.36
May-23	\$40.47	\$0.68		\$855.15
	<b>\$182.19</b>	<b>\$2.05</b>		<b>\$4,359.52</b>

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

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

Opening Balance in Construction Account - Series 2019		\$6,768,742.71
Source of Funds:		
Interest Earned on Series 2019		\$2,126.01
Developer Contributions/Add'l Revenue		\$3,605,067.16
Transfer from Debt Service		\$6,691.21
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 May 31, 2023</b>		<b>\$32,424.93</b>

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

Book Balance of Construction Fund at May 31, 2023	\$32,424.93
Contracts in place at May 31, 2023	

**3. Investments - US Bank**

May 31, 2023	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$32,424.93
			Due fom Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<b>\$32,424.93</b>

Armstrong Community Development District  
Series 2019

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

## Armstrong Community Development District Series 2019

62	1/27/21	Besch and Smith	\$192,841.01	\$192,841.01	\$81,227.70	\$84,613.31	\$27,000.00				
63	1/27/21	The Tree Amigos Outdoor Services	\$62,283.00	\$62,283.00					\$62,283.00		
64	1/27/21	ECS Florida, LLC	\$950.00	\$950.00							\$950.00
65	1/27/21	Eisman & Russo	\$7,630.48	\$7,630.48							\$7,630.48
66	1/27/21	Eisman & Russo	\$6,750.04	\$6,750.04							\$6,750.04
67	1/27/21	The Tree Amigos Outdoor Services	\$97,267.00	\$97,267.00					\$97,267.00		
68	1/27/21	England Thims & Miller	\$2,119.72	\$2,119.72							\$2,119.72
69	1/27/21	Besch and Smith	\$279,255.93	\$279,255.93	\$114,300.00	\$65,549.89	\$99,406.04				
70	1/27/21	ECS Florida, LLC	\$1,000.00	\$1,000.00							\$1,000.00
71	3/1/21	Besch and Smith	\$558,487.01	\$558,487.01	\$306,272.19	\$144,018.28	\$108,196.54				
72	3/2/21	Armstrong CDD	\$202.40	\$202.40							\$202.40
73	3/2/21	England Thims & Miller	\$202.40	\$202.40							\$202.40
74	4/1/21	England Thims & Miller	\$4,906.50	\$4,906.50							\$4,906.50
75	4/1/21	England Thims & Miller	\$800.00	\$800.00							\$800.00
76	4/1/21	Eisman & Russo	\$5,796.23	\$5,796.23							\$5,796.23
77	4/1/21	Besch and Smith	\$260,102.21	\$260,102.21	\$185,440.93	\$36,861.28	\$37,800.00				
78	4/1/21	England Thims & Miller	\$1,933.61	\$1,933.61							\$1,933.61
79	4/27/21	Eisman & Russo	\$3,375.02	\$3,375.02							\$3,375.02
80	4/27/21	Besch and Smith	\$109,490.42	\$109,490.42	\$39,806.71	\$54,766.90	\$14,916.81				
80A	5/28/21	England Thims & Miller	\$4,726.50	\$4,726.50							\$4,726.50
81	5/28/21	Armstrong CDD	\$6,000.08	\$6,000.08			\$6,000.08				
82	5/28/21	England Thims & Miller	\$414.93	\$414.93							\$414.93
83	5/28/21	England Thims & Miller	\$75.27	\$75.27							\$75.27
84	5/28/21	England Thims & Miller	\$1,284.75	\$1,284.75							\$1,284.75
85	5/28/21	Eisman & Russo	\$953.81	\$953.81							\$953.81
	6/15/21	Reimbursement - Req.81	(\$1,126.24)	(\$1,126.24)			(\$1,126.24)				
87	6/18/21	Besch and Smith	\$6,272.81	\$6,272.81			\$6,272.81				
88	6/18/21	Armstrong CDD	\$2,500.00	\$2,500.00		\$2,500.00					
89	6/18/21	Armstrong CDD	\$5,892.00	\$5,892.00				\$5,892.00			
90	6/18/21	England Thims & Miller	\$5,791.00	\$5,791.00							\$5,791.00
91	7/30/21	Besch and Smith	\$319,589.71	\$319,589.71	\$120,804.91	\$93,959.37	\$104,825.43				
92	7/31/21	England Thims & Miller	\$155.25	\$155.25							\$155.25
93	7/30/21	Eisman & Russo	\$143.74	\$143.74							\$143.74
94	7/30/21	The Tree Amigos Outdoor Services	\$125,336.00	\$125,336.00					\$125,336.00		
95	7/30/21	The Tree Amigos Outdoor Services	\$7,800.00	\$7,800.00					\$7,800.00		
96	9/10/21	VOID	\$0.00	\$0.00					\$0.00		
97	9/10/21	Security Engineering and Design	\$1,473.00	\$1,473.00							\$1,473.00
98	1/13/22	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		
<b>Grand Total</b>			<b>\$10,350,202.16</b>	<b>\$9,952,895.02</b>	<b>\$2,357,468.68</b>	<b>\$1,822,373.13</b>	<b>\$2,030,236.05</b>	<b>\$2,671,439.84</b>	<b>\$589,575.62</b>	<b>\$0.00</b>	<b>\$481,800.70</b>

<b>SUMMARY:</b>	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,605,067.16
INT REC'D TO DATE	\$2,126.01
TRANSFER FROM DEBT SERVICE	\$6,691.21
LESS: REQ. PAID	(\$10,350,202.16)
<b>BALANCE</b>	<b>\$32,424.93</b>

<b>RECONCILIATION</b>	
TRUST STATEMENT	\$32,424.93
O/S REQ.	\$0.00
ADJ BALANCE	\$32,424.93
<b>VARIANCE</b>	<b>(\$0.00)</b>

Add'l Revenue/Developer Contributions:

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

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

Oct-20	\$0.12	\$0.00
Nov-20	\$0.43	\$0.00
Dec-20	\$0.25	\$0.00
Jan-21	\$0.24	\$0.00
Feb-21	\$0.34	\$0.00
Mar-21	\$0.00	\$0.00
Apr-21	\$0.00	\$0.00
May-21	\$0.07	\$0.00
Jun-21	\$0.07	\$0.00
Jul-21	\$0.09	\$0.00
Aug-21	\$0.32	\$0.00
Sep-21	\$0.32	\$0.00
<b>\$2.25</b>		<b>\$0.00</b>

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

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
May-23	\$131.04	\$0.00
<b>\$687.98</b>		<b>\$0.00</b>



*B.*

# Armstrong Community Development District

## Summary of Check Register

May 1, 2023 to May 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	5/3/23	924-928	\$ 10,153.47
	5/9/23	929-934	\$ 6,637.29
	5/15/23	935-936	\$ 1,347.73
	5/22/23	937-939	\$ 3,196.85
	5/30/23	940-943	\$ 2,657.10
			\$ 23,992.44
			<b>\$ 23,992.44</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/03/23	00062	5/01/23 32013014	202305 330-57200-46300	JANITORIAL SERVICES MAY23	*	1,131.14	
				NORTH FLORIDA BUILDING MAINT. LLC			1,131.14 000924
5/03/23	00071	4/28/23 1597	202304 320-53800-49100	REMAINDER-CAP.RES.STUDY	*	2,000.00	
				COMMUNITY ADVISORS LLC			2,000.00 000925
5/03/23	00054	5/01/23 2305	202305 330-57200-46000	PET STATION MAINT MAY23	*	155.00	
				DOODY DADDY			155.00 000926
5/03/23	00001	5/01/23 93	202305 310-51300-34000	MANAGEMENT FEES MAY23	*	3,937.50	
		5/01/23 93	202305 310-51300-49500	WEBSITE ADMIN MAY23	*	104.17	
		5/01/23 93	202305 310-51300-35100	INFORMATION TECH MAY23	*	150.00	
		5/01/23 93	202305 310-51300-31300	DISSEMINATION FEE MAY23	*	583.33	
		5/01/23 93	202305 310-51300-51000	OFFICE SUPPLIES	*	.36	
		5/01/23 93	202305 310-51300-42000	POSTAGE	*	14.00	
		5/01/23 93	202305 310-51300-42500	COPIES	*	70.05	
		5/01/23 93	202305 310-51300-41000	TELEPHONE	*	45.92	
				GOVERNMENTAL MANAGEMENT SERVICES			4,905.33 000927
5/03/23	00061	4/28/23 3210569	202303 310-51300-31500	MTG/AMNTY MGMT/DEBT SVC	*	1,962.00	
				KUTAK ROCK LLP			1,962.00 000928
5/09/23	00034	5/08/23 495	202304 330-57200-34500	SCRTY 04/17/23 - 04/30/23	*	1,574.10	
				BUSINESS INVESTMENT HOLDINGS DBA			1,574.10 000929
5/09/23	00016	5/04/23 567729MA	202305 320-53800-43100	3518 ROYAL PINES DR IRRG	*	1,139.97	
		5/04/23 568411MA	202305 320-53800-43100	3682 ROYAL PINES DR IRRG	*	489.88	
		5/04/23 574046MA	202305 330-57200-43100	3645 ROYAL PINES DR POOL	*	141.17	
		5/04/23 574047MA	202305 330-57200-43100	3645 ROYAL PINES DR CLBHS	*	313.58	

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/04/23		574048MA	202305	320-53800-43100					3645 ROYAL PINES DR IRRG	*	183.64		
5/04/23		577060MA	202305	320-53800-43100					875 TYNE BLVD IRRG-MAY23	*	138.48		
5/04/23		577061MA	202305	320-53800-43100					705 TYNES BLVD IRRG-MAY23	*	42.97		
5/04/23		586607MA	202305	320-53800-43100					3976 HEATHERBROOK PL IRRG	*	55.72		
5/04/23		586608MA	202305	320-53800-43100					4121 HEATHERBROOK PL IRRG	*	69.32		
5/04/23		588041MA	202305	320-53800-43100					3846 SUNBERRY LN IRRG	*	84.75		
5/04/23		594522MA	202305	320-53800-43100					4173 HEATHERBROOK PLACE	*	65.92		
5/04/23		596272MA	202305	320-53800-43100					1980 AMBERLY DR - MAY23	*	42.97		
5/04/23		596274MA	202305	320-53800-43100					544 TYNES BLVD - MAY23	*	60.82		
CLAY COUNTY UTILITY AUTHORITY											2,829.19	000930	
5/09/23	00007	5/04/23	2023-252	202305	310-51300-48000				NOT.OF MEETING 05/11/23	*	44.00		
OSTEEN MEDIA GROUP											44.00	000931	
5/09/23	00025	4/30/23	APR 23-1	202304	330-57200-46700				APR 23 - POOL MAINTENANCE	*	1,150.00		
CROWN POOLS, INC.											1,150.00	000932	
5/09/23	00070	4/24/23	51208436	202304	330-57200-46500				MTHLY PEST CONTROL APR23	*	45.00		
ARROW EXTERMINATORS INC DBA											45.00	000933	
5/09/23	00019	5/01/23	7305	202305	320-53800-46800				LAKE MAINTENANCE MAY23	*	995.00		
SITEX AQUATICS											995.00	000934	
5/15/23	00100	5/11/23	9054872M	202305	320-53800-43000				3599 ROYAL PINES DR IRRG	*	41.00		
5/11/23		9082120M	202305	330-57200-43000					3645 ROYAL PINES DR AMNTY	*	1,144.00		
5/11/23		9082351M	202305	320-53800-43000					705 TYNES BLVD IRRG-MAY23	*	31.00		
5/11/23		9143346M	202305	320-53800-43000					3814 ROYAL PINES - MAY23	*	31.14		
CLAY ELECTRIC COOPERATIVE, INC.											1,247.14	000935	
ARMS ARMSTRONG TVISCARRA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/15/23	00027	5/05/23	22100762	202304	330	57200	43200		3645 ROYAL PINES DR-APR23	*	100.59		
									TECO			100.59	000936
5/22/23	00034	5/22/23	496	202305	330	57200	34500		SCRTY 05/01/23 - 05/14/23	*	1,749.00		
									BUSINESS INVESTMENT HOLDINGS DBA			1,749.00	000937
5/22/23	00020	4/30/23	ARMCD042	202304	330	57200	46100		RPR ROWER TANK/BCK/SHELL	*	1,157.14		
		4/30/23	ARMCD042	202304	320	53800	49100		DIVVY 10% FEE - APR23	*	115.71		
									EVERGREEN LIFESTYLES MANAGEMENT LLC			1,272.85	000938
5/22/23	00051	5/01/23	10-60-18	202305	330	57200	46700		POOL PERMIT 10-60-1882555	*	175.00		
									FLORIDA DEPARTMENT OF HEALTH IN			175.00	000939
5/30/23	00034	5/29/23	497	202305	330	57200	34500		SCRTY 05/15/23 - 05/28/23	*	2,098.80		
									BUSINESS INVESTMENT HOLDINGS DBA			2,098.80	000940
5/30/23	00062	5/26/23	52013005	202305	330	57200	46400		3MULTIFOLD/CENTR PULL/2TP	*	245.33		
									NORTH FLORIDA BUILDING MAINT. LLC			245.33	000941
5/30/23	00070	5/19/23	51617696	202305	330	57200	46500		MTHLY PEST CONTROL MAY23	*	45.00		
									ARROW EXTERMINATORS INC DBA			45.00	000942
5/30/23	00032	5/26/23	101868	202305	330	57200	46100		SHIP TANK FOR LF ROWER	*	267.97		
									SOUTHEAST FITNESS REPAIR			267.97	000943
TOTAL FOR BANK A											23,992.44		
TOTAL FOR REGISTER											23,992.44		

ARMS ARMSTRONG TVISCARRA



**APPROVED**

By Alex Boyer at 1:37 pm, May 01, 2023

Amenity-Janitorial

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

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

Invoice Number: 32013014192  
Invoice Date: 5/1/2023  
Due Date: 5/31/2023

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

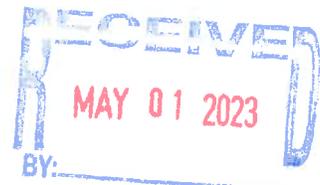
Bill To: Armstrong CDD  
3645 Royal Pines Drive  
Orange Park, FL 32065  
USA

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

#62  
920 872-443

PO #	Customer ID	FSM	Payment Terms	Service Dates	
	01013101295	Ray Flores	Net 30 days	05/01/23 to 05/31/23	
Item #	Description	Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services	31013100635	1	1,131.14	1,131.14

Subtotal: 1131.14  
Sales Tax: 0.00  
Total Due: \$1,131.14





10459 Hunters Creek Court  
Jacksonville, Florida 32256

**Invoice**

Date	Invoice #
4/28/2023	1597
Project #	1910

Bill To

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

**RECEIVED**  
APR 28 2023  
BY: \_\_\_\_\_

Description	Amount
Balance of Professional Fee  #71 320-538-491	2,000.00

E-mail	
csheppard@communityadvisors.com	
Phone #	904-303-3275

<b>Pay This Amount</b>	<b>\$2,000.00</b>
------------------------	-------------------

Terms	Due on receipt
-------	----------------

**APPROVED**

By Alex Boyer at 12:41 pm, May 02, 2023

Field-General Maintenance



#84  
320-572-46



May 1, 2023

Invoice No. 2305

INVOICE

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

DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - <u>May</u> <ul style="list-style-type: none"><li><u>Pet Waste Station Maintenance</u></li></ul>	3 stations	1 X Week	\$155
		TOTAL:	\$155
		PAID:	

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 93  
**Invoice Date:** 5/1/23  
**Due Date:** 5/1/23  
**Case:**  
**P.O. Number:**

**Bill To:**

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



Description	#1	Hours/Qty	Rate	Amount
Management Fees - May 2023	310-517-34		3,937.50	3,937.50
Website Administration - May 2023	495		104.17	104.17
Information Technology - May 2023	351		150.00	150.00
Dissemination Agent Services - May 2023	313		583.33	583.33
Office Supplies	51		0.36	0.36
Postage	42		14.00	14.00
Copies	425		70.05	70.05
Telephone	41		45.92	45.92
<b>Total</b>				<b>\$4,905.33</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$4,905.33</b>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 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 #

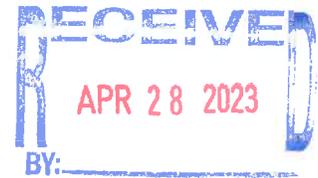
Reference: Invoice No. 3210569

Client Matter No. 1323-1

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

# 61  
310-57315

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



Invoice No. 3210569  
1323-1

Re: General Counsel

For Professional Legal Services Rendered

03/04/23	S. Sandy	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
03/15/23	W. Haber	0.40	154.00	Prepare for Board meeting; confer with Giles regarding same
03/16/23	K. Buchanan	1.40	469.00	Prepare for and attend board meeting; confer with district manager regarding amenity management contract; review indenture provisions relating to debt service release
03/16/23	W. Haber	1.70	654.50	Prepare for and participate in Board meeting
03/20/23	K. Buchanan	0.70	234.50	Perform meeting follow up; follow up on debt service reserve release process
03/21/23	J. Gillis	0.70	112.00	Draft pool maintenance services agreement with Pool Troopers

**KUTAK ROCK LLP**

Armstrong CDD

April 28, 2023

Client Matter No. 1323-1

Invoice No. 3210569

Page 2

03/22/23	W. Haber	0.20	77.00	Review minutes and confer with Sweeting regarding same
03/24/23	K. Buchanan	0.10	33.50	Plan budget document preparation
03/24/23	J. Gillis	0.10	16.00	Confer with staff regarding FY 2024 budget documents
03/27/23	J. Gillis	0.60	96.00	Draft FY 2024 proposed budget resolution, published notice, appropriation and assessment resolution

TOTAL HOURS 6.20

TOTAL FOR SERVICES RENDERED \$1,962.00

TOTAL CURRENT AMOUNT DUE \$1,962.00



**APPROVED**

By Alex Boyer at 11:19 am, May 08, 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:** 495

**Invoice Date:** May 8, 2023

**Payment Due:** May 8, 2023

**Amount Due (USD):** \$1,574.10



Pay Securely Online

Items	Quantity	Price	Amount
<b>Amenity Guard Services</b> 2 week invoice 30 hours a week (x2)	54	\$29.15	\$1,574.10

#34  
330.572.244

**Total:** \$1,574.10

**Amount Due (USD):** \$1,574.10

[Pay Securely Online](#)

[link.waveapps.com/dbyz59-t2kj49](https://link.waveapps.com/dbyz59-t2kj49)

**Notes / Terms**

Invoice for previous 2 weeks of service ( 14 days )  
April 17th, 2023 - April 23rd, 2023  
April 24th, 2023 - April 30th, 2023



Customer Name: ARMSTRONG CDD

Bill Date: 05/04/2023

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)	05/04/23 to 06/08/23					\$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	04/28/23	28	2515	2979	464
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	417.3	X	2.51		\$1,047.42

**Other Charges**

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

Current Charges	\$1,139.97
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

**TOTAL AMOUNT DUE \$1,139.97**

**Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit [www.sjrwmd.com/wateringrestrictions/](http://www.sjrwmd.com/wateringrestrictions/)**

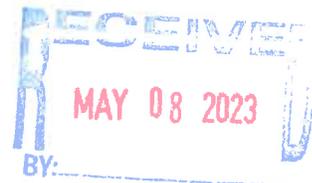
**You may be eligible for an adjustment to your bill if you are filling a pool or installing new sod. Visit [www.clayutility.org/my-service/bill\\_credits/](http://www.clayutility.org/my-service/bill_credits/) to see how you may qualify.**

Conserving Clay Tip: Have a pool? Consider a new water-saving pool filter. Cover your pool or spa to reduce evaporation.

**Please pay \$1139.97 by 5/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$1019.49 was posted to your account on 04/17/2023.

#16  
220-538-431



*Please return this portion with payment*

**Bill Summary**

Bill Date	05/04/23
Current Charges	\$1,139.97
<b>Current Charges Past Due After</b>	<b>05/25/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$1,139.97



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:**

AYC0503B 2000000870 26/2

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



Customer Name: ARMSTRONG CDD

Bill Date: 05/04/2023

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)	05/04/23 to 06/08/23					\$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	04/28/23	28	2549	2754	205
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	158.3	X	2.51		\$397.33

**Other Charges**

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$489.88
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$489.88</b>

Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit [www.sjrwmd.com/wateringrestrictions/](http://www.sjrwmd.com/wateringrestrictions/)

You may be eligible for an adjustment to your bill if you are filling a pool or installing new sod. Visit [www.clayutility.org/my-service/bill\\_credits/](http://www.clayutility.org/my-service/bill_credits/) to see how you may qualify.

Conserving Clay Tip: Have a pool? Consider a new water-saving pool filter. Cover your pool or spa to reduce evaporation.

Please pay \$489.88 by 5/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$411.98 was posted to your account on 04/17/2023.

#16  
 920-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00568411

3682 Royal Pines Drive Reclaimed Irrigation

Route #:MC05530006

Route Group:26

**ADDRESSEE:**

AYC0503B 2000000871 26/3

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

**Bill Summary**

Bill Date	05/04/23
Current Charges	\$489.88
<b>Current Charges Past Due After</b>	<b>05/25/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$489.88

**MAIL PAYMENT TO:**



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



Customer Name: ARMSTRONG CDD

Bill Date: 05/04/2023

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	04/28/23	28	4276	4323	47

Base Charges (Prepaid)	05/04/23 to 06/08/23					\$28.48
Consumption Charges	Tier 1	47.0	X	2.35		\$110.45
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	\$0.00

Current Charges	\$141.17
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

**TOTAL AMOUNT DUE \$141.17**

Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit [www.sjrwmd.com/wateringrestrictions/](http://www.sjrwmd.com/wateringrestrictions/)

You may be eligible for an adjustment to your bill if you are filling a pool or installing new sod. Visit [www.clayutility.org/myservice/bill\\_credits/](http://www.clayutility.org/myservice/bill_credits/) to see how you may qualify.

Conserving Clay Tip: Have a pool? Consider a new water-saving pool filter. Cover your pool or spa to reduce evaporation.

Please pay \$141.17 by 5/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$155.18 was posted to your account on 04/17/2023.

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)

216  
370592.471



Please return this portion with payment

**Bill Summary**

Bill Date	05/04/23
Current Charges	\$141.17
<b>Current Charges Past Due After</b>	<b>05/25/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$141.17



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:**

AXC0503B 2000000872 26/4

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



Customer Name: ARMSTRONG CDD

Bill Date: 05/04/2023

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	04/28/23	28	143	145	2

Base Charges (Prepaid)	05/04/23 to 06/08/23					\$91.06
Consumption Charges	Tier 1	2.0	X	2.35		\$4.70
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		2.0	X	4.69		\$9.38

**Reuse**

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

**Other Charges**

SJRWMD Cost Recovery Charge	\$1.09
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$313.58
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$313.58</b>

Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit [www.sjrwmd.com/wateringrestrictions/](http://www.sjrwmd.com/wateringrestrictions/)

You may be eligible for an adjustment to your bill if you are filling a pool or installing new sod. Visit [www.clayutility.org/my-service/bill\\_credits/](http://www.clayutility.org/my-service/bill_credits/) to see how you may qualify.

Conserving Clay Tip: Have a pool? Consider a new water-saving pool filter. Cover your pool or spa to reduce evaporation.

Please pay \$313.58 by 5/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$305.70 was posted to your account on 04/17/2023.

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  
330-572-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574047

3645 Royal Pines Drive Clubhouse

Route #:MC05560402

Route Group:26

ADDRESSEE:

AYC0503B 200000873 26/5

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

**Bill Summary**

Bill Date	05/04/23
Current Charges	\$313.58
<b>Current Charges Past Due After</b>	<b>05/25/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$313.58

MAIL PAYMENT TO:



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



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

[6/14]

Customer Name: ARMSTRONG CDD

Bill Date: 05/04/2023

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)	05/04/23 to 06/08/23					\$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	04/28/23	28	7239	7332	93
Base Charges (Prepaid)						\$85.96
Consumption Charges	Tier 1	70.0	X	0.85		\$59.50
Proration Factor: 0.9333	Tier 2	23.0	X	1.66		\$38.18
	Tier 3	0.0	X	2.51		\$0.00

**Other Charges**

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

Current Charges	\$183.64
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

**TOTAL AMOUNT DUE \$183.64**

Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit [www.sjrwmd.com/wateringrestrictions/](http://www.sjrwmd.com/wateringrestrictions/)

You may be eligible for an adjustment to your bill if you are filling a pool or installing new sod. Visit [www.clayutility.org/my-service/bill\\_credits/](http://www.clayutility.org/my-service/bill_credits/) to see how you may qualify.

Conserving Clay Tip: Have a pool? Consider a new water-saving pool filter. Cover your pool or spa to reduce evaporation.

Please pay \$183.64 by 5/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$161.88 was posted to your account on 04/17/2023.

#16  
320-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574048

3645 Royal Pines Drive Reclaimed Irrigation

Route #:MC05560404

Route Group:26

**ADDRESSEE:**

AYC0503B 2000000874 26/6

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

**Bill Summary**

Bill Date	05/04/23
Current Charges	\$183.64
<b>Current Charges Past Due After</b>	<b>05/25/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$183.64

**MAIL PAYMENT TO:**



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

00574048 1 MC05560404 0000018364 0000000 05252023 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: 05/04/2023

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)	05/04/23 to 06/08/23					\$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	04/28/23	28	5481	5546	65
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	18.3	X	2.51		\$45.93

**Other Charges**

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

Current Charges	\$138.48
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

**TOTAL AMOUNT DUE \$138.48**

Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit [www.sjrwmd.com/wateringrestrictions/](http://www.sjrwmd.com/wateringrestrictions/)

You may be eligible for an adjustment to your bill if you are filling a pool or installing new sod. Visit [www.clayutility.org/my-service/bill\\_credits/](http://www.clayutility.org/my-service/bill_credits/) to see how you may qualify.

Conserving Clay Tip: Have a pool? Consider a new water-saving pool filter. Cover your pool or spa to reduce evaporation.

Please pay \$138.48 by 5/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$100.74 was posted to your account on 04/17/2023.

#16  
320-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577060

875 Tynes Blvd Reclaimed Irrigation

Route #:MC05560359

Route Group:26

**ADDRESSEE:**

AYC0503B 2000000876 26/8

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

**Bill Summary**

Bill Date	05/04/23
Current Charges	\$138.48
<b>Current Charges Past Due After</b>	<b>05/25/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$138.48

**MAIL PAYMENT TO:**



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

00577060 0 MC05560359 0000013848 0000000 05252023 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: 05/04/2023

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)	05/04/23 to 06/08/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$0.00

**Sewer**

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

**Reuse**

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

86278201	1	04/28/23	28	6242	6242	0
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	0.0	X	0.85		\$0.00
Proration Factor: 0.9333	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

**Other Charges**

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

Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit [www.sjrwmd.com/wateringrestrictions/](http://www.sjrwmd.com/wateringrestrictions/)

You may be eligible for an adjustment to your bill if you are filling a pool or installing new sod. Visit [www.clayutility.org/my-service/bill\\_credits/](http://www.clayutility.org/my-service/bill_credits/) to see how you may qualify.

Conserving Clay Tip: Have a pool? Consider a new water-saving pool filter. Cover your pool or spa to reduce evaporation.

Please pay \$42.97 by 5/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$42.88 was posted to your account on 04/17/2023.

#16  
320-538-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577061

705 Tynes Blvd Reclaimed Irrigation

Route #:MC05560361

Route Group:26

ADDRESSEE:

AYC0503B 2000000875 26/7

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

**Bill Summary**

Bill Date	05/04/23
Current Charges	\$42.97
<b>Current Charges Past Due After</b>	<b>05/25/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$42.97

MAIL PAYMENT TO:



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

00577061 1 MC05560361 0000004297 0000000 05252023 0 0



Customer Name: ARMSTRONG CDD

Bill Date: 05/04/2023

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)	05/04/23 to 06/08/23					\$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	04/28/23	28	1768	1783	15
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	15.0	X	0.85		\$12.75
Proration Factor: 0.9333	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

**Other Charges**

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

Current Charges	\$55.72
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

**TOTAL AMOUNT DUE \$55.72**

Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit [www.sjrwmd.com/wateringrestrictions/](http://www.sjrwmd.com/wateringrestrictions/)

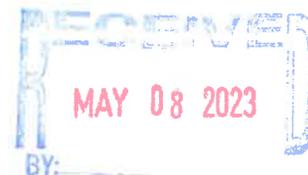
You may be eligible for an adjustment to your bill if you are filling a pool or installing new sod. Visit [www.clayutility.org/my-service/bill\\_credits/](http://www.clayutility.org/my-service/bill_credits/) to see how you may qualify.

Conserving Clay Tip: Have a pool? Consider a new water-saving pool filter. Cover your pool or spa to reduce evaporation.

Please pay \$55.72 by 5/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$42.88 was posted to your account on 04/17/2023.

#16  
320-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00586607

3976 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560323

Route Group:26

**ADDRESSEE:**

AYC0503B 200000877 26/9

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

**Bill Summary**

Bill Date	05/04/23
Current Charges	\$55.72
Current Charges Past Due After	05/25/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$55.72

**MAIL PAYMENT TO:**



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



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

[10/14]

Customer Name: ARMSTRONG CDD

Bill Date: 05/04/2023

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)	05/04/23 to 06/08/23					\$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	04/28/23	28	1237	1268	31
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	31.0	X	0.85		\$26.35
Proration Factor: 0.9333	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

**Other Charges**

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$69.32
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$69.32</b>

Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit [www.sjrwmd.com/wateringrestrictions/](http://www.sjrwmd.com/wateringrestrictions/)

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Conserving Clay Tip: Have a pool? Consider a new water-saving pool filter. Cover your pool or spa to reduce evaporation.

Please pay \$69.32 by 5/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$70.93 was posted to your account on 04/17/2023.

#16  
 320-528-671



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00586608

4121 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560249

Route Group:26

**ADDRESSEE:**

AYC0503B 2000000878 26/10

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

**Bill Summary**

Bill Date	05/04/23
Current Charges	\$69.32
<b>Current Charges Past Due After</b>	<b>05/25/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$69.32

**MAIL PAYMENT TO:**



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

00586608 4 MC05560249 0000006932 0000000 05252023 0 0



Customer Name: ARMSTRONG CDD

Bill Date: 05/04/2023

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)	05/04/23 to 06/08/23					\$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	04/28/23	28	1423	1465	42
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	34.5	X	0.85		\$29.33
Proration Factor: 0.9333	Tier 2	7.5	X	1.66		\$12.45
	Tier 3	0.0	X	2.51		\$0.00

**Other Charges**

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$84.75
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$84.75</b>

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Conserving Clay Tip: Have a pool? Consider a new water-saving pool filter. Cover your pool or spa to reduce evaporation.

Please pay \$84.75 by 5/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$89.55 was posted to your account on 04/17/2023.

#16  
020228431



Please return this portion with payment

**Bill Summary**

Bill Date	05/04/23
Current Charges	\$84.75
<b>Current Charges Past Due After</b>	<b>05/25/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$84.75



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

ARMSTRONG CDD

Customer #:00588041

3846 Sunberry Lane Reclaimed Irrigation

Route #:MC05560097

Route Group:26

**ADDRESSEE:**

AYC0503B 200000879 26/11

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

**MAIL PAYMENT TO:**



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



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

[12/14]

Customer Name: ARMSTRONG CDD

Bill Date: 05/04/2023

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)	05/04/23 to 06/08/23					\$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	04/28/23	28	530	557	27
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	27.0	X	0.85		\$22.95
Proration Factor: 0.9333	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

**Other Charges**

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$65.92
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$65.92</b>

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Conserving Clay Tip: Have a pool? Consider a new water-saving pool filter. Cover your pool or spa to reduce evaporation.

Please pay \$65.92 by 5/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$64.98 was posted to your account on 04/17/2023.

#16  
220.528.431



Please return this portion with payment

**Bill Summary**

Bill Date	05/04/23
Current Charges	\$65.92
<b>Current Charges Past Due After</b>	<b>05/25/23</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$65.92



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

ARMSTRONG CDD

Customer #:00594522

4173 Heatherbrook Place

Route #:MC05560399

Route Group:26

**ADDRESSEE:**

AYC0503B 2000000880 26/12

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 1 MC05560399 0000006592 0000000 05252023 0 0



Customer Name: ARMSTRONG CDD  
 Service Address: 1980 Amberly Drive

Bill Date: 05/04/2023

Customer #: 00596272  
 Route #: MC05560415

**Water**

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 05/04/23 to 06/08/23 \$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	04/28/23	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						\$0.00
Current Charges						\$42.97
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
<b>TOTAL AMOUNT DUE</b>						<b>\$42.97</b>

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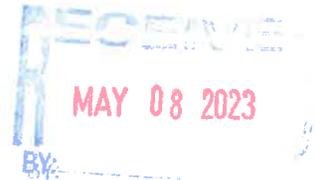
You may be eligible for an adjustment to your bill if you are filling a pool or installing new sod. Visit [www.clayutility.org/my-service/bill\\_credits/](http://www.clayutility.org/my-service/bill_credits/) to see how you may qualify.

Conserving Clay Tip: Have a pool? Consider a new water-saving pool filter. Cover your pool or spa to reduce evaporation.

Please pay \$42.97 by 5/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$42.88 was posted to your account on 04/17/2023.

#16  
320-538-431



Please return this portion with payment

**Bill Summary**

Bill Date	05/04/23
Current Charges	\$42.97
Current Charges Past Due After	05/25/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.97



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

ARMSTRONG CDD  
 1980 Amberly Drive

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

**ADDRESSEE:**

AYC0503B 2000000881 26/13

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

**MAIL PAYMENT TO:**



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



Customer Name: ARMSTRONG CDD

Bill Date: 05/04/2023

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)	05/04/23 to 06/08/23					\$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	04/28/23	28	788	809	21
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	21.0	X	0.85		\$17.85
Proration Factor: 0.9333	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

**Other Charges**

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

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Conserving Clay Tip: Have a pool? Consider a new water-saving pool filter. Cover your pool or spa to reduce evaporation.

Please pay \$60.82 by 5/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$63.28 was posted to your account on 04/17/2023.

#16  
320.538 431



Please return this portion with payment

**Bill Summary**

Bill Date	05/04/23
Current Charges	\$60.82
Current Charges Past Due After	05/25/23
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$60.82



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

ARMSTRONG CDD

Customer #:00596274

544 Tynes Blvd

Route #:MC05560677

Route Group:26

**ADDRESSEE:**

AJC0503B 2000000882 26/14

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

# CLAY TODAY

A Division of Osteen Media Group

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

## INVOICE

Invoice Number: 2023-252045

Invoice Date: 5/4/2023

Due Date: 6/3/2023



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

#7  
310-517-48

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

**Customer ID**  
21021

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 66345	Notice of Meeting May 11, 2023	CT - Clay Today	May 4	2023		Column Inch	Black & White	4.4000	\$44.00
									\$44.00

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

**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 May 11

LEGAL: 66345

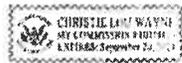
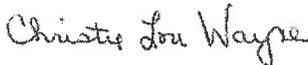
Was published in said newspaper in the issues:

5/4/2023

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 05/04/2023



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, May 11, 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.

Marlee Giles  
District Manager

Legal 66345 Published 5/4/2023 in Clay County's Clay Today newspaper



3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

**APPROVED**

By Alex Boyer at 11:23 am, May 08, 2023

Amenity-Pool Maint

# Invoice

Date	Invoice #
4/30/2023	APR 23-104

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



#23  
Apr 23 - Maintenance  
290-572.469

Terms	Due Date
CLEANING TERMS	5/15/2023

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY <u>POOL</u> SERVICE FOR APRIL	1,150.00	4/30/2023	1,150.00

A non-refundable credit card convenience fee of 3% will be added to all American Express, Visa, MasterCard and Discover card transactions on the total invoice balance over \$700.00 and will be collected at the time of settlement.

**Total** \$1,150.00

**Customer Total Balance**

\$1,150.00





PO Box 917  
Parrish, FL 34219

Date	Invoice #
5/1/2023	7305

**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 11:15 am, May 09, 2023*

Field- Pond Maintenance

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 9 Waterways-May	995.00	995.00
	Sales Tax	7.00%	0.00
<p><b>**Please note that our address has changed.</b> Please remit payments to: <b>PO Box 917 Parrish, FL 34219</b></p>			

<b>Balance Due</b>	<b>\$995.00</b>
--------------------	-----------------



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

**Member Name** ARMSTRONG CDD  
**Account #** 9054872  
**Trustee District:** 06  
**Statement Date:** 05/11/2023  
**Current Bill Due Date:** 06/01/2023

Previous Balance \$42.00  
Payment Received 04/24/23 -\$42.00  
**Balance Forward \$0.00**  
**Current Charges Due 06/01/23 \$41.00**

**Important Messages**

What temperature do you set thermostat at during the hot summer months? We recommend the Energy Star standard of 78 degrees. For every degree below 78, it can add 4 percent onto your electric bill.  
View your energy use with MyClayElectric.

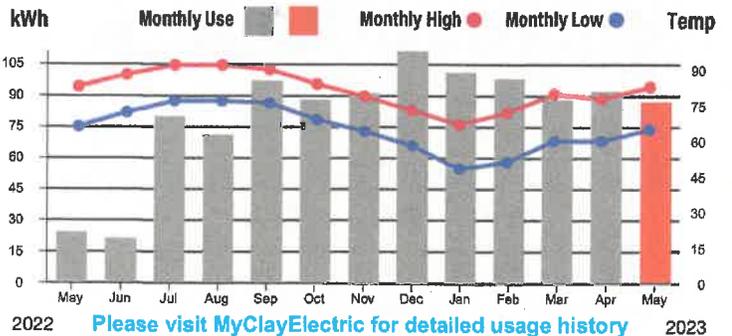
**Total Amount Due**

# \$41.00

**Due Date:**  
06/01/2023

**Service Address: 3599 ROYAL PINES DR IRRIGATION**

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	154530783	04/09/23	05/09/23	4098	4185	1	87



**Current Service Detail**

Access Charge		\$29.00
Energy Charge	87 kWh @ 0.0813	\$7.07
Power Cost Adjustment	87 kWh @ 0.0285	\$2.48
FLA Gross Receipts Tax		\$0.98
Clay Co Public Ser Utility Tax		\$1.45
Operation Round Up		\$0.02
<b>Total Current Charges for this Location</b>		<b>\$41.00</b>

#100  
320-578-42

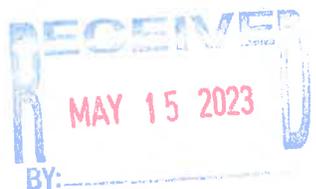
**This Month**    **Last Month**    **This Month Last Year**    **Avg Daily High**

87 kWh  
30 days  
Avg kWh  
3

92 kWh  
30 days  
Avg kWh  
3

24 kWh  
29 days  
Avg kWh  
1

83°F



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



PO Box 308  
Keystone Heights, FL 32656-0308

**PAY YOUR BILL 24/7**  
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



5515 2 MB 0.531  
ARMSTRONG CDD  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-8588

5 5515  
C-22

<b>Account Number</b>	9054872
<b>Current Charges Due 06/01/23</b>	\$41.00
<b>Total Amount Due</b>	\$41.00

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



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

9



09054872 0000041007

**Member Name** ARMSTRONG CDD  
**Account #** 9082120  
**Trustee District:** 06  
**Statement Date:** 05/11/2023  
**Current Bill Due Date:** 06/01/2023

Previous Balance \$1,214.00  
Payment Received 04/24/23 -\$1,214.00  
**Balance Forward \$0.00**  
**Current Charges Due 06/01/23 \$1,144.00**

**Important Messages**

What temperature do you set thermostat at during the hot summer months? We recommend the Energy Star standard of 78 degrees. For every degree below 78, it can add 4 percent onto your electric bill.  
View your energy use with MyClayElectric.

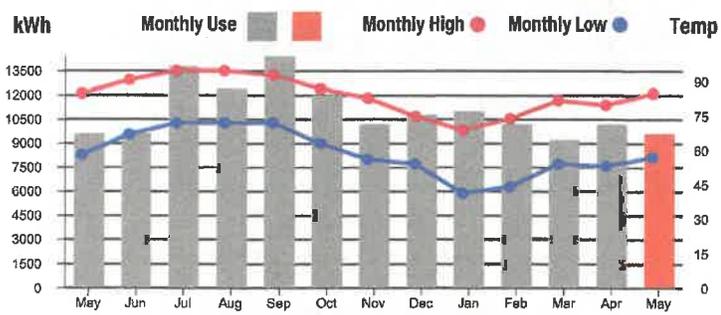
Total Amount Due

# \$1,144.00

Due Date:  
06/01/2023

**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	04/09/23	05/09/23	2412	2460	200	9,600

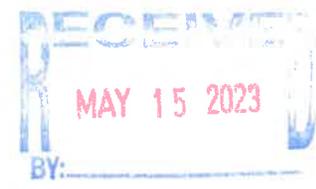


**Current Service Detail**

Access Charge		\$29.00
Energy Charge	9,600 kWh @ 0.0813	\$780.48
Power Cost Adjustment	9,600 kWh @ 0.0285	\$273.60
FLA Gross Receipts Tax		\$27.76
Clay Co Public Ser Utility Tax		\$33.07
Operation Round Up		\$0.09
<b>Total Current Charges for this Location</b>		<b>\$1,144.00</b>

#100  
370.592.43

This Month	Last Month	This Month Last Year	Avg Daily High
9,600 kWh 30 days Avg kWh 320	10,200 kWh 30 days Avg kWh 340	9,600 kWh 29 days Avg kWh 331	85°F



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

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

**PAY YOUR BILL 24/7**  
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



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

<b>Account Number</b>	<b>9082120</b>
<b>Current Charges Due 06/01/23</b>	<b>\$1,144.00</b>
<b>Total Amount Due</b>	<b>\$1,144.00</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





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

**Member Name** ARMSTRONG CDD  
**Account #** 9082351  
**Trustee District:** 06  
**Statement Date:** 05/11/2023  
**Current Bill Due Date:** 06/01/2023

Previous Balance \$31.00  
Payment Received 04/24/23 -\$31.00  
**Balance Forward \$0.00**  
**Current Charges Due 06/01/23 \$31.00**

**Important Messages**

What temperature do you set thermostat at during the hot summer months? We recommend the Energy Star standard of 78 degrees. For every degree below 78, it can add 4 percent onto your electric bill.  
View your energy use with MyClayElectric.

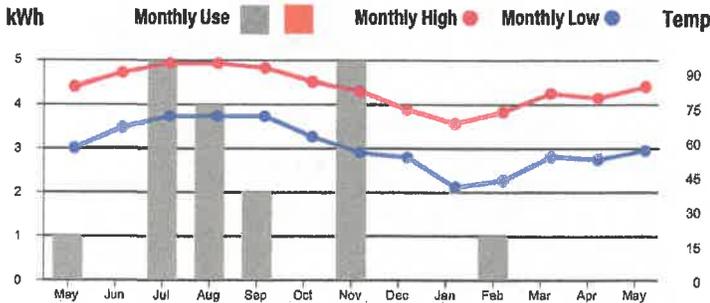
**Total Amount Due**

# \$31.00

**Due Date:**  
06/01/2023

**Service Address: 705 TYNES BLVD IRRIGATION**

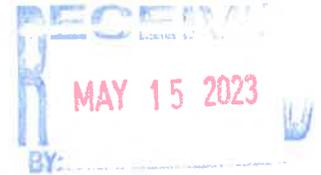
Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	152055950	04/09/23	05/09/23	34	34	1	0



**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  
320538.47



Please visit MyClayElectric for detailed usage history

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

0 kWh  
30 days  
Avg kWh  
0

0 kWh  
30 days  
Avg kWh  
0

1 kWh  
29 days  
Avg kWh  
0

85°F



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



PO Box 308  
Keystone Heights, FL 32656-0308

**PAY YOUR BILL 24/7**

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



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

<b>Account Number</b>	<b>9082351</b>
<b>Current Charges Due 06/01/23</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



**Important Messages**

What temperature do you set thermostat at during the hot summer months? We recommend the Energy Star standard of 78 degrees. For every degree below 78, it can add 4 percent onto your electric bill. View your energy use with MyClayElectric.

**Total Amount Due**

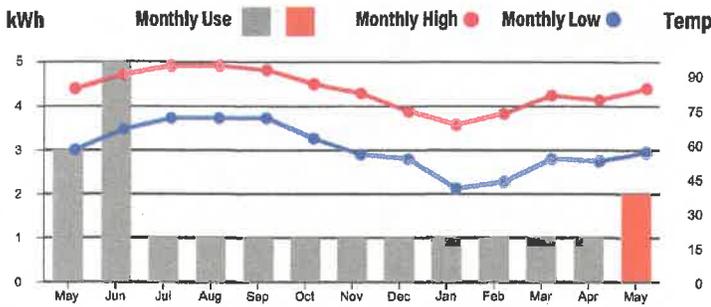
# \$31.14

**Due Date:**  
06/01/2023

Previous Balance	\$31.02
Payment Received 04/24/23	-\$31.02
<b>Balance Forward</b>	<b>\$0.00</b>
<b>Current Charges Due 06/01/23</b>	<b>\$31.14</b>

**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	04/09/23	05/09/23	64	66	1	2



**Current Service Detail**

Access Charge		\$29.00
Energy Charge	2 kWh @ 0.0813	\$0.16
Power Cost Adjustment	2 kWh @ 0.0285	\$0.06
FLA Gross Receipts Tax		\$0.75
Clay Co Public Ser Utility Tax		\$1.17
<b>Total Current Charges for this Location</b>		<b>\$31.14</b>

#100  
720-528-47

This Month	Last Month	This Month Last Year	Avg Daily High
2 kWh 30 days Avg kWh 0	1 kWh 30 days Avg kWh 0	3 kWh 29 days Avg kWh 0	85°F



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

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

**PAY YOUR BILL 24/7**  
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



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

<b>Account Number</b>	<b>9143346</b>
<b>Current Charges Due 06/01/23</b>	<b>\$31.14</b>
<b>Total Amount Due</b>	<b>\$31.14</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



Statement Date: 05/05/2023  
Account: 221007627575

ARMSTRONG CDD  
3645 ROYAL PINES DR - Apr 23  
MIDDLEBURG, FL 32068

Current month's charges:	\$100.59
Total amount due:	\$100.59
Payment Due By:	05/26/2023

**Your Account Summary**

Previous Amount Due	\$140.73
Payment(s) Received Since Last Statement	-\$140.73
<b>Current Month's Charges</b>	<b>\$100.59</b>
<b>Total Amount Due</b>	<b>\$100.59</b>

#27  
330-572-432



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

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

PeoplesGas.com/Safety

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

Save energy & earn up to \$15K cash back per year with new equipment.

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



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:	\$100.59
Total amount due:	\$100.59
Payment Due By:	05/26/2023

Amount Enclosed \$ 100.59

603235903098

00001623 01 AB 0.50 34771 FTECO105052322415710 00000 05 01000000 006 04 19271 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

6032359030982210076275750000000100591

00001623-0005538-Page 1 of 6



## 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:** 05/05/2023  
**Current month's charges due** 05/26/2023

## Details of Current Month's Charges – Service from - 03/30/2023 to 05/02/2023

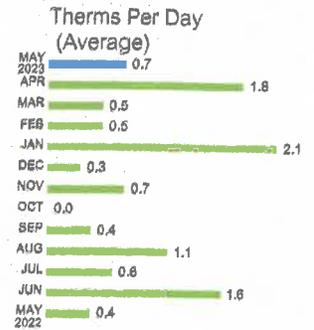
Service for: 3645 ROYAL PINES DR, MIDDLEBURG, FL 32068

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Measured Volume	x BTU	x Conversion =	Total Used	Billing Period
AHX50502	05/02/2023	590	567	=	23 CCF	1.041	1.0000	23.9 Therms	34 Days

Customer Charge						\$30.60			
Distribution Charge			23.9 THMS @ \$0.46951			\$11.22			
PGA			23.9 THMS @ \$0.90000			\$21.51			
Florida Gross Receipts Tax						\$0.69			
<b>Natural Gas Service Cost</b>						<b>\$64.02</b>			
Municipal Public Service Tax						\$1.77			
State Tax						\$4.80			
<b>Total Natural Gas Cost, Local Fees and Taxes</b>								<b>\$70.59</b>	
<b>Miscellaneous Charges</b>									
Gas Management			1 X \$30.0000			\$30.00			
<b>Total Miscellaneous Charges</b>								<b>\$30.00</b>	
<b>Total Current Month's Charges</b>								<b>\$100.59</b>	

### Peoples Gas Usage History



00001623-0006540- Page 3 of 6

### Important Messages

#### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

#### Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](http://FloridaDisaster.org) to learn more.





Let's get READY.

## HURRICANE SEASON BEGINS JUNE 1. GET #STORMWISE NOW.

Peoples Gas works year-round to be sure we're ready for all types of severe weather. We're committed to the safety of our pipelines, our people and our communities. Here are three critical tips to help you weather the storm:

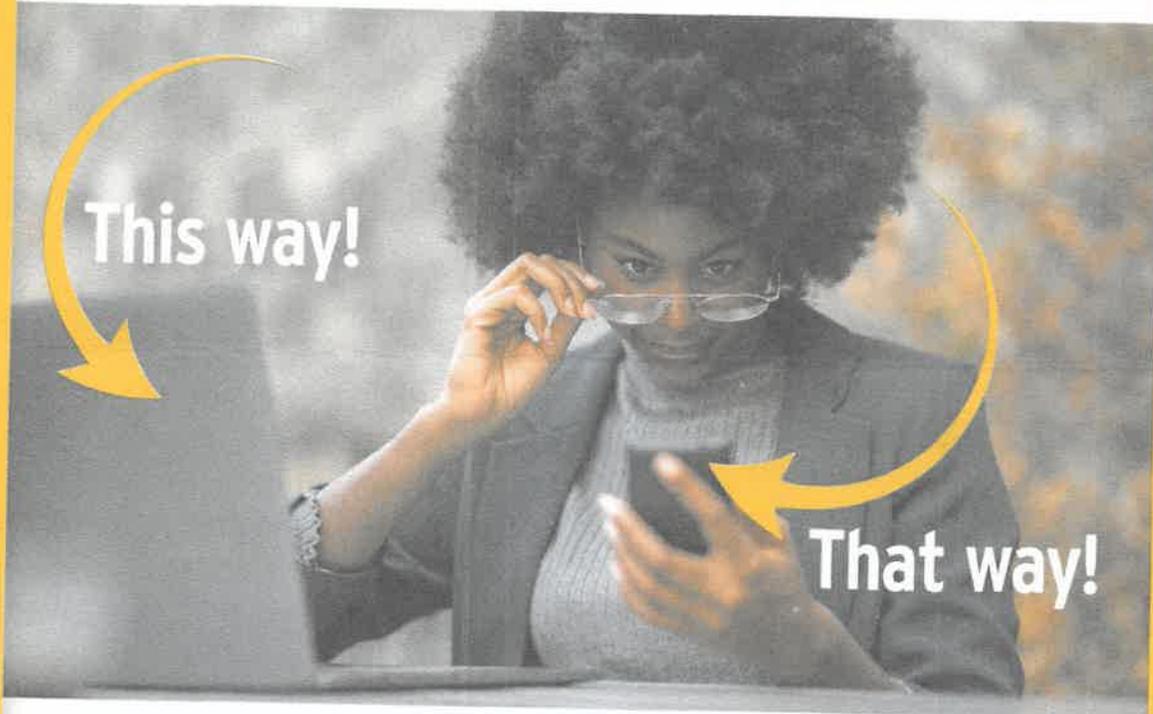
- 1 DON'T TOUCH THE MAIN VALVE**  
Your natural gas meter will likely operate uninterrupted through a storm. The main valve should only be handled by qualified Peoples Gas or emergency personnel. The individual supply valves near each gas appliance are safe for you to operate if you wish. Any issues relighting pilot lights should be referred to a plumber or appliance service contractor.
- 2 CALL BEFORE YOU DIG**  
Removing tree roots, fixing a fence or repairing other property damage? Call **811** to have your underground utilities marked for FREE. Please allow two business days for this service.
- 3 SMELL GAS? ACT FAST**  
If you smell the odor of rotten eggs near your home or business, a gas line may be damaged or leaking. Immediately move to a safe location, call **911**, then call us at **877-832-6747**. We're ready to handle your emergency 24/7.

For more guidance and safety tips, go to [PeoplesGas.com/StormSafety](https://www.PeoplesGas.com/StormSafety)





# GET NOTIFIED YOUR WAY



We're making it easier for you to get updates and information from us. Log in to your account and tell us how you'd like to stay informed - via text, email, or in some instances an automated phone call. Visit **TECOaccount.com** to get started.

- **Outage Notifications**  
Stay in the know about outages and restorations affecting your service.
- **Bill Notifications**  
Know when your bill is ready, get current balance, and more.
- **Payment Status**  
Get notified when your payment is received or if a failure occurred.
- **Payment Reminder**  
If we haven't received a payment, we'll remind you five days before the due date.
- **Auto Pay Reminder**  
On Auto Pay? Ask for a payment reminder before the draft date so you're never surprised.
- **Service Appointments**  
Receive appointment reminders and notifications when we're performing maintenance on natural gas equipment in your area.

Ahora notificándole en español también... visítenos en **TECOaccount.com** para cambiar sus preferencias de notificación a español.

00001623-0005541-Page 5 of 6



# A new billing experience created for YOU by YOU!



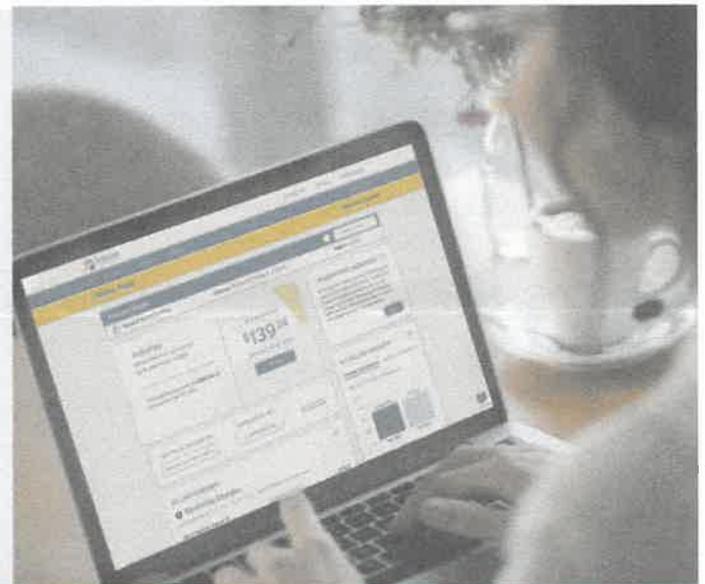
## Check it out next month

The new and improved bill is the result of feedback from customers like you! On your bill next month you will find enhanced bill details. The new bill simplifies and highlights the most essential information. Along with your new bill next month, you will receive a detailed explanation of the changes.

## Coming soon - Your Interactive Bill

To complement the newly designed Paper Bill, we are also launching an online Interactive Bill in the near future.

The Interactive Bill will provide for a more robust, personalized billing experience for a more thorough understanding of your energy usage and charges.



For more information, visit [PeoplesGas.com/AboutMyBill](https://www.peoplesgas.com/AboutMyBill)



**APPROVED**

By Alex Boyer at 12:23 pm, May 22, 2023

# INVOICE

Amenity-Security



**Viewpoint Security - BIHC**  
1348 Beach Blvd  
P.O. Box 50014  
Jacksonville Beach, Florida 32240  
United States  
904-254-1474

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

# 34  
330-372 345

**Invoice Number:** 496

**Invoice Date:** May 22, 2023

**Payment Due:** May 22, 2023

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

9042996115  
tviscarra@gmscfl.com

Pay Securely Online

Items	Quantity	Price	Amount
<b>Amenity Guard Services</b> 2 week invoice 60 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/vnuhbx-bz5rvp](https://link.waveapps.com/vnuhbx-bz5rvp)

**Notes / Terms**

Invoice for previous 2 weeks of service ( 14 days )  
May 1st, 2023 - May 7th, 2023  
May 8th, 2023 - May 14th, 2023

**Evergreen Lifestyles Management, LLC**

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

**INVOICE**

DATE: 4/30/2023  
 INVOICE # ARMCD0423

**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

#20

VENDOR	DESCRIPTION	AMOUNT
Invoice Pkg 1	O&M-Repair & Maintenance: Repair Amenity Center Fitness Equipment 030.972.461	\$ 1,157.14
		\$ 1,157.14
	Divvy 10% Free 020.998.461	\$ 115.71
Subtotal		\$ 1,272.85

**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 \$ 1,272.85**

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)

Customer	Account Number	Invoice Number	Notes	Local Amount	Clean Merchant Name	First Name	Last Name
Armstrong CDD	110059797	110059797-05022023-1	Armstrong CDD - Amenity - Fitness Repairs	\$1,157.14	Southeast Fitness Rep	David	Boyer



Southeast Fitness Repair  
 14476 Duval Place West #208  
 Jacksonville, FL 32218  
 (904) 683-1439

**Work Order #102249**  
 Service Date: **Unscheduled**

Account #101323  
 Greyhawk - Armstrong CDD

**Work Order - Repair - Parts at Shop**

**Service Location Information**

<b>Account</b>	[101323] Greyhawk - Armstrong CDD	<b>Service Contact</b>	Alex Boyer
<b>Service Address</b>	Greyhawk - Armstrong CDD - Service 3645 Royal Pines Dr Orange Park, FL 32065	<b>Main Number</b>	(904) 568-2568
		<b>Mobile Number</b>	
		<b>Email</b>	Aboyer@Evergreen-Lm.Com

**Visit Information**

<b>Duration</b>	1.00h	<b>Commitment</b>	None
<b>Start/Stop</b>	Unscheduled		
<b>Assignments</b>	Unassigned		

**Service Information**

Services	Qty	Price
<b>Repair - Parts at Shop: One Time with an expected duration of 1.00h</b> LF Rower Model: GER-ALLX-102 SN: RGX190400605 Replace: Tank	1.00 hour	\$70.00
— Product: Travel <60 miles	1.00 Ea	\$90.00
— Product: LF - Rower - TANK: BACK AND SHELL, COMPLETE ASSY, BLACK, A401 - 0K106-0A401-0000 *	1.00 Ea	\$1,157.14
— Product: Shipping Shipping is an estimate	1.00 Ea	\$45.00
	<b>Subtotal:</b>	\$1,362.14
	<b>Tax:</b>	\$0.00
	<b>Total:</b>	\$1,362.14

**Undefined Custom Fields**

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Notes

Customer Authorization Signature: \_\_\_\_\_ Date: \_\_\_\_\_

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services specified above.

## Credit Card Receipt



Southeast Fitness Repair  
14476 Duval Place West #208  
Jacksonville, Florida 32218  
(904) 683-1439

### Customer Information

Account Number: 101323  
Greyhawk - Armstrong CDD  
3645 Royal Pines Dr  
Orange Park, FL 32065

### Payment Information

Date: 4/24/2023  
Amount: \$1,157.14  
Cardholder Name: David Boyer  
Card Number: 8969  
Card Type: Visa  
Authorization Code: 856902





**Florida Department of Health  
in Clay County  
Notification of Fees Due**



10-BID-6548405

Permit Number  
**10-60-1882555** *May 23*

**For: Swimming Pools - Public Pool <= 25000 Gallons**

Fee Amount: \$175.00  
Previous Balance: \$0.00  
**Total Amount Due: \$175.00**

Payment Due Date: 06/30/2023 or Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Mail To: Armstrong CDD  
475 West Town Place E, Suite 114  
Saint Augustine, FL 32092



Please verify all information below and make changes as necessary or follow the directions below for online permits.

**Account Information:**  
Name: Greyhawk Homeowners Association  
Location: 3645 Royal Pines Drive  
Orange Park, FL 32065

Pool Volume: 74,500 gallons  
Bathing Load: 75  
Flow Rate: 375

#S1  
*330-872-467*

**Owner Information:**  
Name: Armstrong CDD  
Address: 475 West Town Place E, Suite 114  
(Mailing) Saint Augustine, FL 32092  
Home Phone: (904) 299-6115      Work Phone: ()

Please go online to pay fee at:  
[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)

Please sign, date and  
return invoice with your

Permit Number: 10-60-1882555 Bill ID: 10-BID-6548405

Billing Questions call DOH-Clay at: (904) 278-3784  
If you do not pay online, make checks payable to and mail invoice WITH payment to:  
Florida Department of Health In Clay County  
P.O. Box 578  
Green Cove Springs, FL 32043

Signature

Date

[Please detach this portion and RETURN with your payment]

Batch Billing ID:67183

**PERMIT HOLDERS CAN NOW**

# pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more

RECEIVED  
MAY 15 2023



**APPROVED**

By Alex Boyer at 9:10 am, May 30, 2023

Field-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:** 497

**Invoice Date:** May 29, 2023

**Payment Due:** May 29, 2023

**Amount Due (USD):** \$2,098.80

Pay Securely Online



Items	Quantity	Price	Amount
<b>Amenity Guard Services</b> 2 week invoice 72 hours a week (x2) SUMMER BREAK BEGINS	72	\$29.15	\$2,098.80

#34  
320-572-343

**Total:** \$2,098.80

**Amount Due (USD):** \$2,098.80

**Pay Securely Online**

[link.waveapps.com/3sgj77-khmpfj](https://link.waveapps.com/3sgj77-khmpfj)

**Notes / Terms**

Invoice for previous 2 weeks of service ( 14 days )  
May 15th, 2023 - May 21st, 2023  
May 22nd, 2023 - May 28th, 2023



**APPROVED**  
 By Alex Boyer at 10:28 am, May 26, 2023

Amenity-Janitorial Supplies

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

**RECEIVED**  
 MAY 26 2023  
 BY: \_\_\_\_\_

**INVOICE**  
**Total Due: \$245.33**  
 Invoice Number: 52013005608  
 Invoice Date: 5/26/2023  
 Due Date: 6/25/2023  
 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

MF424824	SCOTT MULTIFOLDS, WHITE, 424814, 4000/CS			3	49.87	149.61
PTCENTERPUL L	CENTER PULL, WHITE, 6CT, 600'/RL			1	35.02	35.02
TPJRJUMBO	TOILET TISSUE JRT JUMBO 9" 12CT			2	30.35	60.70

#62  
 330 578 464

**Subtotal: 245.33**  
**Sales Tax: 0.00**  
**Total Due: \$245.33**





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

**Invoice #101868**  
 Invoice Date: 5/26/2023

**APPROVED**  
*By Alex Boyer at 9:09 am, May 30, 2023*

Account #101323  
 Greyhawk - Armstrong CDD

Field-Amenity-Fitness Repairs

**Invoice**

**Billing Location Information**

<b>Billing Address</b>	3645 Royal Pines Dr Orange Park, FL 32065	<b>Billing Contact</b>	Alex Boyer
		<b>Main Number</b>	(904) 568-2568
		<b>Mobile Number</b>	
		<b>Email</b>	Aboyer@Evergreen-Lm.Com

#32  
370-572-461

**Service Information**

Services	Qty	Rate	Price
<b>3645 Royal Pines Dr, Orange Park, FL 32065</b>			
<b>5/26/2023 Repair - Parts at Shop</b> LF Rower Model: GER-ALLLX-102 SN: RGX190400605 Replace: Tank	1.90 hours	\$70.00 / hour	\$132.97
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
— Product: LF - Rower - TANK: BACK AND SHELL, COMPLETE ASSY, BLACK, A401 - 0K106-0A401-0000	1.00 Ea	\$1,157.14 / Ea	\$1,157.14
— Product: Shipping	1.00 Ea	\$45.00 / Ea	\$45.00

**RECEIVED**  
 MAY 30 2023  
 BY: \_\_\_\_\_

**Pay Now**

<b>Subtotal:</b>	\$1,425.11
<b>Tax:</b>	\$0.00
<b>Total:</b>	\$1,425.11
<b>Amount Paid:</b>	\$1,157.14
<b>Balance Due:</b>	<b>\$267.97</b>

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

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

---

**Bill To:** Alex Boyer  
3645 Royal Pines Dr  
Orange Park, FL 32065

**Account** [101323] Greyhawk - Armstrong  
CDD

**Invoice #** 101868

**Date** Friday, May 26, 2023

**Remit To:** Southeast Fitness Repair  
14476 Duval Place West #208  
Jacksonville, FL 32218

**Amount Paid** \_\_\_\_\_

**Check Number** \_\_\_\_\_

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