

ARMSTRONG

Community Development District

JULY 13, 2023

AGENDA

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

July 6, 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, July 13, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Public Comment (*regarding agenda items listed below*)
- III. Consideration of Resolution 2023-07, Election of Officers
- IV. Approval of the Minutes of the June 8, 2023 Meeting
- V. Public Hearing for Adoption Regarding Revised Suspension and Termination of Access Rule, Resolution 2023-10
- VI. Public Hearing to Adopt Towing and Parking Policy and Rule, Resolution 2023-11
- VII. Ratification of Audit Engagement Letter for Fiscal Year 2022
- VIII. Public Hearing Adopting the Budget for Fiscal Year 2024
 - A. Consideration of Resolution 2023-12, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024
 - B. Consideration of Resolution 2023-13, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024
- IX. Staff Reports
 - A. District Counsel

- B. District Engineer
- C. District Manager – Discussion of Fiscal Year 2024 Meeting Schedule
- 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 June 30, 2023
 - B. Check Register
- XII. Shade Session: Consideration of Proposals for Security Services*
- XIII. Next Scheduled Meeting – August 10, 2023 @ 3:30 p.m. at Plantation Oaks Amenity Center
- XIV. Adjournment

** Florida law requires Board discussions related to the District’s security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.*

THIRD ORDER OF BUSINESS

RESOLUTION 2023-07

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

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

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

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

PASSED AND ADOPTED THIS 13TH DAY OF JULY, 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, June 8, 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

e Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel
Zach Brecht	District Engineer by telephone
John Woods	Evergreen
Alex Boyer	Armstrong CDD Facility Manager
Todd Mosley	Real Manage
Darrin Mossing	GMS
Jay Soriano	GMS
Jerry Lambert	GMS
Alison Mossing	GMS
Jose Lopez	Resident

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

Mr. Lopez stated I know we are looking to replace the attendant and maybe replacing security. Maybe try to find parttime so we can have split as a front attendant/security person. We need to have more vigilance at the amenity center, not just for people entering without key cards but also staff doing what they are supposed to be doing, security doing what they are supposed to be doing. A lot of times we have to do the jobs of the ones we are paying.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2023-07 Election of Officers**

Ms. Giles stated next is resolution 2023-07 election of officers. When supervisor Mike Taylor resigned, that freed up the vice chair position. Liam is there anything you want to add?

Mr. O'Reilly stated I plan to be on the board a couple more months until the final roadway work is complete and the final lift of asphalt is down. I want to make sure all of that is handled accordingly. Beyond that I'm happy to stay on longer if the rest of the board so desires, but if not then I would look to resign after that work is done, probably the August or September meeting.

FOURTH ORDER OF BUSINESS**Approval of the Minutes of the May 11, 2023 Meeting**

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the minutes of the May 11, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Motion to Set a Public Hearing Date for Adoption Regarding Revised Suspension and Termination of Access Rule**

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor a public hearing to consider Revised Suspension and Termination of Access Rule was set for July 13, 2023.
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SIXTH ORDER OF BUSINESS**Consideration of Resolution 2023-09 Setting a Public Hearing Date to Adopt Towing and Parking Policy and Rule**

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor Resolution 2023-09 setting a public hearing for July 13, 2023 was approved.

The next item taken out of order.

EIGHTH ORDER OF BUSINESS**Consideration of Proposals for Facility Management**

Ms. Buchanan stated you have in your agenda package proposals from the vendors that were responsive to the solicitation we put out. What you are doing now is an information

evaluation process, that means you are not ranking based on established criteria. The things you are going to likely talk about and consider are experience, fit with your community, budgetary considerations. I suggest that all of you build your thoughts around those general categories. You do have representatives from some of the companies here today and if you are inclined we suggest that you offer each company 10 minutes to give you a presentation and introduction to themselves and their services. Then if you have questions that you want to direct to them you can do that at the time. Once you have heard both presentations you can circle back and talk through the issues.

Representatives of both proposers left the room during the presentation of the other proposer.

Mr. Mosley of Evergreen, now Real Manage stated we have been recently acquired by a national company, Real Manage, and the same staff will service this property, outlined the services included, options for inhouse janitorial, and answered questions from the board.

Mr. Mossing of GMS gave an overview of the amenity management services offered by his company, and introduced the staff, and answered questions from the board.

The board discussed the two proposals after which the proposers returned to the room.

Ms. Buchanan stated at this point the board has had the opportunity to discuss amongst themselves, you are at a position where you want to go ahead and lay out your plan going forward and then someone can make a formal motion.

Mr. Vergara Molero stated I want to thank everyone for their efforts. We decided to bring the current contract with Evergreen to an end when it expires June 30th and move forward with GMS July 1st. Thank you for everything you have done and the help you have provided.

Mr. O'Reilly left the telephone conference during this item.

On MOTION by Mr. Vergara Molero seconded by Mr. Taylor with four in favor the contract with Evergreen will run through their term ending June 30, 2023 and a new agreement will be entered into with GMS to commence July 1, 2023.
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Ms. Buchanan asked can I have someone appointed to finalize the agreement with GMS, it will be a standard form we have used elsewhere but I do need a board member to sign that since you are going to have to have that in place prior to your next board meeting.

On MOTION by Mr. Vergara Molero seconded by Mr. Taylor with all in favor Christine Bowen was authorized to work with staff to finalize the agreement with GMS.

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

SEVENTH ORDER OF BUSINESS

Discussion Regarding Fiscal Year 2024 Approved Budget

Ms. Giles stated the next item is discussion of the proposed budget that you approved at the last meeting. We will adopt it at your July 13, 2023 meeting, but we included it in the agenda package for discussion. As we move forward to adoption if there are lines we need to change we can do that, we won't go above the proposed budget, but we can move money around within the line items. The guidance I took away from all of that was since Sofit's last payment is in June and the district will own that outright, they will get a letter stating that the financial obligation has been met and that you own the equipment. That is \$16,000 we can move and the janitorial line since you went with GMS and they are going to pick that up, that is a line we will move around. I will work with GMS staff, there is a shortage of about \$5,000 unless the board has a suggestion with the special event line or your capital reserve contribution.

Mr. Vergara Molero stated I feel comfortable for FY2024 to remove the \$3,000 special event line.

Mr. Taylor stated I agree, the events we have done is through the HOA.

Ms. Bowen stated we will no longer have the \$16,000 for the equipment lease but we have repairs for the fitness center of \$2,500. We should move some of that over there because we have to do something about the rower and I don't know that \$2,500 will be sufficient. Some of that \$17,000 could bump that up.

Mr. Boyer stated the rower has been fixed twice and it would make more sense to put that money into a new rower versus fixing this one. It is about \$2,400 for a new one that is not a water based tank like this one is.

Ms. Giles stated that is a decision of the board when it comes time to repair or replace that piece of equipment. Do you want all of the \$17,000 to go towards the amenity manager budget line or do you want some of it to go towards different lines.

Ms. Bowen asked can you see if some of that can be allocated to the repair section but also be able to move our numbers where they need to be for the amenity?

Ms. Giles stated I can do that, because you gave me guidance to zero out the special events. You don't adopt the budget until your next meeting. This is the discussion of things you want me to move around.

Mr. Vergara Molero stated we have some recommendations from Liam. I'm in favor of scaling that up when we get to a better place in the budget.

Mr. Taylor stated I would be inclined to leave the capital reserve the way it is until we go through a year and see how every line item works out, then next year we know where everything is.

Ms. Giles stated I can take the guidance now and see where I can find \$2,000.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Facility Management

This item taken earlier in the meeting.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated the legislature passed a bill that requires each board member to participate in four hours a year of ethics training. That requirement starts January 2024. In the meantime, we will be working on giving you resources to find free training so you don't necessarily pay out of pocket.

B. District Engineer

Mr. Brecht stated this requisition is for work they did for utility punch out so they could work on paving the road and put that final lift down in Phases 1 and 2.

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

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor requisition 103 payable to Jax Utilities Management, Inc. in the amount of \$56,600 was ratified.
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Mr. O'Reilly asked Zach, do you know the timing of the actual paving for Phase 2 & 3?

Mr. Brecht stated not off the top of my head, but I can find out and have Marilee distribute that.

Mr. O'Reilly stated now that the utility work and curb repair is complete, I think that needs to be inspected by the county if it hasn't already and once they give the green light we will schedule the paving. I want to give the board plenty of heads up so they can communicate that to the residents. When we get that we will circulate it, so everyone knows when the asphalt is going down.

C. District Manager

Ms. Giles stated you asked me for a handout for changes in the budget and I am working on that and the changes we talked about today about finding more money in the budget.

D. Facility Manager

1. Report

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

2. Monthly Quality Inspection Report

TENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Taylor stated for Zach, Alex and/or John I sent an email about the sinkhole behind a resident's yard and it looks like there is a drainage pipe.

Mr. Woods stated I talked to the homeowner and sent some pictures to Alex. It is a 4" corrugated pipe; I'm not sure if it is hooked to their gutters or not but it is definitely a drainage pipe.

Mr. Boyer stated it is not a district pipe; it is something installed either by the builder or the homeowner and because the pond level is low it is starting to become an issue. As I put in the email that is something the district engineer would have to give guidance on.

Mr. Brecht stated if there is a drainage pipe there and a point of discharge that could be what is causing that erosion. To see what it is attached to if anything is the first step.

Ms. Buchanan stated if the engineer determines that is what it is we usually send a letter that says the district is going to request that you repair this and if you cause any damage to the

pond bank then we are going to expect you to pay for that damage as well. Do we ask for money to repair it, or do we expect them to repair and put them on notice to fix the problem?

Mr. Brecht stated I can draft an email to Marilee and Alex. Send me whatever pictures you have and I can take a look and give a recommendation. If it is the homeowner's pipe causing the issue, then it would be up to them to rectify it.

Mr. Taylor stated there was also an incident report between security and a resident in the parking lot. Do we have a loitering policy?

Ms. Buchanan asked do you think the security company needs direction on when to enforce things?

Mr. Taylor stated reading through the report, it looks like she asked the person to leave and the person refused to leave.

Ms. Buchanan stated she should have called the police.

Mr. Taylor stated she did.

Ms. Buchanan asked where was the resident?

Mr. Taylor stated in the parking lot. He came and talked to me and during the day he was parked at the amenity center and was doing an online thing on his phone in the outside pool area was getting loud so he went to his car and sat in there. The report said he was there for four hours and they told him to go and then called another security person then the police.

Ms. Buchanan stated if you are not causing an issue and he is just taking up space that he is authorized to be using, I don't know that we want to be in the business of asking residents to leave.

Mr. Taylor stated I was home for six weeks and spent more time at the amenity center at various times and security should have or was present, I think there is a lot of room for improvement.

Mr. Vergara Molero stated we are experiencing issues when the amenity attendant leaves and we have no one in place to find out if the people at the pool are residents or properly invited guests. We need to have a conversation with the security folks.

Ms. Bowen stated they have been in place for a while and we have had constant problems with this company. I have heard that the new security people are in their car on the phone or if they are on the pool deck they are on their phone, not paying attention to the property. It may be

time to do an RFP because we have given them multiple chances to get corrected and nothing has changed.

It was the consensus of the board to have staff reach out to View Point one more time and at the same time work with Mr. Taylor on an RFP for security services.

Mr. O'Reilly left the telephone conference during this item.

Mr. Lopez stated I help in the community any way I can as long as people are doing their jobs and the space that is missing is filled by a resident that cares. Yesterday my 11 year old daughter was with another resident and their kids and they don't speak very good English. I get a call from my daughter that there is an adult trying to get in the fence, they yelled at the kids to let them in and the kids told them no, they can't let them in at which time he verbally abused my daughter. Behind him comes a group of kids that jumped the fence, opened the bar, let him in, let those three kids in. The problem is when those kids came in the adult continues while on the phone talking about those young children at the amenity center. The kids who jumped the fence talked about what they were going to do with this white girl, which is my 11 year old daughter. I love this community, but that behavior can't continue. My daughter called me crying and when I get there, I see security sitting in her car in the parking lot. When she sees me she bolts out of her vehicle into the amenity center. I went to the kids and I knew who they were because they always jump the fence and confronted them.

Mr. Taylor stated your daughter should not have gone through that. This goes back to the security discussion. They should not be in their car then run into the facility; she should have already be at the facility.

Ms. Giles asked John, can you review the footage and see if there is anything for the folks jumping the fence or if they are residents that we can send a suspension letter to?

Mr. Lopez stated it was 5:11 yesterday.

Mr. Woods stated I will look. It is hard to see exactly.

Mr. Mossing stated on behalf of GMS I want to thank you for your support and to not only meet but try to exceed your expectations.

Mr. Vergara Molero stated the policy where a resident minor is allowed to bring five guests needs to be reviewed.

Ms. Bowen stated when you bring a guest to the amenity center they need to be registered, but there is no one in place. We need to start doing some of these things that will help alleviate some of these problems by limiting the number of guests or make sure the guests are registered.

Ms. Giles stated typically in amenity policies it is four guests, but it is very specific, it is not four for the husband and four for the wife, it is four total. I will look at the policy and get back to you.

ELEVENTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of May 31, 2023**

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

B. Check Register

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

EIGHTH ORDER OF BUSINESS**Next Scheduled Meeting – July 13, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center**

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

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the meeting adjourned at 5:35 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED SUSPENSION AND TERMINATION RULES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Armstrong Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, which owns, operates and maintains certain recreational amenity facilities (collectively, “Recreational Facilities”); and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District’s Board of Supervisors (“Board”) desires to adopt revised rules relating to the suspension and/or termination of patrons’ rights to utilize the Recreational Facilities; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the revised *Suspension and Termination of Access Rule* (“Suspension and Termination Rules”), which are attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including the holding of a public hearing thereon.

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

SECTION 1. The Suspension and Termination Rules set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of July 2023.

ATTEST:

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Revised Suspension and Termination of Access Rule

Exhibit A

Revised Suspension and Termination of Access Rule

SUSPENSION AND TERMINATION OF ACCESS RULE

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

Effective Date: July 13, 2023

In accordance with Chapters 190 and 120 of the Florida Statutes, and on July 13, 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.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Facilities.

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies and Rules established for the safe operations of the Amenity Facilities.

3. Access Cards / Key Fobs. Access Cards 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 Policies and Rules established for the safe operations of the Amenity Facilities.

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 an 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 Policies and Rules (e.g., this Amenity Policies, Rules and Rates document);
- g. Treating the District's staff, contractors, representatives, residents, landowners, or Patrons 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, or Patrons;
- 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, or Patrons 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 Facilities 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, and Patrons. 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, 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, 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. 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 Policies and Rules 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 Policies and Rules 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 Amenity Facilities 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 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of the District business; and

WHEREAS, the District’s Board of Supervisors (“Board”) is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of parks and recreational facilities and security for the same, which authorization includes contracting with a towing operator provided that the district follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Rule”), pursuant to the provisions of Section 190.012, *Florida Statutes*; and

WHEREAS, the Board scheduled the date of the public hearing for Thursday, July 13, 2023, at 3:30 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065, and the District Manager has caused the notice of the public hearing, with the date to be published in a newspaper of general circulation in Clay County, Florida, consistent with the requirements of Chapters 190, *Florida Statutes*; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rule for immediate use and application.

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

SECTION 1. The District Manager’s actions in setting the public hearing are hereby ratified.

SECTION 2. The District hereby adopts the Rule, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rule is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of July 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 OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on July 13, 2023 at a duly noticed public meeting, the Board of Supervisors of the Armstrong Community Development District (the “District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property Overnight (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District’s residents and paid users with a means to park Vehicles of overnight guests in the District’s Overnight Parking Areas (hereinafter defined) and remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto. This Policy authorizes parking in designated areas, which areas are identified in **Exhibit B** attached hereto.

SECTION 2. DEFINITIONS.

- A.** *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D.** *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F.** *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.
- G.** *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" during Overnight hours for all Commercial Vehicles, Vessels, Recreational Vehicles and improperly permitted Vehicles, as set forth in Sections 4 and 5 herein ("**Tow Away Zone**"). Vehicles may be parked overnight on District property, only as indicated on **Exhibit B**, attached hereto ("**Overnight Parking Areas**") and with a pre-approved permit as set forth in this Policy.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

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 Overnight Parking Areas after-hours, and overnight. Overnight Parking Permit requests will be granted in accordance with the following:

1. Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen (14) nights per year for one automobile, as identified by the automobile's license plate number.
2. Residents and paid users interested in an Overnight Parking Permit may submit a request to the District Manager or his/her designee 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 from the District's property. Improperly permitted Vehicles parked in the Tow Away Zones will be subject to towing.

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 windshield.

B. VENDORS/CONTRACTORS. The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

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 accordance with section 715.07, *Florida Statutes*.

B. TOWING/REMOVAL AUTHORITY. To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle 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 in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles 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 to such vehicles.

EXHIBIT A – *Map of Tow Away Zones*

EXHIBIT B - *Map of Overnight Parking Areas*

Effective date: July 13, 2023

EXHIBIT A
Map of Tow-Away Zones



EXHIBIT B
Map of Overnight Parking Areas



SEVENTH ORDER OF BUSINESS



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

September 25, 2022

Armstrong Community Development District
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Armstrong Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the year ended September 30, 2022, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2022 and thereafter if mutually agreed upon by Armstrong Community Development District and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

The Responsibilities of the Auditor

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies practice Section

Member FICPA



Armstrong Community Development District
September 25, 2022
Page 2

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.

Armstrong Community Development District
September 25, 2022
Page 3

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



Armstrong Community Development District
September 25, 2022
Page 4

- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

- 1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
- 2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of Armstrong Community Development District's financial statements. Our report will be addressed to the Board of Armstrong Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Armstrong Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with James Perry. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.



Armstrong Community Development District
September 25, 2022
Page 5

Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2022 will not exceed \$4,050, unless the scope of the engagement is changed, the assistance which of Armstrong Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by of Armstrong Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Armstrong Community Development District, of Armstrong Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Armstrong Community Development District
September 25, 2022
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Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Armstrong Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. of Armstrong Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Armstrong Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Armstrong Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Armstrong Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Armstrong Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Armstrong Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this engagement letter, we will provide to you a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and nonfinancial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this engagement letter. Any such records retained by us will be subject to the confidentiality obligations set forth herein and destroyed in accordance with our record retention policies.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Armstrong Community Development District
September 25, 2022
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

Maude S., Marilee Gole

Secretary June 22, 2023



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

Bodine Perry

(BERGER_REPORT22)



BodinePerry
Certified Public Accountants & Advisors

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT
(DATED SEPTEMBER 25, 2022)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

GMS-NF, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850
EMAIL: JPERRY@GMSNF.COM

Auditor: J.W. Gaines

District: Armstrong CDD

By: _____

By: Marvin Giles Marshall Jr

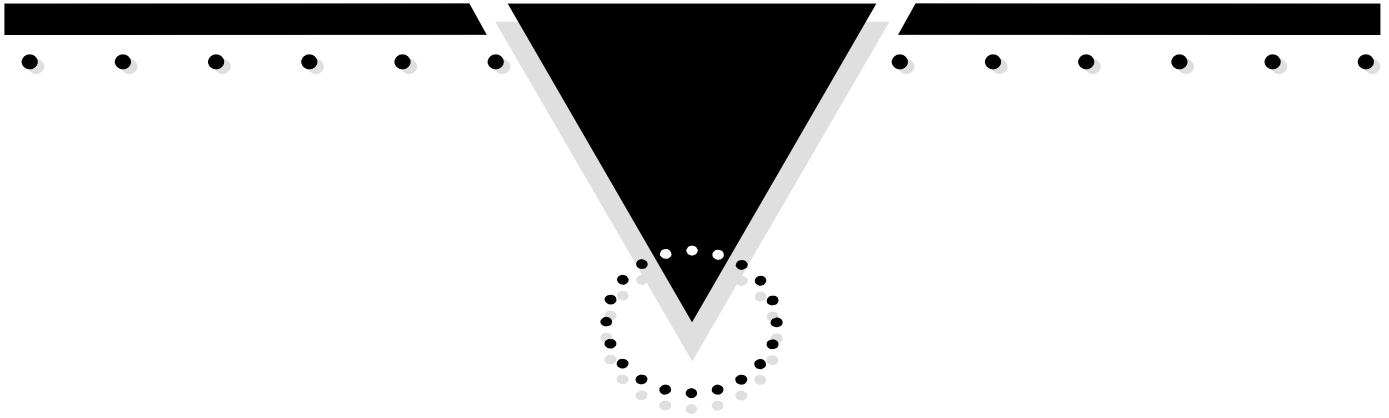
Title: Director

Title: Secretary

Date: September 25, 2022

Date: June 22, 2023

EIGHTH 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 6/30/23	Projected Next 3 Months	Total Projected at 9/30/23	Approved Budget FY2024
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Revenues

Special Assessments - Platted Lots	\$504,612	\$505,502	\$0	\$505,502	\$637,369
Cost Share - Tynes Blvd	\$14,500	\$15,285	\$5,100	\$20,385	\$20,000
Miscellaneous Income	\$0	\$250	\$30	\$280	\$0
Interest	\$0	\$5,338	\$2,162	\$7,500	\$3,000
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$8,656

Total Revenues

\$519,112	\$526,375	\$7,292	\$533,667	\$669,025
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Expenditures

Administrative

Supervisors Fees	\$9,600	\$5,800	\$3,000	\$8,800	\$12,000
FICA Expense	\$734	\$444	\$230	\$673	\$918
Engineering	\$6,000	\$2,364	\$1,636	\$4,000	\$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	\$5,250	\$1,750	\$7,000	\$7,000
Attorney	\$12,000	\$12,044	\$5,956	\$18,000	\$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	\$35,438	\$11,813	\$47,250	\$50,085
Information Technology	\$1,800	\$1,350	\$450	\$1,800	\$1,800
Website Maintenance	\$1,250	\$938	\$313	\$1,250	\$1,250
Telephone	\$350	\$173	\$102	\$275	\$350
Postage	\$600	\$518	\$82	\$600	\$300
Insurance	\$7,360	\$6,587	\$0	\$6,587	\$7,250
Printing & Binding	\$1,500	\$780	\$120	\$900	\$500
Legal Advertising	\$2,500	\$1,425	\$1,075	\$2,500	\$2,500
Other Current Charges	\$600	\$64	\$64	\$129	\$600
Travel Per Diem	\$350	\$0	\$0	\$0	\$0
Office Supplies	\$250	\$84	\$16	\$100	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative

\$117,269	\$87,291	\$30,656	\$117,947	\$124,478
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Field

Security	\$45,000	\$30,957	\$17,391	\$48,349	\$51,364
Electric	\$2,000	\$974	\$316	\$1,290	\$1,450
Water & Sewer/Irrigation	\$36,000	\$26,342	\$7,491	\$33,833	\$34,270
Repairs & Maintenance	\$5,000	\$2,738	\$762	\$3,500	\$5,000
Landscape - Contract	\$141,724	\$90,033	\$37,544	\$127,577	\$134,975
Landscape - Contingency	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Lake Maintenance	\$12,537	\$8,955	\$4,433	\$13,388	\$13,388
Irrigation Repairs	\$10,000	\$4,295	\$3,205	\$7,500	\$10,000
Doggie Pot Stations	\$0	\$0	\$0	\$0	\$1,860

Total Field

\$257,261	\$164,295	\$73,642	\$237,937	\$257,307
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Armstrong

Community Development District

Fiscal Year 2024
General Fund

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

Property/Amenity Manager	\$0	\$0	\$18,750	\$18,750	\$75,000
Preventative Maintenance	\$0	\$0	\$4,200	\$4,200	\$15,000
Facility Attendant	\$0	\$0	\$900	\$900	\$7,200
Insurance	\$28,700	\$25,711	\$0	\$25,711	\$38,567
Phone/Internet/Cable	\$3,000	\$1,696	\$777	\$2,473	\$2,750
Electric	\$16,000	\$12,712	\$5,138	\$17,850	\$18,900
Water/Irrigation	\$7,500	\$5,472	\$1,950	\$7,422	\$8,000
Gas	\$1,500	\$879	\$420	\$1,299	\$1,575
Reuse Service	\$3,500	\$2,747	\$981	\$3,728	\$4,320
Access Cards	\$2,500	\$4,633	\$0	\$4,633	\$5,000
Fitness Equipment Lease (Sofitco)	\$12,737	\$11,322	\$0	\$11,322	\$0
Janitorial Services	\$13,016	\$10,180	\$3,727	\$13,908	\$13,016
Janitorial Supplies	\$4,000	\$975	\$525	\$1,500	\$4,000
Pool Maintenance	\$17,300	\$16,352	\$4,950	\$21,302	\$23,200
Pool Permit	\$0	\$175	\$0	\$175	\$125
Repairs & Maintenance	\$10,000	\$2,199	\$2,801	\$5,000	\$10,000
Fitness Center Repairs/Supplies	\$2,500	\$3,588	\$0	\$3,588	\$2,500
Office Supplies	\$500	\$60	\$40	\$100	\$500
ASCAP/BMI License Fees	\$500	\$0	\$500	\$500	\$500
Pest Control	\$800	\$270	\$180	\$450	\$800
Contingency	\$3,000	\$3,476	\$524	\$4,000	\$3,000
Operating Reserve	\$17,529	\$0	\$0	\$0	\$0

Total Amenity Center

\$144,582	\$102,447	\$46,363	\$148,810	\$233,953
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Other Sources/Uses

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

\$0	\$0	\$0	\$0	\$53,288
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Total Expenditures

\$519,112	\$354,033	\$150,661	\$504,694	\$669,025
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Excess Revenues/(Expenditures)

\$0	\$172,342	(\$143,369)	\$28,973	\$0
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Net Assessments	\$637,369
Add: Discounts (6%)	\$40,683
Gross Assessments	<u>\$678,053</u>

FY2024				
Platted Units	Net Per Unit	Net Total	Gross Per Unit	Gross Total
483	\$1,320	\$637,369	\$1,404	\$678,053

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.

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
		\$ 51,364

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
	TOTAL		\$ 1,450

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Water & Sewer

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

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

Repairs & Maintenance

Miscellaneous repairs and needed maintenance of the District common areas.

Landscape – Contract

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

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

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
		\$ 13,388

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
		\$ 1,860

Amenity Center:

Property/Amenity Manager

Represents costs to contract onsite, full-time manager for the Amenity Center that will oversee maintenance contracts related to the Amenity Center, schedule and approve maintenance services, oversee facility attendant, administer access cards as well as monitor facility usage and enforce District policies. The District has contracted with Governmental Management Services for this service.

Preventative Maintenance

Represents costs to contract onsite part-time maintenance technician that will provide scheduled services as directed by the Property/Amenity Manager. The District has contracted with Governmental Management Services for this service.

Facility Attendant

Represents costs to contract onsite, part-time facility attendant for the Amenity Center that will monitor facility usage, enforce District policies and any other tasks assigned by the Property/Amenity Manager. The District has contracted with Governmental Management Services for this service.

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.

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

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
	TOTAL		\$ 2,750

Electric

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

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

Water/Irrigation

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

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

Gas

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

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

Reuse Service

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

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

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Access Cards

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

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 Governmental Management Services for janitorial services for the Amenity Center.

Description		Monthly	Annually
Janitorial Services	\$	1,085	\$ 13,016
			<u>\$ 13,016</u>

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.

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

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.

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

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Office Supplies

Represents estimated cost of supplies for the Amenity Center.

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.

Description	Monthly	Annually
Pest Control Services	\$ 45	\$ 540
Contingency		\$ 260
		\$ 800

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 6/30/23	Projected Next 3 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

Total Revenues	\$0	\$0	\$0	\$0	\$53,538
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Expenditures

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

Community Development District

Fiscal Year 2024
Debt Service Fund
Series 2017A

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

Assessments - Series 2017A On Roll	\$265,819	\$266,287	\$0	\$266,287	\$265,819
Interest Income	\$0	\$9,181	\$2,819	\$12,000	\$7,500
Carry Forward Surplus	\$180,154	\$180,270	\$0	\$180,270	\$187,544

Total Revenues	\$445,973	\$455,739	\$2,819	\$458,558	\$460,862
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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	\$93,900	\$0	\$93,900	\$92,541
Transfer Out	\$0	\$5,245	\$1,610	\$6,855	\$0

Total Expenditures	\$264,159	\$269,404	\$1,610	\$271,014	\$261,441
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Excess Revenues/(Expenditures)	\$181,813	\$186,335	\$1,209	\$187,544	\$199,422
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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
Total			\$265,798

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 3,755,000	\$ 2,998,368.75	\$ 14,032,684.38

Armstrong

Community Development District

Fiscal Year 2024
Debt Service Fund
Series 2019

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

Assessments - Series 2019	\$411,185	\$411,592	\$0	\$411,592	\$411,185
Interest Income	\$0	\$13,658	\$4,342	\$18,000	\$13,500
Carry Forward Surplus	\$280,159	\$281,214	\$0	\$281,214	\$292,185

Total Revenues	\$691,344	\$706,464	\$4,342	\$710,806	\$716,870
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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	\$132,956	\$0	\$132,956	\$130,691
Transfer Out	\$0	\$7,983	\$2,537	\$10,520	\$0

Total Expenditures	\$408,100	\$416,083	\$2,537	\$418,620	\$408,647
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Excess Revenues/(Expenditures)	\$283,244	\$290,381	\$1,805	\$292,185	\$308,223
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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

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 6,835,000	\$ 4,475,663	\$ 11,310,662.50

A.

RESOLUTION 2023-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors ("**Board**") of the Armstrong Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Armstrong Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND SERIES 2017A/B	\$_____
DEBT SERVICE FUND SERIES 2019	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if

the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF JULY 2023.

ATTEST:

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget

B.

RESOLUTION 2023-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Armstrong Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Clay County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Armstrong Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 13th day of July 2023.

ATTEST:

**ARMSTRONG COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A
Budget

Exhibit B
Assessment Roll

NINTH ORDER OF BUSINESS

C.

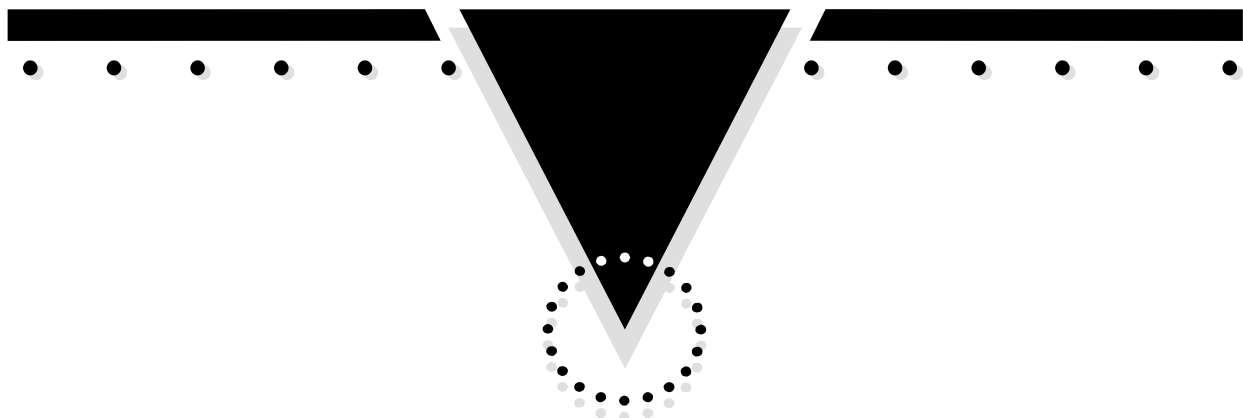
**NOTICE OF MEETINGS
ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Armstrong Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2024** at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 on the second Thursday of each month as follows or otherwise noted:

October 12, 2023
November 9, 2023
December 14, 2023
January 11, 2024
February 8, 2024
March 14, 2024
April 11, 2024
May 9, 2024
June 13, 2024
July 11, 2024
August 8, 2024
September 12, 2024

ELEVENTH ORDER OF BUSINESS

A.



Armstrong Community Development District

**Unaudited Financial Reporting
June 30, 2023**



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ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
June 30, 2023

	<u>Governmental Fund Types</u>			<u>Totals</u> <u>(Memorandum Only)</u> <u>2023</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<u>ASSETS:</u>				
Cash	\$78,101	---	---	\$78,101
Investments:				
Custody Account	\$267,180	---	---	\$267,180
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$186,235	---	\$186,235
Acquisition/Construction	---	---	\$15,125	\$15,125
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Prepayment	---	\$97	---	\$97
Acquisition/Construction	---	---	\$326	\$326
<u>Series 2019</u>				
Reserve	---	\$411,000	---	\$411,000
Revenue	---	\$290,381	---	\$290,381
Prepayment	---	\$350	---	\$350
Acquisition/Construction	---	---	\$1,393	\$1,393
Due from Armstrong Owners' Association	\$1,945	---	---	\$1,945
TOTAL ASSETS	\$347,226	\$1,169,774	\$16,844	\$1,533,844
<u>LIABILITIES:</u>				
Accounts Payable	---	---	---	\$0
Due to Construction	\$24,247	---	---	\$24,247
<u>FUND BALANCES:</u>				
Restricted for Debt Service	---	\$1,169,774	---	\$1,169,774
Restricted for Capital Projects	---	---	\$16,844	\$16,844
Unassigned	\$322,979	---	---	\$322,979
TOTAL LIABILITIES & FUND BALANCES	\$347,226	\$1,169,774	\$16,844	\$1,533,844

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Net	\$504,612	\$504,612	\$505,502	\$890
Cost Share - Tynes Blvd.	\$14,500	\$10,875	\$15,285	\$4,410
Interest	\$0	\$0	\$5,338	\$5,338
Rental Income	\$0	\$0	\$250	\$250
TOTAL REVENUES	\$519,112	\$515,487	\$526,375	\$10,888
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisors Fees	\$9,600	\$7,200	\$5,800	\$1,400
FICA Expense	\$734	\$551	\$444	\$107
Engineering Fees	\$6,000	\$4,500	\$2,364	\$2,136
Arbitrage	\$1,100	\$1,100	\$1,100	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$5,250	\$5,250	\$0
Attorney Fees	\$12,000	\$9,000	\$12,044	(\$3,044)
Annual Audit	\$4,050	\$0	\$0	\$0
Trustee Fees	\$7,800	\$7,800	\$7,758	\$42
Management Fees	\$47,250	\$35,438	\$35,438	\$0
Information Technology	\$1,800	\$1,350	\$1,350	\$0
Telephone	\$350	\$263	\$173	\$89
Postage	\$600	\$450	\$518	(\$68)
Insurance	\$7,360	\$7,360	\$6,587	\$773
Printing & Binding	\$1,500	\$1,125	\$780	\$345
Legal Advertising	\$2,500	\$1,875	\$1,425	\$450
Other Current Charges	\$600	\$450	\$64	\$386
Website Administration	\$1,250	\$938	\$938	(\$0)
Office Supplies	\$250	\$188	\$84	\$103
Travel Per Diem	\$350	\$263	\$0	\$263
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$117,269	\$90,273	\$87,291	\$2,982
<u>Field</u>				
Security	\$45,000	\$33,750	\$30,957	\$2,793
Electric	\$2,000	\$1,500	\$974	\$526
Water & Sewer/Irrigation	\$36,000	\$27,000	\$26,342	\$658
Repairs & Maintenance	\$5,000	\$3,750	\$2,738	\$1,012
Landscape Contract	\$93,217	\$69,913	\$59,185	\$10,728
Landscape Contingency	\$5,000	\$3,750	\$0	\$3,750
Landscape Pond Banks	\$15,248	\$11,436	\$9,732	\$1,704
Lake Maintenance	\$12,537	\$9,403	\$8,955	\$448
Irrigation Repairs	\$10,000	\$7,500	\$4,295	\$3,205
Total Field	\$224,002	\$168,002	\$143,178	\$24,823

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>Amenity Center</u>				
Insurance	\$28,700	\$28,700	\$25,711	\$2,989
Phone/Internet/Cable	\$3,000	\$2,250	\$1,696	\$554
Electric	\$16,000	\$12,000	\$12,712	(\$712)
Water/Irrigation	\$7,500	\$5,625	\$5,472	\$153
Gas	\$1,500	\$1,125	\$879	\$246
Refuse Service	\$3,500	\$2,625	\$2,747	(\$122)
Access Cards	\$2,500	\$1,875	\$4,633	(\$2,758)
Landscape Contract	\$33,259	\$24,944	\$21,117	\$3,828
Fitness Equipment Lease	\$12,737	\$12,737	\$11,322	\$1,415
Janitorial Services	\$13,016	\$9,762	\$10,180	(\$418)
Janitorial Supplies	\$4,000	\$3,000	\$975	\$2,025
Pool Maintenance	\$17,300	\$12,975	\$16,527	(\$3,552)
Repairs & Maintenance	\$10,000	\$7,500	\$2,199	\$5,301
Fitness Center Repairs/Supplies	\$2,500	\$1,875	\$3,588	(\$1,713)
Office Supplies	\$500	\$375	\$60	\$315
ASCAP/BMI License Fees	\$500	\$375	\$0	\$375
Pest Control	\$800	\$600	\$270	\$330
Contingency	\$3,000	\$2,250	\$3,476	(\$1,226)
Operating Reserve	\$17,529	\$13,147	\$0	\$13,147
Total Amenity Center	\$177,841	\$143,740	\$123,563	\$20,177
TOTAL EXPENDITURES	\$519,112	\$402,015	\$354,033	\$47,982
Excess (deficiency) of revenues over (under) expenditures	(\$0)	\$113,472	\$172,342	\$58,870
Net change in Fund Balance	(\$0)	\$113,472	\$172,342	\$58,870
FUND BALANCE - BEGINNING	\$0		\$150,637	
FUND BALANCE - ENDING	(\$0)		\$322,979	

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 June 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Series 2017A	\$265,819	\$265,819	\$266,287	\$469
Interest Income	\$0	\$0	\$9,181	\$9,181
<i>TOTAL REVENUES</i>	\$265,819	\$265,819	\$275,469	\$9,650
<u>EXPENDITURES:</u>				
<u>Series 2017A</u>				
Interest Expense - 11/1	\$95,259	\$95,259	\$95,259	\$0
Principal Expense - 11/1	\$75,000	\$75,000	\$75,000	\$0
Interest Expense - 5/1	\$93,900	\$93,900	\$93,900	\$0
<i>TOTAL EXPENDITURES</i>	\$264,159	\$264,159	\$264,159	\$0
Excess (deficiency) of revenues over (under) expenditures	\$1,659	\$1,659	\$11,309	\$9,650
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$5,245)	(\$5,245)
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	(\$5,245)	(\$5,245)
Net change in Fund Balance	\$1,659	\$1,659	\$6,065	\$4,405
FUND BALANCE - BEGINNING	\$180,154		\$461,978	
FUND BALANCE - ENDING	\$181,813		\$468,043	

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 June 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>REVENUES:</u>				
Assessments - 2019	\$411,185	\$411,185	\$411,592	\$407
Interest Income	\$0	\$0	\$13,658	\$13,658
TOTAL REVENUES	\$411,185	\$411,185	\$425,250	\$14,065
<u>EXPENDITURES:</u>				
<u>Series 2019</u>				
Interest Expense - 11/1	\$135,144	\$135,144	\$135,144	\$0
Principal Expense - 11/1	\$140,000	\$140,000	\$140,000	\$0
Interest Expense - 5/1	\$132,956	\$132,956	\$132,956	\$0
TOTAL EXPENDITURES	\$408,100	\$408,100	\$408,100	\$0
Excess (deficiency) of revenues over (under) expenditures	\$3,085	\$3,085	\$17,150	\$14,065
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$7,983)	(\$7,983)
Total Other Financing Sources/(Uses)	\$0	\$0	(\$7,983)	(\$7,983)
Net change in Fund Balance	\$3,085	\$3,085	\$9,167	\$6,082
FUND BALANCE - BEGINNING	\$280,159		\$692,564	
FUND BALANCE - ENDING	\$283,244		\$701,731	

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 June 30, 2023

	ADOPTED BUDGET	PRORATED THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$230	\$230
<i>TOTAL REVENUES</i>	\$0	\$0	\$230	\$230
<u>EXPENDITURES:</u>				
Improvements - A	\$0	\$0	\$0	\$0
Improvements - B	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	230	230
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$5,245	\$5,245
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	\$5,245	\$5,245
Net change in Fund Balance	\$0	\$0	\$5,475	\$5,475
FUND BALANCE - BEGINNING	\$0		\$9,976	
FUND BALANCE - ENDING	\$0		\$15,451	

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 June 30, 2023

	ADOPTED BUDGET	PRORATED THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$790	\$790
Developer Subsidy	\$0	\$0	\$24,235	\$24,235
TOTAL REVENUES	\$0	\$0	\$25,025	\$25,025
<u>EXPENDITURES:</u>				
Improvements	\$0	\$0	\$75,993	(\$75,993)
TOTAL EXPENDITURES	\$0	\$0	\$75,993	(\$75,993)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	(\$50,968)	(\$50,968)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer Out	\$0	\$0	\$7,983	\$7,983
TOTAL SOURCES/(USES)	\$0	\$0	\$7,983	\$7,983
Net change in Fund Balance	\$0	\$0	(\$42,985)	(\$42,985)
FUND BALANCE - BEGINNING	\$0		\$44,379	
FUND BALANCE - ENDING	\$0		\$1,393	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
<u>Revenues:</u>													
Special Assessments - Net	\$0	\$18,590	\$471,148	\$3,326	\$6,016	\$2,969	\$1,129	\$0	\$2,325	\$0	\$0	\$0	\$505,502
Cost Share - Tynes Blvd.	\$1,100	\$1,646	\$1,832	\$1,725	\$1,923	\$1,834	\$1,610	\$1,670	\$1,945	\$0	\$0	\$0	\$15,285
Interest	\$150	\$112	\$21	\$522	\$907	\$731	\$880	\$1,029	\$986	\$0	\$0	\$0	\$5,338
Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$250
Total Revenues	\$1,250	\$20,348	\$473,001	\$5,573	\$8,846	\$5,534	\$3,618	\$2,949	\$5,257	\$0	\$0	\$0	\$526,375
<u>Expenditures:</u>													
<i>Administrative</i>													
Supervisor Fees	\$600	\$0	\$0	\$800	\$800	\$800	\$800	\$1,000	\$1,000	\$0	\$0	\$0	\$5,800
FICA Expense	\$46	\$0	\$0	\$61	\$61	\$61	\$61	\$77	\$77	\$0	\$0	\$0	\$444
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	\$583	\$0	\$0	\$0	\$5,250
Attorney Fees	\$2,449	\$1,285	\$215	\$998	\$1,084	\$1,962	\$1,131	\$2,922	\$0	\$0	\$0	\$0	\$12,044
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	\$3,938	\$0	\$0	\$0	\$35,438
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$1,350
Telephone	\$28	\$0	\$19	\$0	\$3	\$23	\$36	\$46	\$19	\$0	\$0	\$0	\$173
Postage	\$0	\$7	\$9	\$10	\$12	\$4	\$5	\$14	\$457	\$0	\$0	\$0	\$518
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	\$494	\$0	\$0	\$0	\$780
Legal Advertising	\$156	\$0	\$43	\$44	\$44	\$86	\$121	\$44	\$887	\$0	\$0	\$0	\$1,425
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	\$104	\$0	\$0	\$0	\$938
Office Supplies	\$0	\$1	\$1	\$1	\$1	\$0	\$0	\$0	\$81	\$0	\$0	\$0	\$84
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$23,540	\$7,181	\$9,146	\$6,886	\$8,019	\$8,823	\$6,958	\$8,947	\$7,790	\$0	\$0	\$0	\$87,291

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
Field													
Security	\$3,498	\$4,145	\$3,950	\$4,223	\$3,498	\$4,223	\$3,573	\$3,848	\$0	\$0	\$0	\$0	\$30,957
Electric	\$100	\$102	\$103	\$101	\$172	\$84	\$104	\$103	\$105	\$0	\$0	\$0	\$974
Water & Sewer/Irrigation	\$2,861	\$3,144	\$2,964	\$2,806	\$2,633	\$2,479	\$2,111	\$2,374	\$4,970	\$0	\$0	\$0	\$26,342
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	\$7,398	\$0	\$0	\$0	\$0	\$59,185
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	\$1,160	\$0	\$0	\$0	\$0	\$9,732
Lake Maintenance	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$0	\$0	\$0	\$8,955
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,295	\$0	\$0	\$0	\$0	\$4,295
Total Field	\$16,162	\$19,332	\$16,571	\$16,833	\$16,162	\$16,339	\$15,537	\$20,174	\$6,070	\$0	\$0	\$0	\$143,178
Amenity Center													
Property Insurance	\$25,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,711
Phone/Internet/Cable	\$187	\$186	\$186	\$186	\$187	\$374	\$0	\$389	\$0	\$0	\$0	\$0	\$1,696
Electric	\$1,809	\$1,542	\$1,516	\$1,548	\$1,437	\$1,265	\$1,214	\$1,144	\$1,237	\$0	\$0	\$0	\$12,712
Water/Irrigation	\$634	\$699	\$659	\$704	\$727	\$488	\$461	\$455	\$645	\$0	\$0	\$0	\$5,472
Gas	\$103	\$76	\$184	\$86	\$85	\$141	\$101	\$104	\$0	\$0	\$0	\$0	\$879
Refuse Service	\$262	\$262	\$262	\$327	\$327	\$327	\$327	\$327	\$327	\$0	\$0	\$0	\$2,747
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	\$2,640	\$0	\$0	\$0	\$0	\$21,117
Fitness Equipment Lease	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$0	\$0	\$0	\$0	\$11,322
Janitorial Services	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$0	\$0	\$0	\$10,180
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	\$1,325	\$1,650	\$0	\$0	\$0	\$16,527
Repairs & Maintenance	\$380	\$296	\$155	\$593	\$155	\$155	\$155	\$155	\$155	\$0	\$0	\$0	\$2,199
Fitness Center Repairs/Supplies	\$395	\$175	\$0	\$395	\$415	\$0	\$1,552	\$268	\$388	\$0	\$0	\$0	\$3,588
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
Total Amenity Center	\$37,094	\$10,829	\$17,083	\$10,406	\$9,928	\$10,392	\$12,902	\$9,397	\$5,533	\$0	\$0	\$0	\$123,563
Total Expenditures	\$76,796	\$37,343	\$42,800	\$34,125	\$34,109	\$35,554	\$35,396	\$38,518	\$19,392	\$0	\$0	\$0	\$354,033
Excess Revenues (Expenditures)	(\$75,546)	(\$16,995)	\$430,201	(\$28,552)	(\$25,263)	(\$30,020)	(\$31,778)	(\$35,569)	(\$14,136)	\$0	\$0	\$0	\$172,342

**ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

Long Term Debt

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

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

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

Current Bonds Outstanding: \$3,755,000

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

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

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

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

Current Bonds Outstanding: \$0

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

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

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

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

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

Current Bonds Outstanding: \$6,835,000

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

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

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

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

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,654.79
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$6,666.81
Prepaid CEC Fees	\$81,232.20
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$409,225.50)
Roadway Improvements	(\$1,745,453.37)
Utilities	(\$2,181,215.35)
Stormwater Management System	(\$1,370,377.54)
Amenity Area & Neighborhood Parks	(\$2,457,555.82)
Contingency	(\$68,494.30)
Professional Fees	(\$560,617.54)
Adjusted Balance in Construction Account at June 30, 2023	<u>\$15,450.76</u>

2. Funds Available For Construction at June 30, 2023

Book Balance of Construction Fund at June 30, 2023	\$15,450.76
Contracts in place at June 30, 2023	

3. Investments - US Bank

June 30, 2023	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$15,450.76
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<u>\$15,450.76</u>

Armstrong Community Development District
Series 2017

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

Armstrong Community Development District
Series 2017

33	10/25/18	Basham & Lucas	\$2,200.00									\$2,200.00					
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	\$9,654.78
TRANS FROM DEBT SERVICE	\$6,666.81
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
BALANCE	\$15,450.76

RECONCILIATION	
TRUST STATEMENT	\$15,450.76
O/S REQ.	\$0.00
ADJ BALANCE	\$15,450.76
DEVELOPER CONTRIBUTIONS REC'V	\$0.00
VARIANCE	(\$0.00)

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

Prepaid CEC Fees:

\$16,826.67
\$23,789.43
<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	
\$4,780.84	\$3,419.77	\$11.90	Transfer In
Oct-18	\$175.10	\$121.93	
Nov-18	\$153.12	\$105.85	
Dec-18	\$138.72	\$95.58	\$106.38
Jan-19	\$123.60	\$84.47	\$109.93
Feb-19	\$60.39	\$50.15	\$109.93
Mar-19	\$2.38	\$15.36	\$99.29
Apr-19	\$6.39	\$0.01	\$109.93
May-19	\$14.20	\$0.32	\$106.38
Jun-19	\$14.41	\$0.02	\$99.03
Jul-19	\$1.87	\$1.32	\$95.83
Aug-19	\$0.27	\$0.03	\$82.52
Sep-19	\$8.96	\$0.03	\$53.76
\$699.41	\$475.07		\$972.98
Oct-19	\$9.28	\$0.03	\$46.83
Nov-19	\$2.48	\$0.01	\$40.31
Dec-19	\$2.11	\$1.96	\$32.77
Jan-20	\$2.19	\$2.02	\$33.86
Feb-20	\$2.19	\$2.02	\$33.77
Mar-20	\$1.81	\$1.67	\$27.96
Apr-20	\$0.82	\$0.75	\$12.60
May-20	\$0.14	\$0.13	\$2.18
Jun-20	\$0.15	\$0.13	\$2.25
Jul-20	\$0.09	\$0.08	\$1.31
Aug-20	\$0.08	\$0.07	\$1.23
Sep-20	\$0.07	\$0.07	\$1.13
\$21.41	\$8.94		\$236.20

INT REC'D	A	B	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16
Nov-20	\$0.07	\$0.00		\$1.20
Dec-20	\$0.07	\$0.00		\$1.16
Jan-21	\$0.07	\$0.00		\$1.20
Feb-21	\$0.07	\$0.00		\$1.20
Mar-21	\$0.07	\$0.00		\$1.08
Apr-21	\$0.07	\$0.00		\$1.20
May-21	\$0.07	\$0.00		\$1.16
Jun-21	\$0.07	\$0.00		\$1.20
Jul-21	\$0.06	\$0.00		\$1.16
Aug-21	\$0.04	\$0.00		\$1.20
Sep-21	\$0.04	\$0.00		\$1.20
	\$0.77	\$0.00		\$14.12
Oct-21	\$0.04	\$0.00		\$1.16
Nov-21	\$0.04	\$0.00		\$1.20
Dec-21	\$0.04	\$0.00		\$1.16
Jan-22	\$0.04	\$0.00		\$1.20
Feb-22	\$0.04	\$0.00		\$1.20
Mar-22	\$0.04	\$0.00		\$1.08
Apr-22	\$0.04	\$0.00		\$1.20
May-22	\$0.04	\$0.00		\$1.16
Jun-22	\$0.04	\$0.00		\$1.20
Jul-22	\$0.04	\$0.00		\$1.16
Aug-22	\$0.04	\$0.00		\$1.20
Sep-22	\$6.44	\$0.01		\$185.81
	\$6.88	\$0.01		\$198.73
Oct-22	\$12.26	\$0.03		\$347.31
Nov-22	\$15.52	\$0.07		\$426.04
Dec-22	\$17.14	\$0.11		\$451.51
Jan-23	\$20.81	\$0.18		\$526.37
Feb-23	\$23.09	\$0.25		\$559.94
Mar-23	\$21.99	\$0.28		\$507.84
Apr-23	\$30.91	\$0.45		\$685.36
May-23	\$40.47	\$0.68		\$855.15
Jun-23	\$44.68	\$0.86		\$885.26
	\$226.87	\$2.91		\$5,244.78

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$2,227.76
Developer Contributions/Add'l Revenue	\$3,629,302.23
Transfer from Debt Service	\$7,982.76
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$397,308.14)
Roadway Improvements	(\$2,357,468.68)
Water, Sewer, Reuse & Electric	(\$1,879,033.13)
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)
Adjusted Balance in Construction Account at June 30, 2023	<u><u>\$1,393.30</u></u>

2. Funds Available For Construction at June 30, 2023

Book Balance of Construction Fund at June 30, 2023	\$1,393.30
Contracts in place at June 30, 2023	

3. Investments - US Bank

June 30, 2023	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$1,393.30
			Due fom Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<u><u>\$1,393.30</u></u>

Armstrong Community Development District
Series 2019

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

62	1/27/21	Besch and Smith	\$192,841.01										
63	1/27/21	The Tree Amigos Outdoor Services	\$62,283.00										
64	1/27/21	ECS Florida, LLC	\$950.00										
65	1/27/21	Eisman & Russo	\$7,630.48										
66	1/27/21	Eisman & Russo	\$6,750.04										
67	1/27/21	The Tree Amigos Outdoor Services	\$97,267.00										
68	1/27/21	England Thims & Miller	\$2,119.72										
69	1/27/21	Besch and Smith	\$279,255.93										
70	1/27/21	ECS Florida, LLC	\$1,000.00										
71	3/1/21	Besch and Smith	\$558,487.01										
72	3/2/21	Armstrong CDD	\$202.40										
73	3/2/21	England Thims & Miller	\$202.40										
74	4/1/21	England Thims & Miller	\$4,906.50										
75	4/1/21	England Thims & Miller	\$800.00										
76	4/1/21	Eisman & Russo	\$5,796.23										
77	4/1/21	Besch and Smith	\$260,102.21										
78	4/1/21	England Thims & Miller	\$1,933.61										
79	4/27/21	Eisman & Russo	\$3,375.02										
80	4/27/21	Besch and Smith	\$109,490.42										
80A	5/28/21	England Thims & Miller	\$4,726.50										
81	5/28/21	Armstrong CDD	\$6,000.08										
82	5/28/21	England Thims & Miller	\$414.93										
83	5/28/21	England Thims & Miller	\$75.27										
84	5/28/21	England Thims & Miller	\$1,284.75										
85	5/28/21	Eisman & Russo	\$953.81										
	6/15/21	Reimbursement - Req.81	(\$1,126.24)										
87	6/18/21	Besch and Smith	\$6,272.81										
88	6/18/21	Armstrong CDD	\$2,500.00										
89	6/18/21	Armstrong CDD	\$5,892.00										
90	6/18/21	England Thims & Miller	\$5,791.00										
91	7/30/21	Besch and Smith	\$319,589.71										
92	7/31/21	England Thims & Miller	\$155.25										
93	7/30/21	Eisman & Russo	\$143.74										
94	7/30/21	The Tree Amigos Outdoor Services	\$125,336.00										
95	7/30/21	The Tree Amigos Outdoor Services	\$7,800.00										
96	9/10/21	VOID	\$0.00										
97	9/10/21	Security Engineering and Design	\$1,473.00										
98	1/13/22	The Tree Amigos Outdoor Services	\$17,240.00										
99	3/25/22	Onsight Industries	\$10,569.45										
100	3/25/22	Onsight Industries	\$1,070.00										
101	2/14/23	Eisman & Russo	\$220.11										
102	4/20/23	The Tree Amigos Outdoor Services	\$19,333.00										
103	6/21/23	Jax Utilities Management	\$56,660.00										
Grand Total			\$10,406,862.16	\$397,308.14	\$10,009,555.02	\$2,357,468.68	\$1,879,033.13	\$2,030,236.05	\$2,671,439.84	\$589,575.62	\$0.00	\$481,800.70	

SUMMARY:	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,629,302.23
INT REC'D TO DATE	\$2,227.76
TRANSFER FROM DEBT SERVICE	\$7,982.76
LESS: REQ. PAID	<u>(\$10,406,862.16)</u>
BALANCE	\$1,393.30

RECONCILIATION	
TRUST STATEMENT	\$1,393.30
O/S REQ.	\$0.00
ADJ BALANCE	\$1,393.30
VARIANCE	(\$0.00)

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

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
Jun-23	\$101.75	\$0.00
	\$789.73	\$0.00

Add'l Revenue/Developer Contributions:

6/23/20	\$328,037.36	
7/27/20	\$330,623.14	
7/29/20	\$34,813.80	Prepaid CEC Fees from FY19
7/29/20	\$65,154.00	Agmt# 19 - Media
7/29/20	\$6,863.03	Trans from Acq 2019 A1
8/20/20	\$255,658.30	
9/21/20	\$185,790.58	
9/28/20	\$157,645.00	Clay Electric
10/22/20	\$12,833.40	
12/3/20	\$71,528.16	Greyhawk Venture
12/14/20	\$53,900.28	
12/16/20	\$41,066.88	
1/27/21	\$555,129.53	
3/1/21	\$558,891.81	
4/1/21	\$273,538.55	
4/5/21	\$16,041.75	Feldman & Mahoney Chk#1744
4/26/21	\$112,865.44	
5/27/21	\$13,455.34	Greyhawk Venture
6/18/21	\$20,455.81	
6/28/21	\$57,750.30	
7/30/21	\$453,024.70	
6/21/23	\$24,235.07	
	\$3,629,302.23	

	\$1,401.96	\$2.02
Oct-20	\$0.12	\$0.00
Nov-20	\$0.43	\$0.00
Dec-20	\$0.25	\$0.00
Jan-21	\$0.24	\$0.00
Feb-21	\$0.34	\$0.00
Mar-21	\$0.00	\$0.00
Apr-21	\$0.00	\$0.00
May-21	\$0.07	\$0.00
Jun-21	\$0.07	\$0.00
Jul-21	\$0.09	\$0.00
Aug-21	\$0.32	\$0.00
Sep-21	\$0.32	\$0.00
	\$2.25	\$0.00
Oct-21	\$0.24	\$0.00
Nov-21	\$0.22	\$0.00
Dec-21	\$0.21	\$0.00
Jan-22	\$0.27	\$0.00
Feb-22	\$0.27	\$0.00
Mar-22	\$0.22	\$0.00
Apr-22	\$0.23	\$0.00
May-22	\$0.18	\$0.00
Jun-22	\$0.19	\$0.00
Jul-22	\$0.18	\$0.00
Aug-22	\$0.19	\$0.00
Sep-22	\$29.40	\$0.00
	\$31.80	\$0.00

**Armstrong
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

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

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2017A		2019A		TOTAL 100%								
							GENERAL FUND 42.72%	DEBT SERVICE 22.50%	DEBT SERVICE 34.78%										
11/10/22	1	\$	1,370.44	\$	71.95	\$	25.97	\$	-	\$	1,272.52	\$	543.58	\$	286.35	\$	442.60	\$	1,272.52
11/16/22	2	\$	21,069.85	\$	842.78	\$	404.54	\$	-	\$	19,822.53	\$	8,467.54	\$	4,460.52	\$	6,894.48	\$	19,822.53
11/28/22	3	\$	23,834.61	\$	953.39	\$	457.63	\$	-	\$	22,423.59	\$	9,578.63	\$	5,045.81	\$	7,799.15	\$	22,423.59
12/12/22	4	\$	1,084,153.11	\$	43,332.12	\$	20,816.42	\$	-	\$	1,020,004.57	\$	435,712.63	\$	229,523.99	\$	354,767.95	\$	1,020,004.57
12/19/22	5	\$	88,039.01	\$	3,392.91	\$	1,692.92	\$	-	\$	82,953.18	\$	35,434.89	\$	18,666.33	\$	28,851.96	\$	82,953.18
1/11/23	6	\$	8,190.78	\$	245.73	\$	158.90	\$	-	\$	7,786.15	\$	3,325.99	\$	1,752.06	\$	2,708.10	\$	7,786.15
2/8/23	7	\$	14,755.00	\$	384.47	\$	287.41	\$	-	\$	14,083.12	\$	6,015.85	\$	3,169.02	\$	4,898.25	\$	14,083.12
3/6/23	8	\$	7,162.75	\$	71.62	\$	141.82	\$	-	\$	6,949.31	\$	2,968.52	\$	1,563.75	\$	2,417.04	\$	6,949.31
4/7/23	9	\$	2,696.46	\$	-	\$	53.93	\$	-	\$	2,642.53	\$	1,128.80	\$	594.63	\$	919.10	\$	2,642.53
6/8/23	10	\$	5,443.61	\$	-	\$	-	\$	-	\$	5,443.61	\$	2,325.33	\$	1,224.93	\$	1,893.34	\$	5,443.61
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B.

Armstrong

Community Development District

Summary of Check Register

June 1, 2023 to June 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	6/6/23	944-950	\$ 21,683.19
	6/12/23	951-956	\$ 10,170.21
	6/13/23	957	\$ 1,415.21
	6/19/23	958-959	\$ 1,725.00
	6/20/23	960	\$ 1,342.25
	6/26/23	961-964	\$ 4,262.06
			<hr/> \$ 40,597.92
			<hr/>
			\$ 40,597.92

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/06/23	00007	6/01/23	2023-253 202306 310-51300-48000 NOT.OF MEETING 06/08/23	OSTEEN MEDIA GROUP	*	44.00	44.00 000944
6/06/23	00025	5/31/23	MAY23-11 202305 330-57200-46700 MAY 23 - POOL MAINTENANCE	CROWN POOLS, INC.	*	1,150.00	1,150.00 000945
6/06/23	00062	6/01/23	32013014 202306 330-57200-46300 JANITORIAL SERVICES JUN23	NORTH FLORIDA BUILDING MAINT. LLC	*	1,131.14	1,131.14 000946
6/06/23	00001	6/01/23	101 202306 310-51300-34000 MANAGEMENT FEES JUN23		*	3,937.50	
		6/01/23	101 202306 310-51300-49500 WEBSITE ADMIN JUN23		*	104.17	
		6/01/23	101 202306 310-51300-35100 INFORMATION TECH JUN23		*	150.00	
		6/01/23	101 202306 310-51300-31300 DISSEMINATION FEE JUN23		*	583.33	
		6/01/23	101 202306 310-51300-51000 OFFICE SUPPLIES		*	1.05	
		6/01/23	101 202306 310-51300-42000 POSTAGE		*	226.24	
		6/01/23	101 202306 310-51300-42500 COPIES		*	198.00	
		6/01/23	101 202306 310-51300-41000 TELEPHONE		*	19.35	
				GOVERNMENTAL MANAGEMENT SERVICES			5,219.64 000947
6/06/23	00061	5/31/23	3225816 202304 310-51300-31500 MTG/IRG.MNT AGR/SUSPND LT	KUTAK ROCK LLP	*	1,130.50	1,130.50 000948
6/06/23	00032	4/17/23	101614 202304 330-57200-46100 QTRLY PM-TREADMILL/ELLIPT	SOUTHEAST FITNESS REPAIR	*	395.00	395.00 000949
6/06/23	00021	5/22/23	200340 202305 320-53800-46500 RPR ZONE LINE/SPRAY/NOZZL		*	1,415.00	
		5/28/23	200447 202305 320-53800-46200 LANDSCAPE MAINT MAY23		*	4,363.75	
		5/28/23	200447 202305 330-57200-46200 LANDSCAPE AMENITY MAY23		*	2,552.58	
		5/28/23	200447 202305 320-53800-46200 TYNES BLVD EXT MAY23		*	800.97	

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/28/23	200447 202305 320-53800-46200 GREYHAWK PHASE II MAY23		*	2,233.41	
		5/28/23	200447 202305 320-53800-46400 GREYHAWK LAKES MAY23		*	1,160.20	
		5/28/23	200447 202305 330-57200-46200 VIBURNAM HDGE AMNTY MAY23		*	87.00	
				TREE AMIGOS OUTDOOR SERVICES INC.			12,612.91 000950
6/12/23 00073		6/09/23	9075448 202306 310-51300-42500 DATA CONVERS/ADDRESS UPDT		*	195.00	
		6/09/23	9075448 202306 310-51300-42500 BLCK/WHITE PRINT/MAIL MRG		*	101.43	
		6/09/23	9075448 202306 310-51300-51000 483 ENVELOPES/RETURN ADDR		*	79.70	
		6/09/23	9075448 202306 310-51300-42000 US POSTAGE/HANDLE/DELIVER		*	230.36	
				TRIPLE HERITAGE LLC DBA			606.49 000951
6/12/23 00072		6/01/23	1707190 202306 330-57200-46700 POOL CHEM & CLEAN JUN23		*	1,650.00	
				POOL TROOPERS			1,650.00 000952
6/12/23 00019		6/01/23	7425 202306 320-53800-46800 LAKE MAINTENANCE JUN23		*	995.00	
				SITEX AQUATICS			995.00 000953
6/12/23 00021		6/06/23	200551 202305 320-53800-46500 RUN ZONE LINES IN SLEEVES		*	1,200.00	
				TREE AMIGOS OUTDOOR SERVICES INC.			1,200.00 000954
6/12/23 00016		6/08/23	567729JU 202306 320-53800-43100 3518 ROYAL PINES DR IRRG		*	1,690.33	
		6/08/23	568411JU 202306 320-53800-43100 3682 ROYAL PINES DR IRRG		*	1,346.46	
		6/08/23	574046JU 202306 330-57200-43100 3645 ROYAL PINES DR POOL		*	331.52	
		6/08/23	574047JU 202306 330-57200-43100 3645 ROYAL PINES DR CLBHS		*	313.58	
		6/08/23	574048JU 202306 320-53800-43100 3645 ROYAL PINES DR IRRG		*	744.19	
		6/08/23	577060JU 202306 320-53800-43100 875 TYNES BLVD IRRG-JUN23		*	388.01	
		6/08/23	577061JU 202306 320-53800-43100 705 TYNES BLVD IRRG-JUN23		*	297.28	
		6/08/23	586607JU 202306 320-53800-43100 3976 HEATHERBROOK PL IRRG		*	77.82	
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/08/23	586608JU 202306 320-53800-43100 4121 HEATHERBROOK PL IRRG		*	90.98	
		6/08/23	588041JU 202306 320-53800-43100 3846 SUNBERRY LANE IRRG		*	104.26	
		6/08/23	594522JU 202306 320-53800-43100 4173 HEATHERBOOK PL-JUN23		*	95.96	
		6/08/23	596272JU 202306 320-53800-43100 1980 AMBERLY DR - JUN23		*	58.27	
		6/08/23	596274JU 202306 320-53800-43100 544 TYNES BLVD - JUN23		*	76.12	
CLAY COUNTY UTILITY AUTHORITY							5,614.78 000955
6/12/23	00027	6/06/23	22100762 202305 330-57200-43200 3645 ROYAL PINES DR-MAY23		*	103.94	
TECO							103.94 000956
6/13/23	00018	5/01/23	618853 202305 330-57200-44000 MAY23-FITNESS EQUIP-FINAL		*	1,415.21	
MUNICIPAL ASSET MANAGEMENT, INC.							1,415.21 000957
6/19/23	00007	6/08/23	2023-253 202306 310-51300-48000 NOT.RULE DEVELOP 07/13/23		*	45.00	
OSTEEN MEDIA GROUP							45.00 000958
6/19/23	00021	6/12/23	200591 202305 320-53800-46500 RPR NOZZLE/SPRAY/ROTOR/LN		*	1,680.00	
TREE AMIGOS OUTDOOR SERVICES INC.							1,680.00 000959
6/20/23	00100	6/13/23	9054872J 202306 320-53800-43000 3599 ROYAL PINES DR IRRG		*	42.00	
		6/13/23	9082120J 202306 330-57200-43000 3645 ROYAL PINES AMENITY		*	1,237.00	
		6/13/23	9082351J 202306 320-53800-43000 705 TYNES BLVD IRRG-JUN23		*	32.00	
		6/13/23	9143346J 202306 320-53800-43000 3814 ROYAL PINES - JUN23		*	31.25	
CLAY ELECTRIC COOPERATIVE, INC.							1,342.25 000960
6/26/23	00007	6/15/23	2023-254 202306 310-51300-48000 NOT.OF RULEMAKE 07/13/23		*	78.00	
		6/15/23	2023CI-6 202306 310-51300-48000 NOT.PUB HEAR 2023/24 BDGT		*	360.00	
		6/15/23	2023CI-6 202306 310-51300-48000 NOT.PUB HEAR 2023/24 BDGT		*	360.00	
OSTEEN MEDIA GROUP							798.00 000961
ARMS ARMSTRONG				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/26/23	00054	6/01/23 2306	202306 330-57200-46000	PET STATION MAINT JUN23	*	155.00	
				DOODY DADDY			155.00 000962
6/26/23	00061	6/23/23 3238685	202305 310-51300-31500	MTG/RFP PROP.MGMT/AMNT.MG	*	2,921.50	
				KUTAK ROCK LLP			2,921.50 000963
6/26/23	00032	6/19/23 102019	202306 330-57200-46100	RPLC HANDLEBARS/SHIPPING	*	387.56	
				SOUTHEAST FITNESS REPAIR			387.56 000964
TOTAL FOR BANK A						40,597.92	
TOTAL FOR REGISTER						40,597.92	

ARMS ARMSTRONG TVISCARRA

CLAY TODAY

A Division of Osteen Media Group

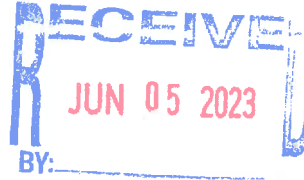
Clay Today
3513 US Hwy 17
Fleming Island, FL 32003
904-264-3200

INVOICE

Invoice Number: 2023-253504

Invoice Date: 6/1/2023

Due Date: 7/1/2023



BILL TO

Accounts Payable
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	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 69750	Notice of Meeting June 8, 2023	CT - Clay Today	Jun 1	2023		Column Inch	Black & White	4.4000	\$44.00
									\$44.00

Total:	\$44.00
--------	---------

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

Affidavit attached to this invoice.

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

Please pay from this invoice. Email for inquiries or questions - legal@claytodayonline.com. Thank you for your business.

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 Armstrong CDD Notice of Meeting

In the matter of June 8 2023

LEGAL: 69750

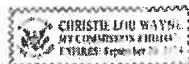
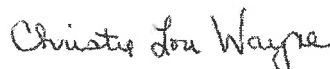
Was published in said newspaper in the issues:

6/1/2023

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 06/01/2023



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, June 8, 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 32082 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Marilee Giles
District Manager
Legal 69750 Published 6/1/2023 in Clay
County's Clay Today newspaper



3002 PHILIPS HWY
JACKSONVILLE, FL 32207

Phone #

904-858-4300

APPROVED

By Alex Boyer at 11:22 am, Jun 02, 2023

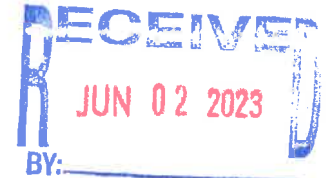
Amenity-Pool Maint

Invoice

Date	Invoice #
5/31/2023	MAY23-110
Terms	Due Date
CLEANING TERMS	6/15/2023

Bill To

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



#25
May 23 - Pool Maintenance
330-572-467

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY POOL SERVICE FOR MAY	1,150.00	5/31/2023	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



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



INVOICE

Total Due: \$1,131.14

Invoice Number: 32013014934
Invoice Date: 6/1/2023
Due Date: 7/1/2023

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

Bill

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

#62
June 20
230-572-463

Ship

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

PO #	Customer ID	FSM	Payment Terms	Service Dates		
	01013101295	Ray Flores	Net 30 days	06/01/23 to 06/30/23		
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31013100635	1	1,131.14	1,131.14

APPROVED

By Alex Boyer at 10:44 am, Jun 01, 2023

Amenity-Janitorial

Subtotal: 1131.14
Sales Tax: 0.00

Total Due: \$1,131.14

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 101

Invoice Date: 6/1/23

Due Date: 6/1/23

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 - June 2023	210.57.24		3,937.50	3,937.50
Website Administration - June 2023	495		104.17	104.17
Information Technology - June 2023	251		150.00	150.00
Dissemination Agent Services - June 2023	213		583.33	583.33
Office Supplies	51		1.05	1.05
Postage	42		226.24	226.24
Copies	423		198.00	198.00
Telephone	41		19.35	19.35
Total				\$5,219.64
Payments/Credits				\$0.00
Balance Due				\$5,219.64

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2023

#61
310-53315**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. 3225816

Client Matter No. 1323-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3225816
1323-1

Re: General Counsel

For Professional Legal Services Rendered

04/01/23	S. Sandy	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
04/13/23	K. Buchanan	2.00	670.00	Prepare for and attend board meeting
04/19/23	K. Buchanan	0.20	67.00	Confer with district manager
04/27/23	J. Gillis	0.90	144.00	Draft landscape and irrigation maintenance agreement with Tree Amigos
04/28/23	K. Buchanan	0.40	134.00	Review suspension letter and confer with district manager

TOTAL HOURS 3.80

TOTAL FOR SERVICES RENDERED \$1,130.50

TOTAL CURRENT AMOUNT DUE \$1,130.50



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

Invoice #101614
Invoice Date: 4/17/2023

APPROVED

By Alex Boyer at 12:09 pm, Jun 05, 2023

Amenity-Fitness Center Repairs

Account #101323
Greyhawk - Armstrong CDD



Invoice

Billing Location Information

Billing Address 3645 Royal Pines Dr
Orange Park, FL 32065

Billing Contact Alex Boyer

Main Number (904) 568-2568

Mobile Number

Email Aboyer@Evergreen-Lm.Com

#32
300.522.461

Service Information

Services	Qty	Rate	Price
3645 Royal Pines Dr, Orange Park, FL 32065			
4/17/2023 PM: <u>Quarterly</u> Quarterly scheduled preventative maintenance	1.00 Ea	\$0.00 / 1 Ea	\$0.00
— Product: <u>PM</u> : Bench, AB Crunch, Smith Machine	2.00 Ea	\$10.00 / Ea	\$20.00
— Product: <u>PM</u> : <u>Elliptical</u> , Cross-trainer, ARC, AMT	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: <u>PM</u> : Multi-Station	1.00 Ea	\$15.00 / Ea	\$15.00
— Product: <u>PM</u> : Recumbent, Upright Bicycle	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: <u>PM</u> : Single-Station	8.00 Ea	\$10.00 / Ea	\$80.00
— Product: <u>PM</u> : Spin Bike, Rowing Machine	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: <u>PM</u> : Stepper, Stepmill, Jacobs Ladder, Wave	1.00 Ea	\$30.00 / Ea	\$30.00
— Product: <u>PM</u> : <u>Treadmill</u>	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
Subtotal:			\$395.00
Tax:			\$0.00
Total:			\$395.00

Pay Now

Amount Paid: \$0.00
Balance Due: \$395.00

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 #	101614
		Date	Monday, April 17, 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!

APPROVED

By Alex Boyer at 2:37 pm, May 31, 2023



Tree Amigos

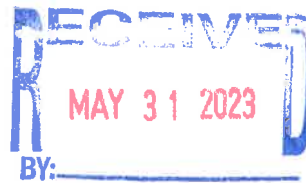
Outdoor Services

Field- Irrigation Repairs

Invoice

Invoice#: 200340

Date: 05/22/2023



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

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

#21
20-578-465

Description	Quantity	Price	Ext Price
Inspected Irrigation and made necessary repairs			
Completed 05/19/23			
(3) 3/4" Zone lines	3.00		
(3) 1" Zone lines	3.00		
(20) 6" Sprays	20.00		
(73) Nozzles	73.00		
Labor	1.00		
Total	1.00	1,415.00	1,415.00

Notes:

Invoice Total: \$1,415.00



Outdoor Services

Invoice

Invoice#: 200447

Date: 05/28/2023

APPROVED

By Alex Boyer at 2:36 pm, May 31, 2023

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

Field-Landscape

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



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

Notes:

Invoice Total: \$11,197.91

Action Mail Services

2441 Orlando Central Parkway
Orlando, FL 32809
+1 4078559277
accounting@actionmailservices.com
http://www.actionmailservices.com

**INVOICE**

#73

BILL TO
Armstrong CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

INVOICE 9075448
DATE 06/09/2023
TERMS Net 30
DUE DATE 07/09/2023

DESCRIPTION		QTY	AMOUNT
Armstrong Mailer - Match Mail			
Data Conversion From Client's Files, Address Updating, Duplicate Analysis, Zip+4 Correcting, CASS Certification	310513 425	1	195.00
Inkjet addresses, prepare, sort, tray, tag and deliver to post office		1	0.00T
Automated Folding and inserting		1	0.00T
Black and White Printing - 1/1 - mail merge	310513 425	483	101.43
#10 Envelopes, Return Addressing	310513 51	483	79.70
Q: 483			
U.S. Postage, Handling and Postal Delivery	310513 42	483	230.36
U.S. Postage, Handling and Postal Delivery - Foreign		0	0.00

Payment Terms: Net 15 days

- 1) 10% finance fee may be added for invoices open past 30 days
2) If any unpaid balance must be collected by an attorney, the customer agrees to pay all attorneys' fees and court costs in such collection efforts.
2) If paying with a credit card, a 3% convenience fee will be applied

SUBTOTAL	606.49
TAX (6.5%)	0.00
TOTAL	606.49

BALANCE DUE \$606.49

Get \$10 Off Of Your Next Service By Leaving us a Google Review!



5015 W. Waters Avenue
Tampa, Florida 33634
(813) 889-9091
FL Lic: CPC056833
TX Lic: TICL742
AZ Lic: R6311341

CUSTOMER ID:	196869
INVOICE ID:	1707190
INVOICE DATE:	6/1/2023
DUE DATE:	6/1/2023
PO#:	N/A

Billing Address:

Armstrong CDD
Orange Park, FL
32065



Service Address:

Armstrong CDD
Orange Park, FL
32065

Description	Quantity	Unit Price	Total
AM - Commercial Chemical and Cleaning			\$1,650.00

Subtotal:	\$1,650.00
Taxes:	\$0.00
Payments/Credits:	\$0.00
Total Due:	\$1,650.00

Due Date: 6/1/2023

NOTES: June pool service

PO Box 917
Parrish, FL 34219

Date	Invoice #
6/1/2023	7425

Bill To

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

RECEIVED
JUN 01 2023
BY: _____

#1920
320528-468

P.O. No.	Terms	Project
	Net 30	

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



Tree Amigos

Outdoor Services



Invoice

Invoice#: 200551

Date: 06/06/2023

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

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

#21
720578465

Description	Quantity	Price	Ext Price
Irrigation Repairs			
Material and Labor to run zone lines in sleeves provided by Angelo Group. Work was completed on 05/23/23			
Total	1.00	1,200.00	1,200.00
Notes:	<div>APPROVED <i>By Alex Boyer at 1:15 pm, Jun 06, 2023</i></div>		
Field- Irrigation Repairs		Invoice Total:	\$1,200.00



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

[2/14

Customer Name: ARMSTRONG CDD

Bill Date: 06/08/2023

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)	06/08/23 to 07/07/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge	\$0.00
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Sewer

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

Reuse

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

82100744	1	06/02/23	35	2979	3669	690
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	43.2	X	0.85		\$36.72
Proration Factor: 1.1667	Tier 2	15.1	X	1.66		\$25.07
	Tier 3	631.7	X	2.51		\$1,585.57

Other Charges

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

Current Charges	\$1,690.33
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$1,690.33
------------------	------------

You may be eligible for an adjustment on your bill if you are filling a pool, installing new sod, or have recently repaired a leak. Visit www.clayutility.org/myselfservice/bill_credits

Need assistance paying your bill? Visit us at www.clayutility.org/myselfservice/customer_assistance_program to find out how you may be eligible.

Conserving Clay Tip: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$1690.33 by 6/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$1139.97 was posted to your account on 05/22/2023.

#16
220578-431



Please return this portion with payment

Bill Summary

Bill Date	06/08/23
Current Charges	\$1,690.33
Current Charges Past Due After	06/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$1,690.33



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:

AYC0607B 2000000953 24/2

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

00567729 9 MC05533398 0000169033 0000000 06292023 0 0



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

[3/14]

Customer Name: ARMSTRONG CDD

Bill Date: 06/08/2023

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)	06/08/23 to 07/07/23					\$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	06/02/23	35	2754	3307	553
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	43.2	X	0.85		\$36.72
Proration Factor: 1.1667	Tier 2	15.1	X	1.66		\$25.07
	Tier 3	494.7	X	2.51		\$1,241.70

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$1,346.46
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$1,346.46

You may be eligible for an adjustment on your bill if you are filling a pool, installing new sod, or have recently repaired a leak. Visit www.clayutility.org/my service/bill_credits

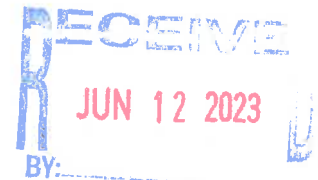
Need assistance paying your bill? Visit us at www.clayutility.org/my service/customer_assistance_program to find out how you may be eligible.

Conserving Clay Tip: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$1346.46 by 6/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$489.88 was posted to your account on 05/22/2023.

#16
320-58471



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:

AYC0607B 2000000954 24/3

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

Bill Summary

Bill Date	06/08/23
Current Charges	\$1,346.46
Current Charges Past Due After	06/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$1,346.46

MAIL PAYMENT TO:



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

00568411 1 MC05530006 0000134646 0000000 06292023 0 0



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

[4/14]

Customer Name: ARMSTRONG CDD

Bill Date: 06/08/2023

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	06/02/23	35	4323	4451	128
Base Charges (Prepaid)		06/08/23 to 07/07/23				\$28.48
Consumption Charges		Tier 1	128.0	X	2.35	\$300.80
Proration Factor: 1.1667		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		\$331.52
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$331.52

You may be eligible for an adjustment on your bill if you are filling a pool, installing new sod, or have recently repaired a leak. Visit www.clayutility.org/myservice/bill_credits

Need assistance paying your bill? Visit us at www.clayutility.org/myservice/customer_assistance_program to find out how you may be eligible.

Conserving Clay Tip: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$331.52 by 6/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$141.17 was posted to your account on 05/22/2023.

Water Quality Reports are sent by email, online at www.clayutility.org/wqr/WQR.pdf, or at our office. To receive a copy by mail, contact 904-272-5999

#16
270-572-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574046

3645 Royal Pines Drive Pool

Route #:MC05560400

Route Group:26

ADDRESSEE:

AYC0607B 2000000955 24/4

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

Bill Summary

Bill Date	06/08/23
Current Charges	\$331.52
Current Charges Past Due After	06/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$331.52

MAIL PAYMENT TO:



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

00574046 1 MC05560400 0000033152 0000000 06292023 0 0



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

Customer Name: ARMSTRONG CDD

Bill Date: 06/08/2023

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	06/02/23	35	145	147	2

Base Charges (Prepaid)	06/08/23 to 07/07/23					\$91.06
Consumption Charges	Tier 1	2.0	X	2.35		\$4.70
Proration Factor: 1.1667	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
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	\$313.58
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$313.58

You may be eligible for an adjustment on your bill if you are filling a pool, installing new sod, or have recently repaired a leak. Visit www.clayutility.org/myservice/bill_credits

Need assistance paying your bill? Visit us at www.clayutility.org/myservice/customer_assistance_program to find out how you may be eligible.

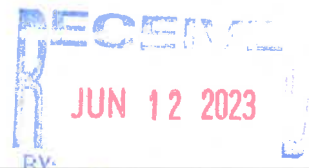
Conserving Clay Tip: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$313.58 by 6/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$313.58 was posted to your account on 05/22/2023.

Water Quality Reports are sent by email, online at www.clayutility.org/wqr/WQR.pdf, or at our office. To receive a copy by mail, contact 904-272-5999

Fl 16
330-572-471



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:

AYC0607B 2000000956 24/5

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

Bill Summary

Bill Date	06/08/23
Current Charges	\$313.58
Current Charges Past Due After	06/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$313.58

MAIL PAYMENT TO:



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

00574047 4 MC05560402 0000031358 0000000 06292023 0 0



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

[6/14]

Customer Name: ARMSTRONG CDD

Bill Date: 06/08/2023

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)	06/08/23 to 07/07/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge	\$0.00
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Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
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76205390	1.5	06/02/23	35	7332	7662	330
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Base Charges (Prepaid)						\$85.96
Consumption Charges	Tier 1	87.5	X	0.85		\$74.38
Proration Factor: 1.1667	Tier 2	29.2	X	1.66		\$48.47
	Tier 3	213.3	X	2.51		\$535.38

Other Charges

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

Current Charges	\$744.19
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$744.19
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You may be eligible for an adjustment on your bill if you are filling a pool, installing new sod, or have recently repaired a leak. Visit www.clayutility.org/myservice/bill_credits

Need assistance paying your bill? Visit us at www.clayutility.org/myservice/customer_assistance_program to find out how you may be eligible.

Conserving Clay Tip: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$744.19 by 6/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$183.64 was posted to your account on 05/22/2023.

#16
320-588-431



Please return this portion with payment

Bill Summary



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:

AYC0607B 2000000957 24/6

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

Bill Date	06/08/23
Current Charges	\$744.19
Current Charges Past Due After	06/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$744.19

MAIL PAYMENT TO:



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

00574048 7 MC05560404 0000074419 00000000 06292023 0 0



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

[8/14

Customer Name: ARMSTRONG CDD

Bill Date: 06/08/2023

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)	06/08/23 to 07/07/23					\$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	06/06/23	39	5546	5721	175
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	48.1	X	0.85		\$40.89
Proration Factor: 1.3000	Tier 2	16.9	X	1.66		\$28.05
	Tier 3	110.0	X	2.51		\$276.10

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$388.01
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$388.01

You may be eligible for an adjustment on your bill if you are filling a pool, installing new sod, or have recently repaired a leak. Visit www.clayutility.org/mysevice/bill_credits

Need assistance paying your bill? Visit us at www.clayutility.org/mysevice/customer_assistance_program to find out how you may be eligible.

Conserving Clay Tip: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$388.01 by 6/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$138.48 was posted to your account on 05/22/2023.

#16
320-558 431



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:

AYC0607B 2000000959 24/8

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

Bill Summary

Bill Date	06/08/23
Current Charges	\$388.01
Current Charges Past Due After	06/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$388.01

MAIL PAYMENT TO:



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

00577060 3 MC05560359 0000038801 0000000 06292023 0 0



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

[7/14]

Customer Name: ARMSTRONG CDD

Bill Date: 06/08/2023

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)	06/08/23 to 07/07/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge	\$0.00
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Sewer

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

Reuse

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

86278201	1	06/02/23	35	6242	6377	135
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	43.2	X	0.85		\$36.72
Proration Factor: 1.1667	Tier 2	15.1	X	1.66		\$25.07
	Tier 3	76.7	X	2.51		\$192.52

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$297.28
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$297.28

You may be eligible for an adjustment on your bill if you are filling a pool, installing new sod, or have recently repaired a leak. Visit www.clayutility.org/myself/bill_credits

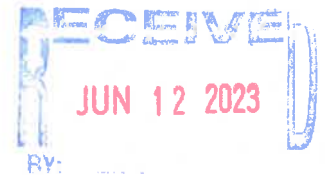
Need assistance paying your bill? Visit us at www.clayutility.org/myself/customer_assistance_program to find out how you may be eligible.

Conserving Clay Tip: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$297.28 by 6/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$42.97 was posted to your account on 05/22/2023.

#16
320-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577061

705 Tynes Blvd Reclaimed Irrigation

Route #:MC05560361

Route Group:26

ADDRESSEE:

AYC0607B 2000000958 24/7

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

Bill Summary

Bill Date	06/08/23
Current Charges	\$297.28
Current Charges Past Due After	06/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$297.28

MAIL PAYMENT TO:



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

00577061 7 MC05560361 0000029728 0000000 06292023 0 0



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

Customer Name: ARMSTRONG CDD

Bill Date: 06/08/2023

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) 06/08/23 to 07/07/23 \$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	06/02/23	35	1783	1824	41
Base Charges (Prepaid)						\$42.97
Consumption Charges Tier 1 41.0 X 0.85						\$34.85
Proration Factor: 1.1667 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						\$77.82
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$77.82

You may be eligible for an adjustment on your bill if you are filling a pool, installing new sod, or have recently repaired a leak. Visit www.clayutility.org/myself/bill_credits

Need assistance paying your bill? Visit us at www.clayutility.org/myself/customer_assistance_program to find out how you may be eligible.

Conserving Clay Tip: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$77.82 by 6/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$55.72 was posted to your account on 05/22/2023.

#16
720-538-431



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:

AYC0607B 2000000960 24/9

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

Bill Summary

Bill Date	06/08/23
Current Charges	\$77.82
Current Charges Past Due After	06/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$77.82

MAIL PAYMENT TO:



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

00586607 4 MC05560323 0000007782 0000000 06292023 0 0



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

Customer Name: ARMSTRONG CDD

Bill Date: 06/08/2023

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) 06/08/23 to 07/07/23 \$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	06/02/23	35	1268	1318	50
Base Charges (Prepaid)						\$42.97
Consumption Charges Tier 1 43.2 X 0.85						\$36.72
Proration Factor: 1.1667 Tier 2 6.8 X 1.66						\$11.29
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						\$90.98
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$90.98

You may be eligible for an adjustment on your bill if you are filling a pool, installing new sod, or have recently repaired a leak. Visit www.clayutility.org/myself/bill_credits

Need assistance paying your bill? Visit us at www.clayutility.org/myself/customer_assistance_program to find out how you may be eligible.

Conserving Clay Tip: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$90.98 by 6/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$69.32 was posted to your account on 05/22/2023.

#16
320-588-4131



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:

AYC0607B 2000000961 24/10

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

Bill Summary

Bill Date	06/08/23
Current Charges	\$90.98
Current Charges Past Due After	06/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$90.98

MAIL PAYMENT TO:



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

00586608 9 MC05560249 0000009098 0000000 06292023 0 0



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

[11/14]

Customer Name: ARMSTRONG CDD

Bill Date: 06/08/2023

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
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Base Charges (Prepaid)	06/08/23 to 07/07/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
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Sewer

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

Reuse

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

87777241	1	06/02/23	35	1465	1523	58
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	43.2	X	0.85		\$36.72
Proration Factor: 1.1667	Tier 2	14.8	X	1.66		\$24.57
	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	\$104.26
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$104.26

You may be eligible for an adjustment on your bill if you are filling a pool, installing new sod, or have recently repaired a leak. Visit www.clayutility.org/my service/bill_credits

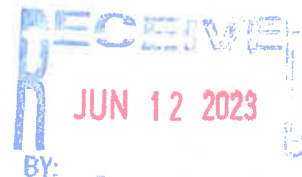
Need assistance paying your bill? Visit us at www.clayutility.org/my service/customer_assistance_program to find out how you may be eligible.

Conserving Clay Tip: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$104.26 by 6/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$84.75 was posted to your account on 05/22/2023.

#16
320-538-431



Please return this portion with payment

Bill Summary



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:

AYC0607B 2000000962 24/11

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

Bill Date	06/08/23
Current Charges	\$104.26
Current Charges Past Due After	06/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$104.26

MAIL PAYMENT TO:



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

00588041 3 MC05560097 0000010426 0000000 06292023 0 0



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

[12/14]

Customer Name: ARMSTRONG CDD

Bill Date: 06/08/2023

Customer #: 00594522

Service Address: 4173 Heatherbrook Place

Route #: MC05560399

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
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Base Charges (Prepaid)	06/08/23 to 07/07/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge	\$0.00
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Sewer

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

Reuse

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

87777245	1	06/02/23	35	557	610	53
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Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	43.2	X	0.85		\$36.72
Proration Factor: 1.1667	Tier 2	9.8	X	1.66		\$16.27
	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	\$95.96
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$95.96
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You may be eligible for an adjustment on your bill if you are filling a pool, installing new sod, or have recently repaired a leak. Visit www.clayutility.org/myself/bill_credits

Need assistance paying your bill? Visit us at www.clayutility.org/myself/customer_assistance_program to find out how you may be eligible.

Conserving Clay Tip: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$95.96 by 6/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$65.92 was posted to your account on 05/22/2023.

H16
320-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00594522

4173 Heatherbrook Place

Route #:MC05560399

Route Group:26

ADDRESSEE:

AYC0607B 2000000963 24/12

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

Bill Summary

Bill Date	06/08/23
Current Charges	\$95.96
Current Charges Past Due After	06/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$95.96

MAIL PAYMENT TO:



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

00594522 1 MC05560399 0000009596 0000000 06292023 0 0



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

[13/14]

Customer Name: ARMSTRONG CDD

Bill Date: 06/08/2023

Customer #: 00596272

Service Address: 1980 Amberly Drive

Route #: MC05560415

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
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Base Charges (Prepaid)	06/08/23 to 07/07/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
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Sewer

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

Reuse

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

89187072	1	06/02/23	35	1094	1112	18
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	18.0	X	0.85		\$15.30
Proration Factor: 1.1667	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	\$58.27
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$58.27
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You may be eligible for an adjustment on your bill if you are filling a pool, installing new sod, or have recently repaired a leak. Visit www.clayutility.org/myservice/bill_credits

Need assistance paying your bill? Visit us at www.clayutility.org/myservice/customer_assistance_program to find out how you may be eligible.

Conserving Clay Tip: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$58.27 by 6/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$42.97 was posted to your account on 05/22/2023.

#11
320-538-47



Please return this portion with payment

Bill Summary

Bill Date	06/08/23
Current Charges	\$58.27
Current Charges Past Due After	06/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$58.27



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

ARMSTRONG CDD

Customer #:00596272

1980 Amberly Drive

Route #:MC05560415

Route Group:26

ADDRESSEE:

AYC0607B 2000000964 24/13

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

00596272 7 MC05560415 0000005827 0000000 06292023 0 0



Customer Name: ARMSTRONG CDD

Bill Date: 06/08/2023

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) 06/08/23 to 07/07/23 \$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	06/02/23	35	809	848	39
Base Charges (Prepaid)						\$42.97
Consumption Charges Tier 1 39.0 X 0.85						\$33.15
Proration Factor: 1.1667 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						\$76.12
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$76.12

You may be eligible for an adjustment on your bill if you are filling a pool, installing new sod, or have recently repaired a leak. Visit www.clayutility.org/mysevice/bill_credits

Need assistance paying your bill? Visit us at www.clayutility.org/mysevice/customer_assistance_program to find out how you may be eligible.

Conserving Clay Tip: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Please pay \$76.12 by 6/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$60.82 was posted to your account on 05/22/2023.

#16
326-528-431



Please return this portion with payment

Bill Summary



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

ARMSTRONG CDD

Customer #:00596274

544 Tynes Blvd

Route #:MC05560677

Route Group:26

ADDRESSEE:

AYC0607B 2000000965 24/14

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

Bill Date	06/08/23
Current Charges	\$76.12
Current Charges Past Due After	06/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$76.12

MAIL PAYMENT TO:



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

00596274 4 MC05560677 0000007612 0000000 06292023 0 0



ARMSTRONG CDD
3645 ROYAL PINES DR
MIDDLEBURG, FL 32068-4177

Statement Date: June 06, 2023

Amount Due: \$103.94

Due Date: June 27, 2023

Account #: 221007627575

Account Summary

Current Service Period: May 03, 2023 - June 05, 2023

Previous Amount Due	\$100.59
Payment(s) Received Since Last Statement	-\$100.59

Current Month's Charges	\$103.94
-------------------------	----------

Amount Due by June 27, 2023	\$103.94
-----------------------------	----------

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

#27
370-572-432

RECEIVED
JUN 12 2023
BY: _____

Your Energy Insight



Your average daily THMS used was **50% lower** than the same period last year.



Your average daily THMS used was **14.29% higher** than it was in your previous period.



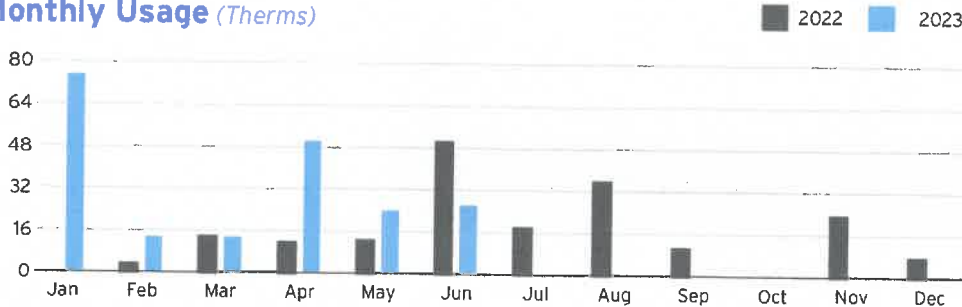
Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

Save energy and get cash back with natural gas equipment

- Cooking
- Drying
- Water heating
- Air conditioning (Gas heat pump)

Learn more at PeoplesGas.com/BizRebates

Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007627575

Due Date: June 27, 2023



Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

00002807 02 AB 0.50 34771 FTECO106062323095810 00000 04 01000000 006 04 19388 004



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



Amount Due: \$103.94

Payment Amount: \$ 103.94

632865488528

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6328654885282210076275750000000103940



Service For:
3645 ROYAL PINES DR
MIDDLEBURG, FL 32068-4177

Account #: 221007627575
Statement Date: June 06, 2023
Charges Due: June 27, 2023

Meter Read

Service Period: May 03, 2023 - Jun 05, 2023

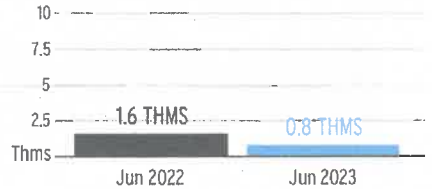
Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AHX50502	06/05/2023	615	590	25 CCF	1.042	1.0000	26.1 Therms	34 Days

Charge Details

Avg THMS Used Per Day

Natural Gas Charges		
Customer Charge		\$30.60
Distribution Charge	26.1 THMS @ \$0.46951	\$12.25
PGA	26.1 THMS @ \$0.90000	\$23.49
Florida Gross Receipts Tax		\$0.75
Natural Gas Service Cost		\$67.09
Municipal Public Service Tax		\$1.82
State Tax		\$5.03
Total Natural Gas Cost, Local Fees and Taxes		\$73.94



Important Messages

Other Fees and Charges		
Miscellaneous Charges		
Gas Management	1 X \$30.0000	\$30.00
Total Miscellaneous Charges		\$30.00

Total Current Month's Charges

\$103.94

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](https://www.PeoplesGas.com)

Ways To Pay Your Bill



Bank Draft

Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://www.PeoplesGas.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

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)

Online:

[PeoplesGas.com](https://www.PeoplesGas.com)

Phone:

Commercial Customer Care:

866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

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 at 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.

Notice of Rate Request and Customer Service Hearings

On April 4, 2023, Peoples Gas System filed a request (Docket 20230023-GU) with the Florida Public Service Commission (PSC) requesting a future increase in base rates. If approved as filed, the increase will vary by customer rate class and would likely take effect in January 2024.

Florida's population growth has been remarkable, resulting in more new home and commercial construction, more businesses, stores and restaurants, new and expanded infrastructure including roadways, and more electricity generation fueled by natural gas.

While we have managed our business prudently, Peoples Gas must invest in new – and upgrade existing – infrastructure to serve this demand, as well as hire additional team members to operate and maintain the expanding system.

Hearings

The PSC has scheduled the following in-person and virtual public hearings to provide customers an opportunity to express their views on quality of service and the impact of the requested rate increase:

In-Person Hearings:

Wednesday, June 28, 2023 at 2 p.m.
Charles F. Dodge Center
601 City Center Way Pembroke Pines, FL 33025

Thursday, June 29, 2023 at 2 p.m.
Hillsborough Community College – Brandon Campus
10451 Nancy Watkins Drive Tampa, FL 33619

Virtual Hearings:

Monday, July 10 at 10 a.m. and 2 p.m.
Tuesday, July 11 at 2 p.m. and 6 p.m.

If you would like to testify before the PSC by phone at one of the virtual customer service hearings, you must sign up by contacting the PSC by calling **1-850-413-7080** or emailing speakersignup@psc.state.fl.us.

Resources

An overview of the rate request and copies of the complete filing are available online at www.FloridaPSC.com and www.PeoplesGas.com/rates.

If you would like to share your comments with the PSC regarding the proposed changes in rates, please write to the PSC at the following address and reference Docket No. 20230023-GU:

Office of the Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

And, like other businesses, we have been impacted by higher-than-expected inflation, labor market challenges, supply chain disruptions and rising interest rates.

The decision to raise rates is not an easy one for us; in the past 15 years, we have raised rates only once. Since our last increase, we have: invested in and deployed critical technology to help us operate more efficiently; connected thousands of customers to ways to save energy and money through our free energy audit and conservation programs; invested in the safety of the public and our system; and continued to provide an award-winning customer experience.

We are committed to delivering reliable and environmentally responsible natural gas, while making safety and top-tier customer service our priorities.

Once you sign up, you will be provided further instructions on how to participate, including the call-in number. The order in which customers testify is based upon the order in which they sign up. If attending in person, please arrive early. For virtual hearings, please sign up as soon as possible, but at least two business days prior to the service hearing you plan to attend. If you have questions about the sign-up process, please call **1-850-413-7080**.

On Aug. 29 – Sept. 1, 2023, the PSC will conduct a technical hearing to allow Peoples Gas and other parties to the proceeding to present testimony and relevant evidence regarding the rate request.

To watch either the customer service hearings or the technical hearing live, visit www.FloridaPSC.com and click on the "Watch Live" link. If you do not have access to the internet, you may call **1-850-413-7999** to listen to the hearings. If you are hearing or speech impaired, you may contact the PSC by using the Florida Relay Service at **1-800-955-8771 (TDD)**.

To submit comments regarding your utility service, please contact the PSC's Office of Consumer Assistance and Outreach by calling **1-800-342-3552**.

At any time during this process, you may contact the Office of Public Counsel (OPC). The OPC was established by the Florida Legislature to represent you and the other utility consumers before the PSC.

The Public Counsel is independent from the PSC and can be reached at **1-800-342-0222** or www.FloridaOPC.gov.

Please view the tables on the following page to understand how the proposed changes in rates and charges may impact your bill.
Visit www.PeoplesGas.com/rates for more information.



How the Proposed Changes in Rates and Charges May Impact Your Bill

The following tables show how the proposed rates and service charges compare with what you pay today.

Rate Class	Annual Therm Usage	Current Monthly Rates		Proposed Monthly Rates	
		Customer Charge	Base Rate	Customer Charge	Base Rate
SGS	0 - 1,999	\$ 30.60	\$ 0.38897	\$ 45.00	\$ 0.52000
GS-1	2,000 - 9,999	\$ 45.00	\$ 0.31190	\$ 69.00	\$ 0.48500
GS-2	10,000 - 49,999	\$ 82.00	\$ 0.26631	\$ 129.00	\$ 0.41500
GS-3	50,000 - 249,999	\$ 420.00	\$ 0.21781	\$ 525.00	\$ 0.35500
GS-4	250,000 - 499,999	\$ 670.00	\$ 0.17785	\$ 995.00	\$ 0.27500
GS-5	> 500,000	\$ 1,380.00	\$ 0.11880	\$ 2,195.00	\$ 0.18699
CS-GHP	N/A	\$ 45.00	\$ 0.19605	\$ 55.00	\$ 0.27500
CSG (Commercial Standby Generator)	< 39 therms	\$ 45.00	\$ 0.00000	\$ 55.00	\$ 0.29500
	> 40 therms	\$ 45.00	\$ 0.42315	\$ 55.00	\$ 0.29500
Wholesale	N/A	\$ 420.00	\$ 0.17054	\$ 695.00	\$ 0.23917
Commercial Street Lighting	N/A	\$ 0.00	\$ 0.27513	\$ 0.00	\$ 0.42500
SIS	1,000,000 - 3,999,999	\$ 1,380.00	\$ 0.07817	\$ 2,550.00	\$ 0.10963
IS	4,000,000 - 49,999,999	\$ 1,580.00	\$ 0.04050	\$ 2,950.00	\$ 0.05680
ISLV	> 50,000,000	\$ 1,720.00	\$ 0.01050	\$ 3,250.00	\$ 0.01473

Miscellaneous Service Charges	Current	Proposed
Commercial Meter Turn On	\$100.00 (\$34.00 per additional meter)	\$107.00 (\$46.00 per additional meter)
Commercial Meter Reconnect	\$100.00 (\$32.00 per additional meter)	\$114.00 (\$42.00 per additional meter)
Account Opening	\$24.00	\$33.00
Temporary Turn-off Charge	\$30.00 per meter	\$33.00 per meter
Failed Trip Charge	\$25.00	\$25.00
Trip Charge/Premise Collection	\$25.00	\$29.00

If approved, the proposed rates and service charges would be effective in January 2024.

The rates do not reflect your cost for natural gas. Depending on your usage, you either purchase your gas through a third-party supplier or use the Purchased Gas Adjustment, which is passed through from gas and major pipeline suppliers and can fluctuate monthly based on the price of natural gas.

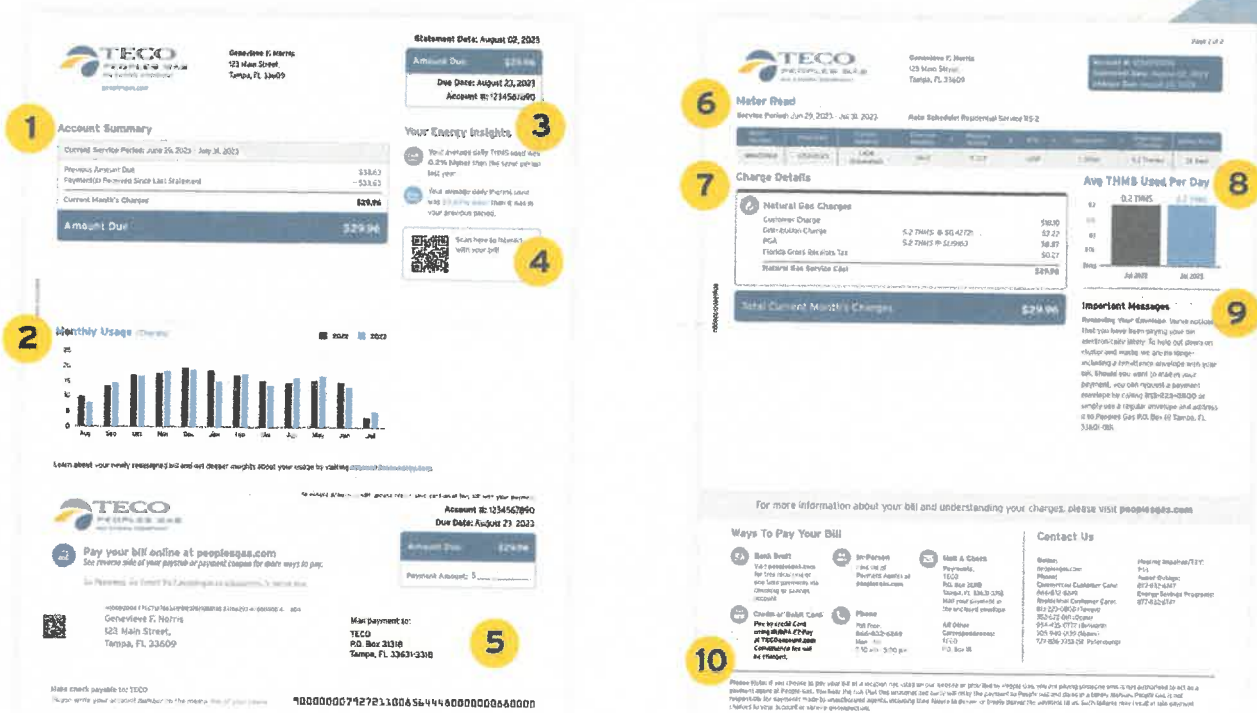
Rate schedules are subject to gross receipts taxes, city and state taxes and franchise fees, where applicable.

Base rates are part of the Customer Charge and Distribution Charge line items on your bill. The Distribution Charge is a grouping of several costs, including your base rate, a charge for energy conservation programs, legacy pipeline replacement and other costs.



Your New Bill is here!

Based on feedback from customers like you, we've developed a new bill that's redesigned to draw attention to essential information and is easier to understand.



Summary Page

- 1 Account Summary** - summary of your charges for current billing period and additional charges such as credits, adjustments, and late fees.
- 2 Monthly Usage** - displays up to 24 months of your usage history.
- 3 Your Energy Insights** - explains your usage patterns and how usage has changed month over month, and year over year.
- 4 QR code** - scan this code to learn more about an interactive version of your bill that is coming soon. Once the Interactive Bill has launched, you can scan this QR code to login and access your Interactive Bill, where you will find charge explanations and more personalized insights.
- 5 Paystub** - indicates what is due for the current billing period, and how you can submit your payment either by mail or online.

Details Page

- 6 Meter Read** - shows your previous reading, current reading, and total energy used in the current billing period.
- 7 Charge Details** - explains a breakdown of utility charges, taxes and fees, and miscellaneous credits.
- 8 Avg Therms Per Day** - shows the average usage per day trend and compares your average usage from the previous year.
- 9 Important Messages** - provides important messages about your services and accounts.
- 10 Ways To Pay** - displays all of the available payment methods and contact information.

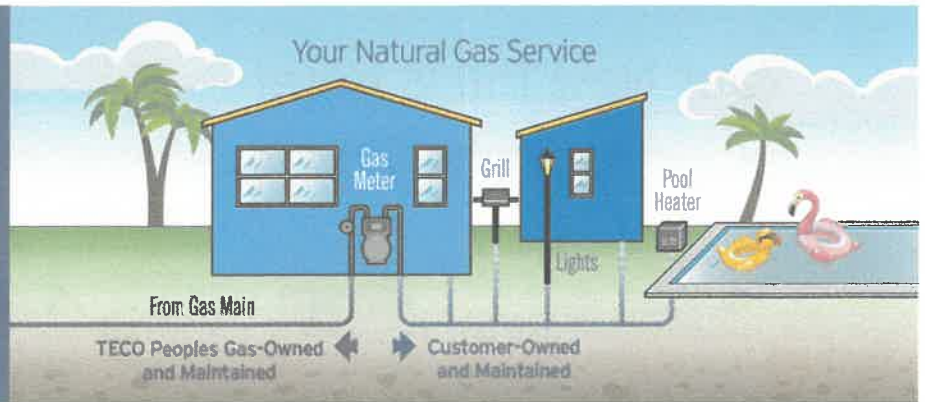


Scan this code to tell us what you think about the new bill design.



For more information, to view additional bill variations and to provide feedback, visit PeoplesGas.com/AboutMyBill

Let's work together to keep our system safe.



Everyone at Peoples Gas makes safety a No. 1 priority. We work hard every day to ensure our system is operating properly to safely deliver natural gas to your home or business. Did you know that while most of the system is owned and maintained by us, there are a few lines and piping on your property that you are responsible for?

We handle all the pipelines that bring natural gas down your street, into your property and into your meter. Any piping that leads from your meter to your appliances or other points of use are yours.

Sometimes these pipes are above ground and sometimes they are buried. This helpful illustration shows which lines we maintain and which ones are your responsibility.

We regularly inspect our pipelines, meters and other equipment. If we happen to see an issue with your natural gas pipes and equipment, we'll let you know, but it's a good idea to have your gas pipes inspected periodically as well. You may not realize that your pipes may be deteriorating, especially if they are buried underground.

A licensed plumbing or heating contractor can perform an inspection and any necessary repairs. For a list of service providers in your area, visit peoplesgas.com and choose *Appliance Sales and Service*.

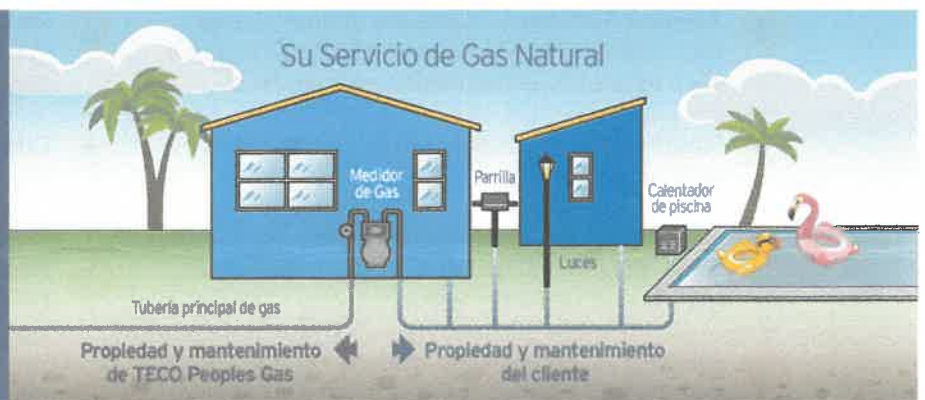
We're here for you. If you have any questions about your natural gas service, call us at **877-TECO-PGS (877-832-6747)** and we'll be happy to help.

Visit peoplesgas.com/yournaturalgasservice to learn more.



PGS042517

Trabajemos juntos para mantener seguro nuestro sistema



Todos en Peoples Gas entendemos que la seguridad es nuestra prioridad número uno. Trabajamos arduamente todos los días con el fin de garantizar que nuestro sistema funcione correctamente para entregar gas natural a su hogares o negocios de manera segura. ¿Sabías que, aunque la mayor parte del sistema es de nuestra propiedad y lo mantenemos, usted es responsable de algunas líneas y tuberías en su propiedad?

Manejamos todas las líneas que llevan el gas natural a su calle, en su propiedad y a su medidor. Cualquier tubería que conduzca desde su medidor a sus electrodomésticos u otros puntos de su propiedad es su responsabilidad.

En ocasiones, estas líneas de gas están por encima del suelo, y en otras, están enterradas. Esta útil ilustración muestra qué líneas de gas mantenemos y cuáles son su responsabilidad.

Inspeccionamos regularmente nuestras líneas de gas, medidores y otros equipos. Si vemos un problema con sus líneas de gas y equipos de gas natural, se lo haremos saber; sin embargo, también es buena idea que se inspeccionen sus líneas de gas periódicamente. Es posible que no se dé cuenta de que sus líneas de gas pueden deteriorarse, especialmente si están bajo tierra.

Un contratista autorizado de plomería o calefacción puede efectuar una inspección y las reparaciones necesarias. Para obtener una lista de los proveedores de servicios en su área, visite peoplesgas.com y elija *Appliance Sales and Service*.

Estamos aquí para usted. Si tiene alguna pregunta sobre su servicio de gas natural, llámenos al **877-TECO-PGS (877-832-6747)**. Le agradecemos la oportunidad de servirle.

Visite peoplesgas.com/yournaturalgasservice para más información.



PGS042517



DIY project?

Make safety part of your plan
by calling 811 before working.

As the days grow longer, it's a great time to start adding new plants and embark on other outdoor projects that might involve digging. Remember to call 811 two business days before you dig - it's FREE. Trained professionals will mark underground utility lines so you'll know where it is safe to dig.

Every digging project, no matter how large or small, requires a call to 811 - it's the law. No one wants to be without electricity, internet or natural gas service. So, if you're putting in a fence, building a deck or laying a patio, call 811 first to help you avoid damaging underground utility services when you dig.

peoplesgas.com/811



**Know what's below.
811 before you dig.**



Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618853
DATE: 5/1/2023

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

#18
May 23 - Fitness Equip
330-832-44



DUE DATE	RENTAL PERIOD
6/12/2023	

PMT NUMBER	DESCRIPTION	AMOUNT
48 Final Payment	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment.	1,415.21

TOTAL DUE

\$1,415.21

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618853	6/12/2023	\$1,415.21	\$1415.21

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

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

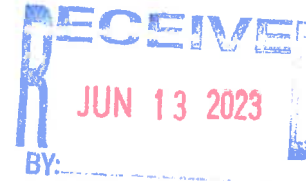
CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2023-253786
Invoice Date: 6/8/2023
Due Date: 7/7/2023



BILL TO

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

#7
310-117-48

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 69873	Notice of Rule Development Hearing July 13, 2023	CT - Clay Today	Jun 8	2023		Column Inch	Black & White	4.5000	\$45.00
									\$45.00

Total: \$45.00

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

Affidavit attached to this invoice.

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

Please pay from this invoice. Email for inquiries or questions - legal@claytodayonline.com. Thank you for your business.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA COUNTY OF CLAY:

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

Being a Notice of Rule Development Armstrong CDD

In the matter of Parking and Towing Rules

LEGAL: 69873

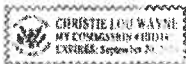
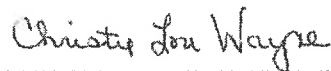
Was published in said newspaper in the issues:

6/8/2023

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 06/08/2023



NOTICE OF RULE DEVELOPMENT BY THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

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

The purpose and effect of the Suspension and Termination Rules and Parking and Towing Rules are to provide for efficient and effective District operations of the District's amenity facilities and other properties by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 190.012, 120.54, 120.69 and 120.61, Florida Statutes (2020).

A public hearing will be conducted by the District on July 13, 2023, at 3:30 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. A copy of the proposed rules and policies may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32082, Ph: (904) 940-5850.

Marilee Giles
District Manager
Legal 69873 Published 6/8/2023 in Clay County's Clay Today newspaper

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



Tree Amigos

Outdoor Services



Invoice

Invoice#: 200591

Date: 06/12/2023

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

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

#21
320-28465

Description	Quantity	Price	Ext Price
Inspected Irrigation and made necessary repairs			
(24) 6" Sprays	24.00		
(2) rotors	2.00		
(42) Nozzles	42.00		
(2) 1/2" Zone lines	2.00		
(2) 3/4" Zone lines	2.00		
(1) 1" Zone Line	1.00		
(1) 2" Main line	1.00		
Labor	1.00		
Total	1.00	1,680.00	1,680.00

Notes:

Work Completed 05/31/23

APPROVED

By Alex Boyer at 10:21 am, Jun 13, 2023

Field- Irrigation Repairs

Invoice Total: \$1,680.00

Member Name ARMSTRONG CDD
Account # 9054872
Trustee District: 06
Statement Date: 06/13/2023
Current Bill Due Date: 07/05/2023

Important Messages

If you are aware of an inoperative or malfunctioning outdoor light on Clay Electric's lines, call 1-800-224-4917 or use your MyClayElectric account to report the problem. Read your June Power Line for more information.

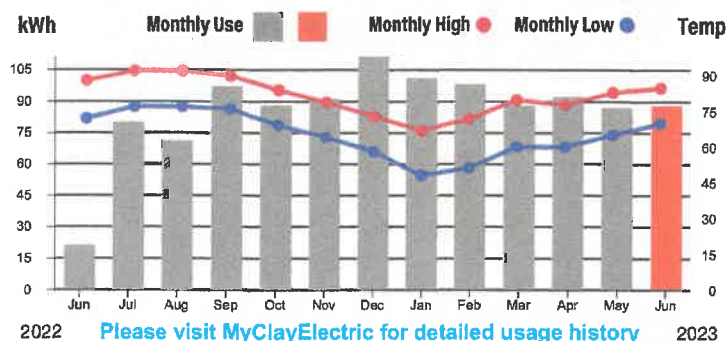


Previous Balance \$41.00
Payment Received 05/22/23 -\$41.00
Balance Forward \$0.00

Current Charges Due 07/05/23 \$42.00
2022 Capital Credit Allocation: \$28.86
Please note your Capital Credits allocation above. This allocation is not a current refund, but will be distributed over future years as Capital Credits are retired. Learn more about Capital Credits: <https://www.clayelectric.com/capital-credits>.

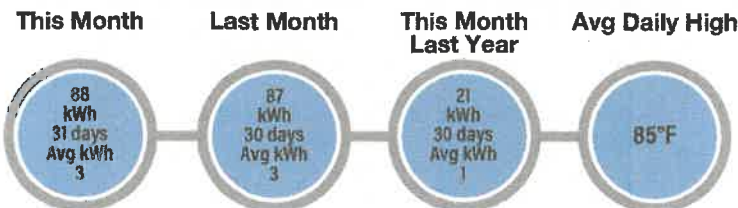
Service Address: 3599 ROYAL PINES DR IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From To	Readings Previous Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	05/09/23 06/09/23	4185 4273	1	88

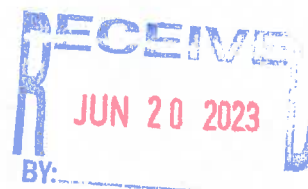


Current Service Detail

Access Charge		\$29.00
Energy Charge	88 kWh @ 0.0813	\$7.15
Power Cost Adjustment	88 kWh @ 0.0285	\$2.51
FLA Gross Receipts Tax		\$0.99
Clay Co Public Ser Utility Tax		\$1.45
Operation Round Up		\$0.90
Total Current Charges for this Location		\$42.00



#100
320-898-47



KEEP SEND

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

PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



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

5 5515
C-22

Account Number	9054872
Current Charges Due 07/05/23	\$42.00
Total Amount Due	\$42.00

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



09054872 0000042005



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Important Messages

If you are aware of an inoperative or malfunctioning outdoor light on Clay Electric's lines, call 1-800-224-4917 or use your MyClayElectric account to report the problem. Read your June Power Line for more information.



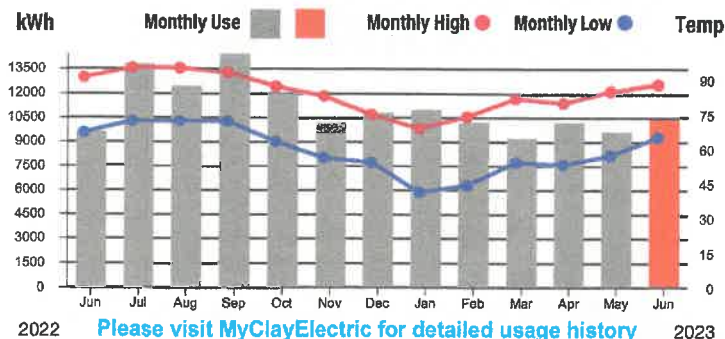
Member Name ARMSTRONG CDD
Account # 9082120
Trustee District: 06
Statement Date: 06/13/2023
Current Bill Due Date: 07/05/2023

Previous Balance \$1,144.00
Payment Received 05/22/23 -\$1,144.00
Balance Forward \$0.00

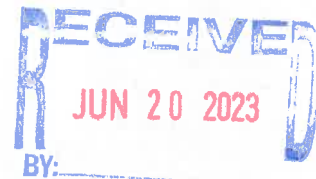
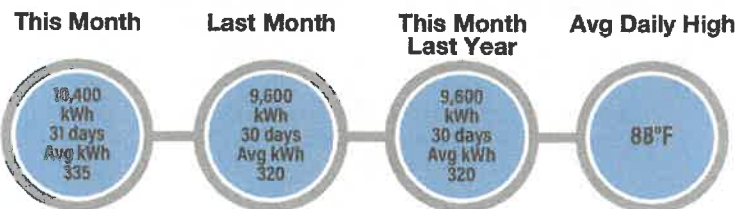
Current Charges Due 07/05/23 \$1,237.00
2022 Capital Credit Allocation: \$1,133.25
Please note your Capital Credits allocation above. This allocation is not a current refund, but will be distributed over future years as Capital Credits are retired. Learn more about Capital Credits: <https://www.clayelectric.com/capital-credits>.

Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	05/09/23	06/09/23	2460	2512	200	10,400



Current Service Detail		
Access Charge		\$29.00
Energy Charge	10,400 kWh @ 0.0813	\$845.52
Power Cost Adjustment	10,400 kWh @ 0.0285	\$296.40
FLA Gross Receipts Tax		\$30.00
Clay Co Public Ser Utility Tax		\$35.73
Operation Round Up		\$0.35
Total Current Charges for this Location		\$1,237.00



KEEP SEND

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



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



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

Account Number	9082120
Current Charges Due 07/05/23	\$1,237.00
Total Amount Due	\$1,237.00

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



09082120 0001237001

Member Name ARMSTRONG CDD
Account # 9082351
Trustee District: 06
Statement Date: 06/13/2023
Current Bill Due Date: 07/05/2023

Important Messages

If you are aware of an inoperative or malfunctioning outdoor light on Clay Electric's lines, call 1-800-224-4917 or use your MyClayElectric account to report the problem. Read your June Power Line for more information.

Total Amount Due
\$32.00
Due Date: 07/05/2023

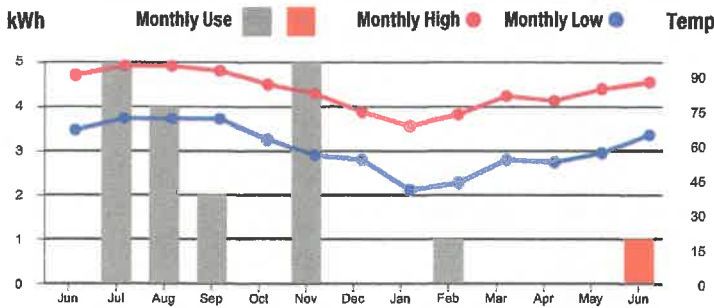
Previous Balance \$31.00
Payment Received 05/22/23 -\$31.00
Balance Forward \$0.00

Current Charges Due 07/05/23 \$32.00

2022 Capital Credit Allocation: \$22.92
Please note your Capital Credits allocation above. This allocation is not a current refund, but will be distributed over future years as Capital Credits are retired. Learn more about Capital Credits: <https://www.clayelectric.com/capital-credits>.

Service Address: 705 TYNES BLVD IRRIGATION

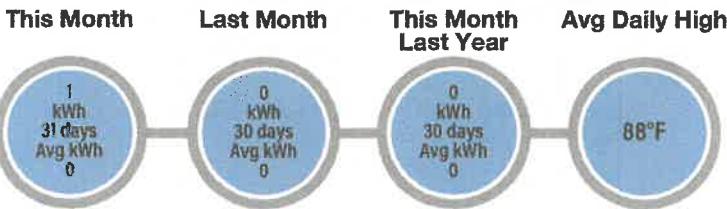
Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	05/09/23	06/09/23	34	35	1	1



Current Service Detail

Access Charge		\$29.00
Energy Charge	1 kWh @ 0.0813	\$0.08
Power Cost Adjustment	1 kWh @ 0.0285	\$0.03
FLA Gross Receipts Tax		\$0.75
Clay Co Public Ser Utility Tax		\$1.16
Operation Round Up		\$0.98
Total Current Charges for this Location		\$32.00

\$100
320-538 43



RECEIVED
JUN 20 2023
BY:



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

PO Box 308
Keystone Heights, FL 32656-0308

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



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

Account Number	9082351
Current Charges Due 07/05/23	\$32.00
Total Amount Due	\$32.00

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



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





Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Important Messages

If you are aware of an inoperative or malfunctioning outdoor light on Clay Electric's lines, call 1-800-224-4917 or use your MyClayElectric account to report the problem. Read your June Power Line for more information.



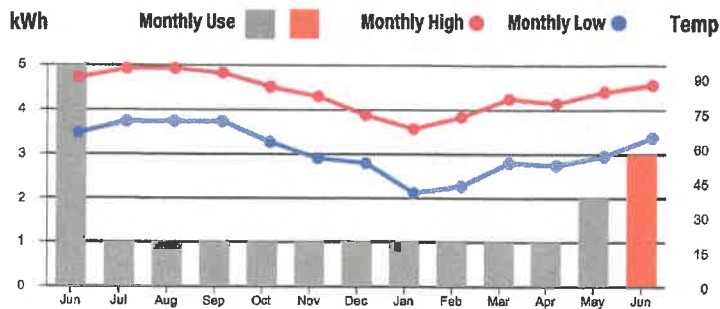
Member Name ARMSTRONG CDD
Account # 9143346
Trustee District: 06
Statement Date: 06/13/2023
Current Bill Due Date: 07/05/2023

Previous Balance \$31.14
Payment Received 05/22/23 -\$31.14
Balance Forward \$0.00

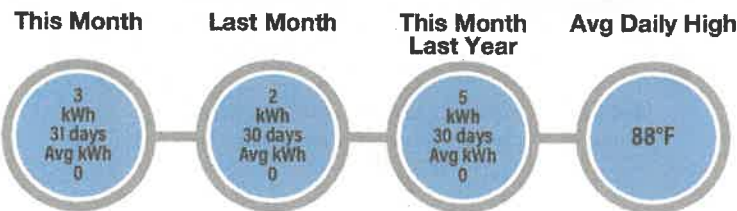
Current Charges Due 07/05/23 \$31.25
2022 Capital Credit Allocation: \$23.03
Please note your Capital Credits allocation above. This allocation is not a current refund, but will be distributed over future years as Capital Credits are retired. Learn more about Capital Credits: <https://www.clayelectric.com/capital-credits>.

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	05/09/23	06/09/23	66	69	1	3



2022 Please visit MyClayElectric for detailed usage history 2023



Current Service Detail

Access Charge		\$29.00
Energy Charge	3 kWh @ 0.0813	\$0.24
Power Cost Adjustment	3 kWh @ 0.0285	\$0.09
FLA Gross Receipts Tax		\$0.75
Clay Co Public Ser Utility Tax		\$1.17
Total Current Charges for this Location		\$31.25

#100
2053843

RECEIVED
JUN 20 2023
BY: _____

KEEP SEND

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



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



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

Account Number	9143346
Current Charges Due 07/05/23	\$31.25
Total Amount Due	\$31.25

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



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



09143346

0000031254

CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2023-254171

Invoice Date: 6/15/2023

Due Date: 7/14/2023

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

BILL TO

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

#7
210-513-48

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 # 69874	Notice of Rulemaking Hearing July 13, 2023	CT - Clay Today	Jun 15	2023		Column Inch	Black & White	7.8000	\$78.00
									\$78.00

Total:	\$78.00
--------	---------

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

Affidavit attached to this invoice.

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

Please pay from this invoice. Email for inquiries or questions - legal@claytodayonline.com. Thank you for your business.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

Being a Notice of Rulemaking Armstrong CDD

In the matter of Hearing July 13, 2023

LEGAL: 69874

Was published in said newspaper in the issues:

6/15/2023

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

Hugh Osteen

Sworn to me and subscribed before me 06/15/2023

Christie Lou Wayne



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

NOTICE OF RULEMAKING BY THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board
of Supervisors ("Board") of the Armstrong
Community Development District ("District")
on Thursday, July 13, 2023, at 3:30 p.m., at
the Plantation Oaks Amenity Center, 845 Oak-
leaf Plantation Parkway, Orange Park, Florida
32065.

In accord with Chapters 190 and 120, Florida
Statutes, the District hereby gives the public
notice of its intent to adopt its revised Suspend-
tion and Termination of Access Rule ("Suspend-
tion and Termination Rules") and its Rules
Relating to Overnight Parking and Parking En-
forcement ("Parking and Towing Rules"), all
of which govern the operation of the District's
amenity facilities and other properties.

The purpose and effect of the Suspension and
Termination Rules and Parking and Towing
Rules are to provide for efficient and effective
District operations of the District's amenity
facilities and properties by setting policies, regu-
lations, rates and fees to implement the provi-
sions of Section 190.035, Florida Statutes. Prior
Notice of Rule Development was published in
Clay Today on June 8, 2023.

The Suspension and Termination Rules and
Parking and Towing Rules will address certain
revisions to the District's rules and policies gov-
erning the operation of the District's amenity
facilities and other properties.

Specific legal authority for the rule includes Sec-
tions 190.035(2), 190.011(5), 190.012, 120.54,
120.69 and 120.81, Florida Statutes (2020).

Any person who wishes to provide the District
with a proposal for a lower cost regulatory alter-
native as provided by Section 120.541(1), Flori-
da Statutes, must do so in writing within twenty-
one (21) days after publication of this notice.

A HEARING WILL BE HELD AT THE TIME,
DATE, AND PLACE SHOWN BELOW:

TIME AND DATE: 3:30 p.m. on July 13, 2023

PLACE: Plantation Oaks Amenity Center

845 Oakleaf Plantation Parkway

Orange Park, Florida 32065

This public hearing may be continued to a date,
time, and place to be specified on the record at
the hearing. If anyone chooses to appeal any
decision of the Board with respect to any matter
considered at a public hearing held in response
to a request for such a public hearing, such per-
son will need a record of the proceedings and
should accordingly ensure that a verbatim re-
cord of the proceedings is made which includes
the testimony and evidence upon which such
appeal is to be based.

One or more Supervisors may participate in
the public hearing by telephone. At the above
location, if a public hearing is requested, there
will be present a speaker telephone so that any
interested party can attend the public hearing at
the above location and be fully informed of the
discussions taking place either in person or by
speaker telephone device.

A copy of the proposed Suspension and Ter-
mination Rules and Parking and Towing Rules may
be obtained by contacting the District Manager
at 475 West Town Place, Suite 114, St. Augus-
tine, Florida 32092, Ph: (904) 940-6850.

Marilee Giles

District Manager

Legal 69874 Published 6/15/2023 in Clay
County's Clay Today newspaper

CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2023ci-6586

Invoice Date: 6/15/2023

Due Date: 7/14/2023

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

BILL TO

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

#7
210-917-418



Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 71046	Armstrong CDD Notice Public Hearing with map 2023/2024 Budget	CT - Clay Today	Jun 15	2023		Column Inch	Black & White	9.0000	\$360.00
Legal # 71046	Armstrong CDD Notice Public Hearing with map 2023/2024 Budget	CT - Clay Today	Jun 22	2023		Column Inch	Black & White	9.0000	\$360.00
									\$720.00

Total:	\$720.00
--------	----------

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

Affidavit attached to this invoice.

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

Please pay from this invoice. Email for inquiries or questions - legal@claytodayonline.com. Thank you for your business.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared
Hugh Oster, 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 Public Hearing

In the matter of 2023/2024 Budget with map

LEGAL: 71046

Was published in said newspaper in the issues:

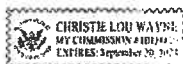
6/15/2023

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

Hugh Oster

Sworn to me and subscribed before me 06/15/2023

Christie Lou Wayne



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@ostecnmediagroup.com

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC
HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS
AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF
AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND
ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Armstrong
Community Development District ("District") will hold the follow-
ing two public hearings and a regular meeting:

DATE: July 13, 2023
TIME: 3:30 p.m.
LOCATION: Plantation Oaks Amenity Center
845 Oaldef Plantation Parkway
Orange Park, Florida 32065

The first public hearing is being held pursuant to Chapter 190,
Florida Statutes, to receive public comment and objections on
the District's proposed budget ("Proposed Budget") for the fiscal
year beginning October 1, 2023 and ending September 30, 2024
("Fiscal Year 2023/2024"). The second public hearing is being held
pursuant to Chapters 190 and 197, Florida Statutes, to consider the
imposition of operations and maintenance special assessments
("O&M Assessments") upon the lands located within the District,
to fund the Proposed Budget for Fiscal Year 2023/2024; to consider
the adoption of an assessment roll; and, to provide for the levy,
collection, and enforcement of assessments. At the conclusion of
the hearings, the Board will, by resolution, adopt a budget and levy
O&M Assessments as finally approved by the Board. A Board meet-
ing of the District will also be held where the Board may consider
any other District business.

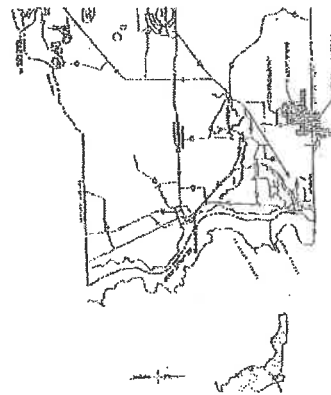
Description of Assessments

The District imposes O&M Assessments on benefitted property
within the District for the purpose of funding the District's general
administrative, operations, and maintenance budget. A geographic
depiction of the property potentially subject to the proposed O&M
Assessments is identified in the map attached hereto. The table be-
low shows the schedule of the proposed O&M Assessments, which
are subject to change at the hearing:

Land Use	Total # of Units / Acres	Proposed O&M Assessment (Including collection costs / early payment discounts)
Single Family	483	\$1,404.00

The proposed O&M Assessments as stated include collec-
tion costs and/or early payment discounts, which Clay County
("County") may impose on assessments that are collected on
the County tax bill. Moreover, pursuant to Section 197.3632(4),
Florida Statutes, the lien amount shall serve as the "maximum rate"
authorized by law for O&M Assessments, such that no assessment
hearing shall be held or notice provided in future years unless the
assessments are proposed to be increased or another criterion
within Section 197.3632(4), Florida Statutes, is met. Note that the
O&M Assessments do not include any debt service assessments
previously levied by the District and due to be collected for Fiscal
Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the Coun-
ty tax collector collect the assessments imposed on certain devel-
oped property. It is important to pay your assessment because



failure to pay will cause a tax certificate to be issued against the
property which may result in loss of title, or for direct billed assess-
ments, may result in a foreclosure action, which also may result in
a loss of title. The District's decision to collect assessments on the
tax roll or by direct billing does not preclude the District from later
electing to collect those or other assessments in a different manner
at a future time.

Additional Provisions

The public hearings and meeting are open to the public and
will be conducted in accordance with the provisions of Florida law.
A copy of the Proposed Budget, proposed assessment roll, and
the agenda for the hearings and meeting may be obtained at the
offices of the District Manager, located at c/o Governmental Man-
agement Services, 475 West Town Place, Suite 114, St. Augustine,
Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"),
during normal business hours. The public hearings and meeting
may be continued to a date, time, and place to be specified on the
record at the hearings or meeting. There may be occasions when
staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting
because of a disability or physical impairment should contact the
District Manager's Office at least forty-eight (48) hours prior to the
meeting. If you are hearing or speech impaired, please contact the
Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) /
1-800-955-8770 (Voice), for aid in contacting the District Manager's
Office.

Please note that all affected property owners have the right
to appear at the public hearings and meeting, and may also file
written objections with the District Manager's Office within twenty
days of publication of this notice. Each person who decides to
appeal any decision made by the Board with respect to any matter
considered at the public hearings or meeting is advised that person
will need a record of proceedings and that accordingly, the person
may need to ensure that a verbatim record of the proceedings is
made, including the testimony and evidence upon which such
appeal is to be based.

Marilee Giles
District Manager

Legal 71046 published June 15, 22, 2023 in Clay County's Clay Today Newspaper.

By Alex Boyer at 2:46 pm, Jun 20, 2023

RECEIVED
JUN 20 2023
BY: _____

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 23, 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. 3238685

Client Matter No. 1323-1

Notification Email: eftgroup@kutakrock.com

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

#6
010-317-715

Invoice No. 3238685
1323-1

Re: General Counsel

For Professional Legal Services Rendered

05/04/23	J. Gillis	0.20	32.00	Finalize and disseminate FY 2024 proposed budget resolution
05/10/23	K. Buchanan	0.50	167.50	Review outstanding action items; prepare for budget cycle
05/11/23	K. Buchanan	3.00	1,005.00	Prepare for and attend board meeting
05/16/23	K. Buchanan	1.20	402.00	Prepare request for proposals for property management services; confer with district manager regarding public hearings
05/18/23	J. Gillis	0.60	96.00	Draft resolutions resetting public hearings on towing and overnight parking rule and suspension and termination of access rule; review and revise notices of rule development and rulemaking for same
05/19/23	K. Buchanan	2.00	670.00	Prepare property management request for proposals; confer with board member regarding same
05/24/23	J. Gillis	0.40	64.00	Review and revise FY 2024 budget

KUTAK ROCK LLP

Armstrong CDD

June 23, 2023

Client Matter No. 1323-1

Invoice No. 3238685

Page 2

05/25/23	K. Buchanan	0.50	167.50	notice; draft mailed notice and affidavit of mailing; review and revise appropriation and assessment resolutions
05/30/23	K. Buchanan	0.90	301.50	Confer with vendors
05/30/23	J. Gillis	0.10	16.00	Confer with potential amenity management vendors
				Finalize and coordinate dissemination of published notice and mailed notice for FY 2024 budget hearing
TOTAL HOURS		9.40		
TOTAL FOR SERVICES RENDERED				\$2,921.50
TOTAL CURRENT AMOUNT DUE				<u>\$2,921.50</u>



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

Invoice #102019
Invoice Date: 6/19/2023

APPROVED

By Alex Boyer at 3:20 pm, Jun 20, 2023

Amenity-Fitness Center Repairs

Account #101323
Greyhawk - Armstrong CDD

Invoice



Billing Location Information

Billing Address 3645 Royal Pines Dr
Orange Park, FL 32065

Billing Contact Alex Boyer

Main Number (904) 568-2568

Mobile Number

Email Aboyer@Evergreen-Lm.Com

#32
370 972-461

Service Information

Services	Qty	Rate	Price
3645 Royal Pines Dr, Orange Park, FL 32065			
6/19/2023 Repair - Parts at Shop	1.00 hour	\$70.00 / hour	\$70.00
Life Fitness Abdominal machine			
SN: 101850811233			
Replace: Handlebars			
— Product: Travel <60 miles	1.00 Other	\$90.00 / Other	\$90.00
— Product: Shipping	1.00 Ea	\$30.00 / Ea	\$30.00
— Product: LF - STR - ASSY, AB HANDLE - SHDW - 1013234-0001	1.00 Ea	\$197.56 / Ea	\$197.56
Subtotal:			\$387.56
Tax:			\$0.00
Total:			\$387.56
Amount Paid:			\$0.00
Balance Due:			\$387.56

Pay Now

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 #	102019
		Date	Monday, June 19, 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!**