

ARMSTRONG

Community Development District

AUGUST 10, 2023

AGENDA

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

August 3, 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, August 10, 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 July 13, 2023 Meeting
- V. Consideration of Vending Machines
- VI. Consideration of Setting a Spending Limit for Staff
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Facility Manager
 - 1. Report
 - 2. Monthly Quality Inspection Report

VIII. Supervisor's Requests and Audience Comments

IX. Financial Reports

A. Financial Statements as of July 31, 2023

B. Check Register

X. Next Scheduled Meeting – September 14, 2023 @ 3:30 p.m. at Plantation Oaks
Amenity Center

XI. Adjournment

Board Oversight

Amenity Center

Security

Landscape

Ponds/Common Areas

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 August 10, 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 10TH DAY OF AUGUST, 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, July 13, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Ryan Wilson	GMS
Jay Soriano	GMS, Operations
Chief Suber	ViewPoint Security
Marco Norman	S3 Security
Several Residents	

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 Comments

Ms. Williams asked what are you going to do about the cost share on the signage for the amenity center? There are missing street signs. I know we are updating the key fobs; I would like to know where we are in deactivating the key fobs and register everyone who lives here. There are problems with the lawncare service; they do not cut certain areas on Amberly and Royal Pine. There is algae on the ponds that needs to be addressed. Change the pool rules because kids are unaccompanied in the pool. It says 12 and below cannot manage themselves.

Mr. Vergara Molero stated GMS has officially taken over the operations side, the faces you see have changed. We started a conversation regarding the amenity center rules and you will see

some changes today. I appreciate residents bringing up issues so we can address it with the vendor. Street signs falls under the county.

Mr. Soriano stated you have a lot of decorative poles and the county won't come out and put them on the decorative poles; they will bring them and drop them off to us and we would have to install them. A lot of neighborhoods are getting rid of the decorative poles and just using the county's galvanized poles. Residents can contact the county directly and get a quicker response than we would.

Mr. Taylor stated issues like this should be sent to Marilee or Jay so they can get it fixed, you don't have to wait for a meeting to report issues.

Ms. Carter stated there are three or four trees missing due to accidents that have not been replaced. There is a chunk of fence missing on Royal Pines; my husband reported these things and nothing was done. The sidewalk between Royal Pines and Amberly puddles.

Mr. Vergara Molero stated it was initially Greenpointe/HOA and that is when everything went cold. I got a copy of that and we started discussing changing the trees, but we were approaching the end of the budget. I will discuss that with Jay, Marilee and Ryan and they can follow-up on that. When there are accidents and CDD property is damaged, do we make any claims to the insurance?

Mr. Soriano stated it is not our insurance; it would be the car insurance and the driver that will pay us back. If it is a hit and run, we may not know who did the damage.

Ms. Reid stated the traffic going down Royal Pines Road is too fast. I would like us to explore a slower speed limit. I see kids dodging traffic trying to go to the amenity center; maybe you can get signage for that area. I'm frustrated with all the parking on the streets and sometimes I can't get into my driveway. We need to stop the overnight parking on the streets.

Mr. Soriano stated these are county roads; talk to your county commissioner. There is a program through the county that will help with on street parking and that is usually done through the HOA.

Ms. Giles stated it is very effective when a resident emails their county commissioner.

Mr. Henley stated Alexandra Compere is the county commissioner for Oakleaf. Can someone address the ponds? There seems to be a water break on Amberly and water sits on that sidewalk all the time and it needs to be addressed. They stopped the paving on Amberly and it needs to be completed. Who is responsible for the hedges along Royal Pines? Are the pocket

parks along Amberly going to remain green space or will it be further developed into a dog park or something? People don't clean up after their dogs by the mailboxes. We need additional parking for guests.

Chief Suber stated I am the owner of Viewpoint Security. My comments relate to your shade session when you are considering your security services. We have been a security provider here since 2012 and during this time our officers were befriended by a particular resident. Around April this particular resident approached one of our officers showed our contract and asked the officer how much they were making versus how much we were paid. He encouraged the officer to start his own company and how easy it was to start his own company and recommended that he pick up his own LLC. The officer refused the conversation and left and I'm nervous because this is unnerving to my family and our company. When this particular resident saw the officer again he asked him, did you get that LLC because we are going to take that contract. This was in April, prior to major issues, which caused the board to vote to get us out of there. Immediately after that conversation the officers wife who was one of the primary officers resigned after three years, because she was under the impression that she was losing her job. That immediately caused a deficiency of our service because we had to scramble and place someone on property as soon as possible. This particular person couldn't handle it and that is when our services began to deteriorate. Before you have your shade session, I wanted to give the board this information and ask you to reconsider. Will you reconsider, work with our company for us to remedy to any issues?

Ms. Giles stated the RFP is out, other companies have submitted proposals and that is on the agenda for today. I don't want the supervisors to answer until district counsel clarifies if that is even a consideration.

Ms. Buchanan stated this is an informal procurement and I think the board does have flexibility. From a practical standpoint it may be a mark on our record.

Mr. Petry stated I agree with a lot of what's going on here today as far as the dogs leaving their mess around the mailboxes. The only reason they are there is because all the shrubbery has deteriorated to the point where we are losing it and no one is taking care of it. I pick up my mail and a lot of times I can't park in the spot because there is a pile of dirt that has been there over a week and now it is spread into two spots and there is only three available. Someone is parking on one of the spots and going running or in the center. I would like to designate that area for the mailboxes to a five-minute limit. People have their dogs off leash running and defecating in other

people's yards. Nothing is going to happen on Royal Pines because it is a county road, until a deaf or blind child moves in on that road or a golf cart with kids hanging off it gets into an accident.

A resident stated some streets are being repaved and I see tracks leading to Royal Pines and people complain about tracks being on their driveway. Is there a remedy for that such as calling a company to clean the streets? It is tar.

Mr. Soriano stated that is one of the last things your developer has to do. Generally, they do something about that once everything is done, but it looks like they are only halfway through.

Mr. Taylor stated we can reach out to Liam or Greenpointe to see if they will restore it.

A resident stated adding doggie stations would help. There is only one by the condos.

Ms. Burke stated is there a cleaning schedule for the exercise room? I don't know that it has been cleaned in some time. The landscapers blow the trash into the ponds. I guess you are going to address the concerns we have with the facility with people jumping the fence.

Mr. Soriano stated you have someone onsite all the time now and that cleaning will be done.

Ms. Adams asked do we have security patrols in the neighborhood?

Mr. Taylor stated it is only the amenity area.

Ms. Adams asked is it possible to have a security patrol in our community?

Mr. Vergara Molero stated that would be through the HOA.

A resident stated I sent an email to Marilee and Jay and others about the condition of the pond and nothing has been done. It is unacceptable.

A resident stated someone has been turning off the lights at night at the gym, etc. They have been off since June.

Mr. Soriano stated at the amenity center on the front side Royal Pines there are amenity lights and streetlights. The streetlights are out, but the amenity lights are separate. They are on another circuit and we have a report on that later in the meeting.

Mr. Lopez stated there is a section of Mandalay with a broken sidewalk next to a sewer cover/manhole. In lieu of a security guard if we could hire a second attendant that would be great. What is the county fining us on with regard to pool chairs. The grass and foliage area behind the amenity center is torn up and aged caused by golf carts and bikes. The grass area next to the amenity center has holes, maybe overseed it. There are amenity rules and because for the last four years they were ignored, people aren't used to them. We want to have a smooth transition for the

new management company. Maybe you can change some of the rules such as food and beverages in the pool area. Communication from the management company is needed. There is a dirt pile at the amenity center from when they did the paving. I was the person who gave the security guard that information from a public website that has a public information and that gentleman was slacking prior to me giving that information.

Ms. Giles stated if you see something that needs attention, please email that information to Jay or Ryan.

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

This item tabled.

FOURTH ORDER OF BUSINESS**Approval of the Minutes of the June 8, 2023 Meeting**

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the minutes of the June 8, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Public Hearing to Adopt Revised Suspension and Termination of Access Rule, Resolution 2023-10****SIXTH ORDER OF BUSINESS****Public Hearing to Adopt Towing and Parking Policy and Rules, Resolution 2023-11**

Ms. Buchanan stated I will start with the towing and parking policy first. The resolution puts into place the policy that restricts overnight parking in the district's amenity center parking lot and the common area adjacent to it. It makes it a tow away zone but there are exceptions to the rule. Essentially, if someone requests an exception, we can give them an overnight parking permit. If someone has an out of town guest that is going to stay a weekend they can reach out to the district manager or the amenity manager and they will facilitate the issuance of a permit so that someone could utilize the amenity center parking lot. The goal is to ensure that someone is not using it for boat parking, commercial parking, broke down car parking, the kind of parking that isn't productive and takes up space. The district will enter into an agreement with a towing company, this is not going to be a roving tow service; it will be an on-call service. We would only have that situation if someone from the district reached out to the tow company and asked them to

come. Exhibit A and B have the tow away zones that include the parking lot and the adjacent field. I don't think you have a problem with parking in the field but because it is so close, I wanted to clarify that it is not a parking facility.

The suspension and termination rules essentially identify the reasons for which a resident or a guest can be asked to either leave the facility immediately, suspended for a short term, suspension for a longer term with board review or have their privileges terminated. The policy in the agenda package does include various violations, essentially not complying with the district's rules, allowing other people to use their access card, failing to pay the district money it is owed, treating staff disrespectfully, damaging or destroying district property, or conduct that is likely to endanger the health, safety or welfare of anyone using the facility or committing a crime. The district manager and amenity manager can remove residents or visitors from the location immediately. They can also issue a short-term suspension that won't be longer than the next board meeting and at that time the board can decide whether that short term suspension is sufficient or whether the board wants to extend it. Any time a decision like that comes before the board the resident will have notification of the violation and the public hearing date and they will have an opportunity to submit information and commentary and evidence to the board so that both sides of the story is heard then the board makes the decision.

If a person is suspended or terminated and they continue to access the district's property at that point the policy does authorize district staff to reach out to law enforcement for a trespass citation.

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the public hearing to adopt revised suspension and termination of access rules and the public hearing to adopt towing and parking policy and rules was opened.

Ms. Williams asked will there be signage put up to alert residents about the towing?

Mr. Vergara Molero responded yes.

A resident stated she said that the district manager would call the tow company. Could a resident call the tow company?

Ms. Giles responded no, they can call a staff member whether it is Jay, Ryan or me. There are phone numbers and email addresses listed on the website.

Ms. Buchanan stated this is really designed to avoid the habitual offenders.

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the public hearings were closed.

There being no further discussion the board took the following actions.

On MOTION by Mr. Vergara Molero seconded by Ms. Bowen with all in favor Resolution 2023-10 was approved.

On MOTION by Mr. Vergara Molero seconded by Ms. Bowen with all in favor Resolution 2023-11 was approved.

Mr. Vergara Molero stated make sure they get posted to the website and send out an eblast.

SEVENTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter for Fiscal Year 2023

On MOTION by Mr. Vergara Molero seconded by Ms. Bowen with all in favor the engagement letter with Berger Toombs to perform the fiscal Year 2023 audit was ratified.

EIGHTH ORDER OF BUSINESS

Public Hearing to Adopt the Budget for Fiscal Year 2024

Ms. Giles stated I think it is appropriate to combine items A and B. We will consider both the annual appropriations, adopt the budget and impose the special assessments and certify an assessment roll. You have seen the budget on the agenda for about four months, the budget has three funds, the general fund which is the operating funds for the district, the debt service funds for the principal and interest payments for the 2017 and 2019 bonds and the capital reserve fund. The proposal today is an increase for the homeowners of \$292 or \$24 per month. One of the supervisors asked me for a sheet that showed the changes and I included the increases and decrease to give you the whole picture and that is in front of you.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor the public hearings were opened.

Ms. Carter asked why so much and is this going to happen every year?

Ms. Giles stated I did research the last five years. In 2020 the assessments were just over \$700 and it was subsidized with developer contributions. In 2021 it was \$850 with developer contributions. The big hit was in 2022 it went up to \$1,100 with no more developer contributions. Up until that point the developer was making contributions to help with the assessments. Last year there was no increase in the budget. You will see the columns in the budget that show what the line item was in 2023, where we are actually on that particular line item and the proposed budget for 2024. There are some big driving factors for this budget that caused that increase. The biggest one is the insurance rate in Florida has almost tripled everywhere and switching onsite managers, the assistant facility manager that the residents requested. The capital reserve study is new to this district and is an independent contractor that comes out and reviews all the assets of the district and projects the lifespan of those assets and prepares a schedule to set aside money to repair or replace them.

Ms. Carter asked next year it could be the same or it could be more.

Mr. Taylor stated we are hoping to keep it flat. We can't guarantee any increase or decrease. The two biggest items that caused this budget to go up are the new amenity management company, which was previously paid by the HOA and is now being paid by the CDD and the capital reserves; we had no capital reserves in the past. Of the \$150,000 increase those two items are about \$129,000.

Ms. Williams asked is there any money in this budget for a sign outside the community center or somewhere that notifies residents of meetings and events.

Mr. Vergara Molera stated I think we received from Evergreen a couple proposals for that, it went from \$2,000 to \$5,000 and at the time we didn't have the money. We need to go through the situation we have.

Ms. Williams stated this has been a discussion and been tabled for quite some time. I want to know exactly how you are going to address this.

Mr. Vergara Molero stated we have heard the concerns from the community and now we have a CDD communications channel through email.

Ms. Bowen stated I think she is looking for a specific line item. It could come out of the operating reserve if there is anything left over. I thought there was a separate line we could move it from.

Ms. Williams stated I have found a suitable sign and it is \$1,500.

Ms. Giles stated we can bring proposals back to the board. In between tabling it a few months ago when we got the quote from Evergreen, Christine and I were working with some local communities and these much larger communities were all getting rid of those signs because they sit in inconvenient places. Christine and I reached out to two local communities that were disposing of their signs and they were not worth repurposing. If you like we can have Jay and Ryan bring back proposals again and get the one that Ms. Williams has. When Jay brings back the proposals something to think about is the right place to put the sign.

Mr. Larson asked is there a cap on the annual increase because this is a 26% increase?

Ms. Buchanan stated the answer is no, there is no cap.

Ms. Larson asked can we go over what is included in the special assessments?

Ms. Giles stated that resolution allows the county to place those assessments on the tax roll.

Ms. Buchanan stated that is what it does. Also, the board considers its budget every year and every year it levies O&M assessments to support its annual budget. This resolution says levy the annual O&M and it also authorizes the district to place it on the tax roll. The assessment amount has no cap on an annual increase, the district can't increase the assessments without providing prior notice to the residents. Just like what you got in the mail so you will always know to come and provide your opinion before the board takes action.

Mr. Larson stated it doesn't really matter what we say if the board wants to increase it they will increase it. That's why I asked if there was a cap.

A resident asked does this money take care of the pools?

Mr. Soriano stated it is everything the CDD owns and operates, all aspects of that.

A resident asked any refunds received from vendors, is that on there as well?

Ms. Bowen stated the developer refunded for the landscaping issues and sod.

Mr. Vergara Molero stated that was put back into the operating account.

A resident stated the security refund as well.

Ms. Giles stated they adjusted an invoice to cover that.

A resident stated we were under warranty at the time we had the pool situation, which is why it took longer.

A resident stated this development took so long to build is why we are going through this type of stuff, because when they first opened it up they didn't have enough money. The builders had the money and once they finished this, which took three years then they pulled their money out so we have no reserves. It is possible your fees are going to go up in the CDD and HOA, that is just the way it is in every state so that is not an issue. Maybe when we get the surplus money and get these things fixed maybe this community will stabilize. Coming here griping about money is not the way to do it. If you buy a new car you have to pay more than you did for the old car. It is just the way it is. You choose to live here or you don't. This place is going to settle down and it is going to get better with this type of information. She is right, that board needs to be up there, you get more people involved and people who know coming up there. The one in Two Creeks is fine so it does work. The sign needs to be up so people know we have meeting and they can have their input so no one will come here angry about stuff because they don't know. I have been here three years and information is just not known about these CDD meetings and HOA meetings. We started from scratch with Armstrong and we have to be patient and see if it works for us. The board members live here too so they are in the same boat as we are.

Ms. Giles stated you are right we all serve at the pleasure of the board and four of the board members are residents, there is one member that is still with the developer and he committed to stay until the November timeframe.

Ms. Cooney stated I lived in a community before where we put little plastic signs out a couple weeks prior to meetings. You could put them at various intersections so the residents did see it then staff could pick them up and store them for next time.

A resident asked can you explain what the community development district is? Is it Greyhawk, Eagle Landing, the golf course?

Ms. Giles stated your fees are only for your community.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor the public hearing was closed.
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Ms. Giles asked based on the comments and input received is there any guidance from the board to the staff as it pertains to the FY24 budget or at this time does the board want to discuss any of the line items?

Mr. Vergara Molero stated I know you and Jay were working on trying to find money on the pool attendant situation.

Ms. Giles stated we found it, under amenity center facility attendant portion.

Mr. Soriano stated right now we don't have that attendant.

Ms. Bowen stated we won't see the operating reserve number adjusted until October when the fiscal year ends.

Ms. Giles stated correct. On page one of the budget she is projecting \$8,000 in carry forward surplus.

Mr. Vergara Molero asked where are we with the security?

Mr. Taylor stated I think we used the Viewpoint proposal as our basis for the upcoming budget.

Ms. Bowen stated we talked about not having as much on the access cards. Was that adjusted?

Ms. Giles stated in 2023 we only have \$2,500 set aside but you can see the actuals through June, we have already spent \$4,600. Is this a line you want to discuss lowering?

Mr. Taylor stated I think we should keep it for the time being and we can reevaluate it during the next budget.

Ms. Giles stated keep in mind any line item you don't use, the money stays with the district.

Ms. Bowen stated if we go through the 100 we already have and we have to tap into this amount that would be reimbursed through the homeowner purchasing it if they are getting additional ones. We are not handing out any more cards, that was done through the developer.

Mr. Soriano stated you are changing hands and your policy is to get their new ones free. You only replace when people give them back.

Ms. Bowen stated it is a cushion and if we don't use it, it can go towards something else. In the future it can be significantly reduced.

Mr. Vergara Molero stated in 2023 so far we are about \$1,000 over on gym equipment repair.

Ms. Giles stated I think Alex explained that was the water rower situation.

Mr. Soriano stated you are already over this year on the refuse and that is the dumpster for the amenity center. We can bring that down by getting a smaller dumpster but we will have to discuss the size. As far as I can tell it stays the same in the off season whereas other districts have fewer pickups in the off season. Most districts your size we have 2 yard dumpsters and they work great. I don't recommend that now because people will throw stuff over the gates and we will pay extra to have that picked up and taken out. Until we get that under control I wouldn't go that route.

Ms. Giles stated that will be a community eblast and let residents know that they are not to throw their trash over the fence, that is for the amenity center only.

A. Consideration of Resolution 2023-12 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor Resolution 2023-12 was approved.
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B. Consideration of Resolution 2023-13 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024

On MOTION by Ms. Bowen seconded by Mr. Vergara Molero with all in favor Resolution 2023-13 was approved.
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NINTH ORDER OF BUSINESS

Acceptance of Draft Audit Report for Fiscal Year 2022

Ms. Giles stated under the paragraph that says opinions, it states in our opinion the accompanying financial statements present fairly in all material respects the respective financial position of the governmental activities in each major fund of Armstrong CDD as of September 30, 2022. They did not identify any deficiencies in internal control considered to be a material weakness. In the management letter there were no prior year or current year findings or recommendations. It is a clean audit.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the fiscal year 2022 audit was accepted.
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TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

Ms. Giles stated during public comments I took notes and we will get with the district engineer on those.

C. District Manager – Discussion of Fiscal Year 2024 Meeting Schedule

Ms. Giles stated a couple months ago you had asked to have at least two night meetings, to approve the budget and to adopt the budget. Staying with our current cycle that would be your May 9th and July 11th meetings.

On MOTION by Mr. Vergara Molero seconded by Ms. Bowen with all in favor the fiscal year 2024 meeting schedule reflecting meetings on the second Thursday of the month was approved.

D. Facility Manager**1. Report**

Mr. Soriano stated the report I distributed is a short version of what you normally have. We have only been here two weeks so some of the data we would normally collect every month to report to you we were unable to get. Ryan is learning the access system and he is getting everyone to come in to get the information he needed to connect those key fobs.

We did get the original database from Evergreen; the problem is there are about 700 names on it and some of these people no longer live in the neighborhood. Ryan is going through that and you will actually see on the reports every month assigning new ones or deleting old ones. There are a lot of people enjoying the pool, but it is hard to tell if they are residents.

How long do you want to go through the process of requesting owners to come to the amenity to verify their key fob before we go to the next step of being more strict?

It was the consensus of the board to give residents 30-days from the date he sends the email to confirm their key card access before the fobs are turned off. Once the email database is completed it is public information.

Mr. Vergara Molero stated the key fob systems seems to be outdated. Is that accurate?

Mr. Soriano responded yes. There are different systems available and it is just time, money and work. We are looking to see what we can do to improve it. It is sort of like the security system and we are looking at all those things and we will bring back the things that we think don't work well that you can consider in the next budget.

Mr. Soriano reviewed the open items being: furniture in the pool, which is a health code violation and damaging to the marcite, no food or alcohol in the pool, guests and gate usage and ages, condition of ponds, vendor check-in, culvert cleanout, co-ownership of one pond, one house situated on South Village pond, timer issues on fans in fitness center, timer for amenity center lights needs to be replaced, residents to report streetlight outages.

2. Monthly Quality Inspection Report

ELEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Additional Supervisor comments: update on WI-FI log-in, hook into Clay County for security cameras, follow-up with Alex or John on incident last month, irrigation timers, location of valves, areas of responsibilities for each board member.

Addition audience comments: Security questions, tie in security cameras with Clay County, number of proposals for security services, new law on golf cart operation, will builders flush out backyard drains, last lift of asphalt delayed by rain, HOA approval on events should have insurance, access to security cameras, phone in office inoperable, security personnel should not be in the office or in their cars, flow of stormwater system.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of June 30, 2023

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

B. Check Register

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

THIRTEENTH ORDER OF BUSINESS Shade Session: Consideration of Proposals for Security Services

The board went into a shade session to discuss proposals to provide security services after which they reopened the meeting to the public then took the following action:

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor staff was directed to send a 30-day termination notice to Viewpoint Security.

On MOTION by Mr. Taylor seconded by Ms. Bowen staff was authorized to enter into an agreement with S3 Security for security services and Supervisor Taylor was authorized to work with staff on the details of the services.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 10, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting will be held August 10, 2023 at 3:30 p.m. in the same location.

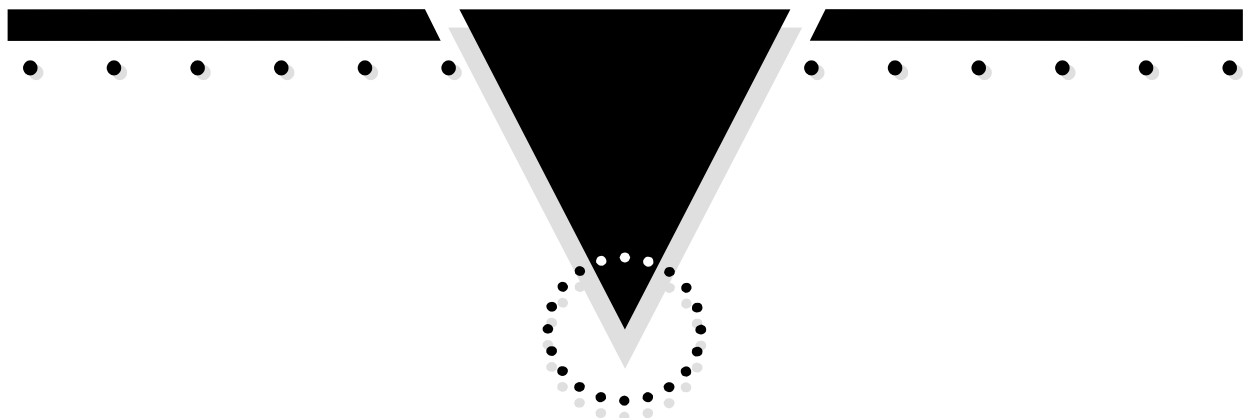
On MOTION by Ms. Bowen seconded by Mr. Vergara Molero with all in favor the meeting adjourned at 7:05 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

NINTH ORDER OF BUSINESS

A.



**Armstrong
Community Development District**

**Unaudited Financial Reporting
July 31, 2023**



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12-15	<u>Series 2017A/B Construction Schedule</u>
16-18	<u>Series 2019 Construction Schedule</u>

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 31, 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	\$24,749	---	---	\$24,749
Investments:				
Custody Account	\$268,086	---	---	\$268,086
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$186,816	---	\$186,816
Acquisition/Construction	---	---	\$16,002	\$16,002
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Prepayment	---	\$98	---	\$98
Acquisition/Construction	---	---	\$377	\$377
<u>Series 2019</u>				
Reserve	---	\$411,000	---	\$411,000
Revenue	---	\$291,286	---	\$291,286
Prepayment	---	\$350	---	\$350
Acquisition/Construction	---	---	\$2,751	\$2,751
Due from Armstrong Owners' Association	\$1,252	---	---	\$1,252
TOTAL ASSETS	\$294,087	\$1,171,260	\$19,130	\$1,484,477
<u>LIABILITIES:</u>				
Accounts Payable	---	---	---	\$0
<u>FUND BALANCES:</u>				
Restricted for Debt Service	---	\$1,171,260	---	\$1,171,260
Restricted for Capital Projects	---	---	\$19,130	\$19,130
Unassigned	\$294,087	---	---	\$294,087
TOTAL LIABILITIES & FUND BALANCES	\$294,087	\$1,171,260	\$19,130	\$1,484,477

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Net	\$504,612	\$504,612	\$505,502	\$890
Cost Share - Tynes Blvd.	\$14,500	\$12,083	\$16,537	\$4,454
Interest	\$0	\$0	\$6,243	\$6,243
Miscellaneous Income	\$0	\$0	\$720	\$720
Rental Income	\$0	\$0	\$500	\$500
TOTAL REVENUES	\$519,112	\$516,695	\$529,502	\$12,807
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisors Fees	\$9,600	\$8,000	\$6,600	\$1,400
FICA Expense	\$734	\$612	\$505	\$107
Engineering Fees	\$6,000	\$5,000	\$2,931	\$2,069
Arbitrage	\$1,100	\$1,100	\$1,100	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$5,833	\$5,833	\$0
Attorney Fees	\$12,000	\$10,000	\$12,044	(\$2,044)
Annual Audit	\$4,050	\$4,050	\$4,050	\$0
Trustee Fees	\$7,800	\$7,800	\$7,758	\$42
Management Fees	\$47,250	\$39,375	\$39,375	\$0
Information Technology	\$1,800	\$1,500	\$1,500	\$0
Telephone	\$350	\$292	\$217	\$74
Postage	\$600	\$500	\$550	(\$50)
Insurance	\$7,360	\$7,360	\$6,587	\$773
Printing & Binding	\$1,500	\$1,250	\$835	\$415
Legal Advertising	\$2,500	\$2,083	\$1,425	\$658
Other Current Charges	\$600	\$500	\$64	\$436
Website Administration	\$1,250	\$1,042	\$1,042	(\$0)
Office Supplies	\$250	\$208	\$84	\$124
Travel Per Diem	\$350	\$292	\$0	\$292
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$117,269	\$101,972	\$97,676	\$4,296
<u>Field</u>				
Security	\$45,000	\$37,500	\$40,606	(\$3,106)
Electric	\$2,000	\$1,667	\$1,087	\$579
Water & Sewer/Irrigation	\$36,000	\$30,000	\$28,897	\$1,103
Repairs & Maintenance	\$5,000	\$4,167	\$2,778	\$1,389
Landscape Contract	\$93,217	\$77,681	\$73,981	\$3,700
Landscape Contingency	\$5,000	\$4,167	\$0	\$4,167
Landscape Pond Banks	\$15,248	\$12,707	\$12,202	\$505
Lake Maintenance	\$12,537	\$10,448	\$9,950	\$498
Irrigation Repairs	\$10,000	\$8,333	\$4,295	\$4,038
Doggie Pot Stations	\$0	\$0	\$1,550	(\$1,550)
Total Field	\$224,002	\$186,668	\$175,347	\$11,322

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>Amenity Center</u>				
Property/Amenity Manager	\$0	\$0	\$6,250	(\$6,250)
Insurance	\$28,700	\$28,700	\$25,711	\$2,989
Phone/Internet/Cable	\$3,000	\$2,500	\$2,100	\$400
Electric	\$16,000	\$13,333	\$13,818	(\$485)
Water/Irrigation	\$7,500	\$6,250	\$6,023	\$227
Gas	\$1,500	\$1,250	\$958	\$292
Refuse Service	\$3,500	\$2,917	\$3,074	(\$157)
Access Cards	\$2,500	\$2,083	\$4,633	(\$2,550)
Landscape Contract	\$33,259	\$27,716	\$26,396	\$1,320
Fitness Equipment Lease	\$12,737	\$12,737	\$11,322	\$1,415
Janitorial Services	\$13,016	\$10,847	\$11,287	(\$441)
Janitorial Supplies	\$4,000	\$3,333	\$975	\$2,358
Pool Maintenance	\$17,300	\$14,417	\$16,527	(\$2,111)
Repairs & Maintenance	\$10,000	\$8,333	\$804	\$7,529
Fitness Center Repairs/Supplies	\$2,500	\$2,083	\$3,588	(\$1,504)
Office Supplies	\$500	\$417	\$60	\$357
ASCAP/BMI License Fees	\$500	\$417	\$0	\$417
Pest Control	\$800	\$667	\$315	\$352
Contingency	\$3,000	\$2,500	\$3,476	(\$976)
Operating Reserve	\$17,529	\$14,608	\$0	\$14,608
Total Amenity Center	\$177,841	\$155,107	\$137,317	\$17,790
TOTAL EXPENDITURES	\$519,112	\$443,747	\$410,340	\$33,408
Excess (deficiency) of revenues over (under) expenditures	(\$0)	\$72,948	\$119,163	\$46,215
Net change in Fund Balance	(\$0)	\$72,948	\$119,163	\$46,215
FUND BALANCE - BEGINNING	\$0		\$174,924	
FUND BALANCE - ENDING	(\$0)		\$294,087	

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 July 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Series 2017A	\$265,819	\$265,819	\$266,287	\$469
Interest Income	\$0	\$0	\$10,642	\$10,642
<i>TOTAL REVENUES</i>	\$265,819	\$265,819	\$276,930	\$11,111
<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	\$12,770	\$11,111
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$6,125)	(\$6,125)
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	(\$6,125)	(\$6,125)
Net change in Fund Balance	\$1,659	\$1,659	\$6,646	\$4,986
FUND BALANCE - BEGINNING	\$180,154		\$461,978	
FUND BALANCE - ENDING	\$181,813		\$468,624	

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 July 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>REVENUES:</u>				
Assessments - 2019	\$411,185	\$411,185	\$411,592	\$407
Interest Income	\$0	\$0	\$15,847	\$15,847
TOTAL REVENUES	\$411,185	\$411,185	\$427,439	\$16,254
<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	\$19,339	\$16,254
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$9,266)	(\$9,266)
Total Other Financing Sources/(Uses)	\$0	\$0	(\$9,266)	(\$9,266)
Net change in Fund Balance	\$3,085	\$3,085	\$10,072	\$6,987
FUND BALANCE - BEGINNING	\$280,159		\$692,564	
FUND BALANCE - ENDING	\$283,244		\$702,636	

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 July 31, 2023

	ADOPTED BUDGET	PRORATED THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$278	\$278
<i>TOTAL REVENUES</i>	\$0	\$0	\$278	\$278
<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	278	278
<u>OTHER SOURES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$6,125	\$6,125
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	\$6,125	\$6,125
Net change in Fund Balance	\$0	\$0	\$6,403	\$6,403
FUND BALANCE - BEGINNING	\$0		\$9,976	
FUND BALANCE - ENDING	\$0		\$16,379	

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 July 31, 2023

	ADOPTED BUDGET	PRORATED THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$864	\$864
Developer Subsidy	\$0	\$0	\$24,235	\$24,235
TOTAL REVENUES	\$0	\$0	\$25,099	\$25,099
<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	(\$50,894)	(\$50,894)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer Out	\$0	\$0	\$9,266	\$9,266
TOTAL SOURCES/(USES)	\$0	\$0	\$9,266	\$9,266
Net change in Fund Balance	\$0	\$0	(\$41,628)	(\$41,628)
FUND BALANCE - BEGINNING	\$0		\$44,379	
FUND BALANCE - ENDING	\$0		\$2,751	

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	\$1,252	\$0	\$0	\$16,537
Interest	\$150	\$112	\$21	\$522	\$907	\$731	\$880	\$1,029	\$986	\$906	\$0	\$0	\$6,243
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$720	\$0	\$0	\$720
Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$250	\$0	\$0	\$500
Total Revenues	\$1,250	\$20,348	\$473,001	\$5,573	\$8,846	\$5,534	\$3,618	\$2,949	\$5,257	\$3,128	\$0	\$0	\$529,502
<u>Expenditures:</u>													
<i>Administrative</i>													
Supervisor Fees	\$600	\$0	\$0	\$800	\$800	\$800	\$800	\$1,000	\$1,000	\$800	\$0	\$0	\$6,600
FICA Expense	\$46	\$0	\$0	\$61	\$61	\$61	\$61	\$77	\$77	\$61	\$0	\$0	\$505
Engineering Fees	\$0	\$0	\$0	\$190	\$1,132	\$1,042	\$0	\$0	\$568	\$0	\$0	\$0	\$2,931
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	\$583	\$0	\$0	\$5,833
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	\$4,050	\$0	\$0	\$4,050
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	\$3,938	\$0	\$0	\$39,375
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$1,500
Telephone	\$28	\$0	\$19	\$0	\$3	\$23	\$36	\$46	\$19	\$44	\$0	\$0	\$217
Postage	\$0	\$7	\$9	\$10	\$12	\$4	\$5	\$14	\$457	\$32	\$0	\$0	\$550
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	\$55	\$0	\$0	\$835
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	\$104	\$0	\$0	\$1,042
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	\$8,357	\$9,818	\$0	\$0	\$97,676

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	\$5,713	\$3,935	\$0	\$0	\$40,606
Electric	\$100	\$102	\$103	\$101	\$172	\$84	\$104	\$103	\$105	\$113	\$0	\$0	\$1,087
Water & Sewer/Irrigation	\$2,861	\$3,144	\$2,964	\$2,806	\$2,633	\$2,479	\$2,111	\$2,374	\$4,970	\$2,555	\$0	\$0	\$28,897
Repairs & Maintenance	\$40	\$2,388	\$0	\$0	\$305	\$0	\$45	\$0	\$0	\$0	\$0	\$0	\$2,778
Landscape Contract	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$0	\$0	\$73,981
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	\$1,160	\$1,310	\$0	\$0	\$12,202
Lake Maintenance	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$0	\$0	\$9,950
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,295	\$0	\$0	\$0	\$0	\$4,295
Doggie Pot Stations	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$0	\$0	\$1,550
Total Field	\$16,357	\$19,487	\$16,726	\$16,988	\$16,317	\$16,494	\$15,692	\$20,329	\$20,497	\$16,462	\$0	\$0	\$175,347
Amenity Center													
Property/Amenity Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,250	\$0	\$0	\$6,250
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	\$405	\$0	\$0	\$2,100
Electric	\$1,809	\$1,542	\$1,516	\$1,548	\$1,437	\$1,265	\$1,214	\$1,144	\$1,237	\$1,106	\$0	\$0	\$13,818
Water/Irrigation	\$634	\$699	\$659	\$704	\$727	\$488	\$461	\$455	\$645	\$551	\$0	\$0	\$6,023
Gas	\$103	\$76	\$184	\$86	\$85	\$141	\$101	\$104	\$78	\$0	\$0	\$0	\$958
Refuse Service	\$262	\$262	\$262	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$0	\$0	\$3,074
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	\$2,640	\$2,640	\$0	\$0	\$26,396
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	\$1,107	\$0	\$0	\$11,287
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	\$225	\$141	\$0	\$438	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$804
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	\$45	\$0	\$0	\$0	\$315
Contingency	\$18	\$266	\$0	\$44	\$2	\$1,031	\$2,116	\$0	\$0	\$0	\$0	\$0	\$3,476
Total Amenity Center	\$36,939	\$10,674	\$16,928	\$10,251	\$9,773	\$10,237	\$12,747	\$9,242	\$8,141	\$6,135	\$0	\$0	\$131,067
Total Expenditures	\$76,836	\$37,343	\$42,800	\$34,125	\$34,109	\$35,554	\$35,396	\$38,518	\$36,995	\$32,415	\$0	\$0	\$404,090
Excess Revenues (Expenditures)	(\$75,586)	(\$16,995)	\$430,201	(\$28,552)	(\$25,263)	(\$30,020)	(\$31,778)	(\$35,569)	(\$31,738)	(\$29,287)	\$0	\$0	\$125,413

**ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

Long Term Debt

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

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

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

Current Bonds Outstanding: \$3,755,000

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

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

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

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

Current Bonds Outstanding: \$0

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

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

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

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

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

Current Bonds Outstanding: \$6,835,000

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

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

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

-

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

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,702.95
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$7,546.67
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 July 31, 2023	<u><u>\$16,378.78</u></u>

2. Funds Available For Construction at July 31, 2023

Book Balance of Construction Fund at July 31, 2023	\$16,378.78
Contracts in place at July 31, 2023	

3. Investments - US Bank

July 31, 2023	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$16,378.78
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<u><u>\$16,378.78</u></u>

Armstrong Community Development District
Series 2017

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

Armstrong Community Development District
Series 2017

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

Armstrong Community Development District Series 2017

SUMMARY:	
BOND PROCEEDS	\$6,111,819.56
DEVELOPER CONTRIBUTIONS	\$2,599,016.82
INT REC'D TO DATE	\$9,702.94
TRANS FROM DEBT SERVICE	\$7,546.67
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
BALANCE	\$16,378.78

RECONCILIATION	
TRUST STATEMENT	\$16,378.78
O/S REQ.	\$0.00
ADJ BALANCE	\$16,378.78
DEVELOPER CONTRIBUTIONS REC'V	\$0.00
VARIANCE	(\$0.00)

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

Prepaid CEC Fees:

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

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

INT REC'D	A	B	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16
Nov-20	\$0.07	\$0.00		\$1.20
Dec-20	\$0.07	\$0.00		\$1.16
Jan-21	\$0.07	\$0.00		\$1.20
Feb-21	\$0.07	\$0.00		\$1.20
Mar-21	\$0.07	\$0.00		\$1.08
Apr-21	\$0.07	\$0.00		\$1.20
May-21	\$0.07	\$0.00		\$1.16
Jun-21	\$0.07	\$0.00		\$1.20
Jul-21	\$0.06	\$0.00		\$1.16
Aug-21	\$0.04	\$0.00		\$1.20
Sep-21	\$0.04	\$0.00		\$1.20
	\$0.77	\$0.00		\$14.12
Oct-21	\$0.04	\$0.00		\$1.16
Nov-21	\$0.04	\$0.00		\$1.20
Dec-21	\$0.04	\$0.00		\$1.16
Jan-22	\$0.04	\$0.00		\$1.20
Feb-22	\$0.04	\$0.00		\$1.20
Mar-22	\$0.04	\$0.00		\$1.08
Apr-22	\$0.04	\$0.00		\$1.20
May-22	\$0.04	\$0.00		\$1.16
Jun-22	\$0.04	\$0.00		\$1.20
Jul-22	\$0.04	\$0.00		\$1.16
Aug-22	\$0.04	\$0.00		\$1.20
Sep-22	\$6.44	\$0.01		\$185.81
	\$6.88	\$0.01		\$198.73
Oct-22	\$12.26	\$0.03		\$347.31
Nov-22	\$15.52	\$0.07		\$426.04
Dec-22	\$17.14	\$0.11		\$451.51
Jan-23	\$20.81	\$0.18		\$526.37
Feb-23	\$23.09	\$0.25		\$559.94
Mar-23	\$21.99	\$0.28		\$507.84
Apr-23	\$30.91	\$0.45		\$685.36
May-23	\$40.47	\$0.68		\$855.15
Jun-23	\$44.68	\$0.86		\$885.26
Jul-23	\$47.15	\$1.01		\$879.86
	\$274.02	\$3.92		\$6,124.64

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$2,302.00
Developer Contributions/Add'l Revenue	\$3,629,302.23
Transfer from Debt Service	\$9,266.43
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 July 31, 2023	<u><u>\$2,751.21</u></u>

2. Funds Available For Construction at July 31, 2023

Book Balance of Construction Fund at July 31, 2023	\$2,751.21
Contracts in place at July 31, 2023	

3. Investments - US Bank

July 31, 2023	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$2,751.21
			Due fom Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<u><u>\$2,751.21</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		Series 2019	\$84,613.31	\$27,000.00					
63	1/27/21	The Tree Amigos Outdoor Services	\$62,283.00						\$62,283.00			
64	1/27/21	ECS Florida, LLC	\$950.00							\$950.00		
65	1/27/21	Eisman & Russo	\$7,630.48							\$7,630.48		
66	1/27/21	Eisman & Russo	\$6,750.04							\$6,750.04		
67	1/27/21	The Tree Amigos Outdoor Services	\$97,267.00						\$97,267.00			
68	1/27/21	England Thims & Miller	\$2,119.72							\$2,119.72		
69	1/27/21	Besch and Smith	\$279,255.93		\$114,300.00	\$65,549.89	\$99,406.04					
70	1/27/21	ECS Florida, LLC	\$1,000.00							\$1,000.00		
71	3/1/21	Besch and Smith	\$558,487.01		\$306,272.19	\$144,018.28	\$108,196.54					
72	3/2/21	Armstrong CDD	\$202.40							\$202.40		
73	3/2/21	England Thims & Miller	\$202.40							\$202.40		
74	4/1/21	England Thims & Miller	\$4,906.50							\$4,906.50		
75	4/1/21	England Thims & Miller	\$800.00							\$800.00		
76	4/1/21	Eisman & Russo	\$5,796.23							\$5,796.23		
77	4/1/21	Besch and Smith	\$260,102.21		\$185,440.93	\$36,861.28	\$37,800.00					
78	4/1/21	England Thims & Miller	\$1,933.61							\$1,933.61		
79	4/27/21	Eisman & Russo	\$3,375.02							\$3,375.02		
80	4/27/21	Besch and Smith	\$109,490.42		\$39,806.71	\$54,766.90	\$14,916.81					
80A	5/28/21	England Thims & Miller	\$4,726.50							\$4,726.50		
81	5/28/21	Armstrong CDD	\$6,000.08			\$6,000.08						
82	5/28/21	England Thims & Miller	\$414.93							\$414.93		
83	5/28/21	England Thims & Miller	\$75.27							\$75.27		
84	5/28/21	England Thims & Miller	\$1,284.75							\$1,284.75		
85	5/28/21	Eisman & Russo	\$953.81							\$953.81		
	6/15/21	Reimbursement - Req.81	(\$1,126.24)			(\$1,126.24)						
87	6/18/21	Besch and Smith	\$6,272.81				\$6,272.81					
88	6/18/21	Armstrong CDD	\$2,500.00			\$2,500.00						
89	6/18/21	Armstrong CDD	\$5,892.00					\$5,892.00				
90	6/18/21	England Thims & Miller	\$5,791.00							\$5,791.00		
91	7/30/21	Besch and Smith	\$319,589.71		\$120,804.91	\$93,959.37	\$104,825.43					
92	7/31/21	England Thims & Miller	\$155.25							\$155.25		
93	7/30/21	Eisman & Russo	\$143.74							\$143.74		
94	7/30/21	The Tree Amigos Outdoor Services	\$125,336.00						\$125,336.00			
95	7/30/21	The Tree Amigos Outdoor Services	\$7,800.00						\$7,800.00			
96	9/10/21	VOID	\$0.00						\$0.00			
97	9/10/21	Security Engineering and Design	\$1,473.00							\$1,473.00		
98	1/13/22	The Tree Amigos Outdoor Services	\$17,240.00						\$17,240.00			
99	3/25/22	Onsight Industries	\$10,569.45		\$10,569.45							
100	3/25/22	Onsight Industries	\$1,070.00		\$1,070.00							
101	2/14/23	Eisman & Russo	\$220.11							\$220.11		
102	4/20/23	The Tree Amigos Outdoor Services	\$19,333.00						\$19,333.00			
103	6/21/23	Jax Utilities Management	\$56,660.00			\$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	\$2,302.00
TRANSFER FROM DEBT SERVICE	\$9,266.43
LESS: REQ. PAID	(\$10,406,862.16)
BALANCE	\$2,751.21

RECONCILIATION	
TRUST STATEMENT	\$2,751.21
O/S REQ.	\$0.00
ADJ BALANCE	\$2,751.21
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
Jul-23	\$74.24	\$0.00
	\$863.97	\$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

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B.

Armstrong Community Development District

Summary of Check Register

July 1, 2023 to July 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	7/5/23	965	\$ 4,838.90
	7/11/23	966-970	\$ 24,182.65
	7/18/23	971-976	\$ 8,043.61
	7/25/23	977	\$ 2,361.15
	7/31/23	978-980	\$ 15,402.91
			<hr/>
			\$ 54,829.22
			<hr/>
			\$ 54,829.22

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/05/23	00034	6/12/23 499	202306 330-57200-34500		*	2,390.30	
		SCRTY 05/29/23 - 06/11/23					
		6/26/23 500	202306 330-57200-34500		*	2,448.60	
		SCRTY 06/12/23 - 06/25/23					
BUSINESS INVESTMENT HOLDINGS DBA							4,838.90 000965
7/11/23	00001	7/01/23 102	202307 310-51300-34000		*	3,937.50	
		MANAGEMENT FEES JUL23					
		7/01/23 102	202307 310-51300-49500		*	104.17	
		WEBSITE ADMIN JUL23					
		7/01/23 102	202307 310-51300-35100		*	150.00	
		INFORMATION TECH JUL23					
		7/01/23 102	202307 310-51300-31300		*	583.33	
		DISSEMINATION FEE JUL23					
		7/01/23 102	202307 310-51300-51000		*	.21	
		OFFICE SUPPLIES					
		7/01/23 102	202307 310-51300-42000		*	32.46	
		POSTAGE					
		7/01/23 102	202307 310-51300-42500		*	54.75	
		COPIES					
		7/01/23 102	202307 310-51300-41000		*	44.02	
		TELEPHONE					
		7/01/23 103	202307 320-53800-12200		*	6,250.00	
		PROPERTY MANAGER JUL23					
		7/01/23 103	202307 330-57200-46300		*	559.84	
		JANITORIAL SERVICES JUL23					
GOVERNMENTAL MANAGEMENT SERVICES							11,716.28 000966
7/11/23	00070	6/26/23 52122229	202306 330-57200-46500		*	45.00	
		MTHLY PEST CONTROL JUN23					
ARROW EXTERMINATORS INC DBA							45.00 000967
7/11/23	00019	7/01/23 7550	202307 320-53800-46400		*	150.00	
		FOUNTAIN MAINT JUL23					
		7/01/23 7660B	202307 320-53800-46800		*	995.00	
		LAKE MAINTENANCE JUL23					
SITEX AQUATICS							1,145.00 000968
7/11/23	00027	7/06/23 22100762	202306 330-57200-43200		*	78.46	
		3645 ROYAL PINES DR-JUN23					
TECO							78.46 000969
7/11/23	00021	6/28/23 200670	202306 320-53800-46200		*	4,363.75	
		LANDSCAPE MAINT JUN23					
		6/28/23 200670	202306 330-57200-46200		*	2,552.58	
		LANDSCAPE AMENITY JUN23					

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/28/23	200670 202306 320-53800-46200		*	800.97	
			TYNES BLVD EXT JUN23				
		6/28/23	200670 202306 320-53800-46200		*	2,233.41	
			GREYHAWK PHASE II JUN23				
		6/28/23	200670 202306 320-53800-46400		*	1,160.20	
			GREYHAWK LAKES JUN23				
		6/28/23	200670 202306 330-57200-46200		*	87.00	
			VIBURNAM HDGE AMNTY JUN23				
				TREE AMIGOS OUTDOOR SERVICES INC.			11,197.91 000970
7/18/23 00034		7/10/23	501 202306 330-57200-34500		*	874.50	
			SCRTY 06/26/23 - 06/30/23				
		7/10/23	501A 202307 330-57200-34500		*	1,574.10	
			SCRTY 07/01/23 - 07/09/23				
				BUSINESS INVESTMENT HOLDINGS DBA			2,448.60 000971
7/18/23 00016		7/07/23	567729JU 202307 320-53800-43100		*	304.14	
			3518 ROYAL PINES DR IRRG				
		7/07/23	568411JU 202307 320-53800-43100		*	735.86	
			3682 ROYAL PINES DR IRRG				
		7/07/23	574046JU 202307 330-57200-43100		*	237.52	
			3645 ROYAL PINES DR POOL				
		7/07/23	574047JU 202307 330-57200-43100		*	313.58	
			3645 ROYAL PINES DR CLBHS				
		7/07/23	574048JU 202307 320-53800-43100		*	374.15	
			3645 ROYAL PINES DR IRRG				
		7/07/23	577060JU 202307 320-53800-43100		*	143.41	
			875 TYNES BLVD IRRG-JUL23				
		7/07/23	577061JU 202307 320-53800-43100		*	467.29	
			705 TYNES BLVD IRRG-JUL23				
		7/07/23	586607JU 202307 320-53800-43100		*	55.72	
			3976 HEATHERBROOK PL IRRG				
		7/07/23	586608JU 202307 320-53800-43100		*	70.17	
			4121 HEATHERBROOK PL IRRG				
		7/07/23	588041JU 202307 320-53800-43100		*	89.73	
			3846 SUNBERRY LANE IRRG				
		7/07/23	594522JU 202307 320-53800-43100		*	84.75	
			4173 HEATHERBROOK PL JUL				
		7/07/23	596272JU 202307 320-53800-43100		*	161.07	
			1980 AMBERLY DR - JUL23				
		7/07/23	596274JU 202307 320-53800-43100		*	68.47	
			544 TYNES BLVD - JUL23				
				CLAY COUNTY UTILITY AUTHORITY			3,105.86 000972
7/18/23 00100		7/14/23	9054872J 202307 320-53800-43000		*	44.00	
			3599 ROYAL PINES DR IRRG				

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/14/23	9082120J 202307 330-57200-43000 3645 ROYAL PINES DR AMNTY		*	1,106.00	
		7/14/23	9082351J 202307 320-53800-43000 705 TYNES BLVD IRRG-JUL23		*	35.00	
		7/14/23	9143346J 202307 320-53800-43000 3814 ROYAL PINES - JUL23		*	34.32	
				CLAY ELECTRIC COOPERATIVE, INC.			1,219.32 000973
7/18/23	00062	7/01/23	32013015 202307 330-57200-46300 JANITORIAL SERVICES JUL23		*	1,131.14	
		7/01/23	62013002 202307 330-57200-46300 CREDIT-CONTRACT CANCELLED		*	583.81-	
				NORTH FLORIDA BUILDING MAINT. LLC			547.33 000974
7/18/23	00054	7/01/23	2307 202307 330-57200-47700 PET STATION MAINT JUL23		*	155.00	
				DOODY DADDY			155.00 000975
7/18/23	00038	7/06/23	208949 202306 310-51300-31100 GEN.CONCONSULT.ENG.SVC(WA#9)		*	567.50	
				ENGLAND-THIMS AND MILLER, INC.			567.50 000976
7/25/23	00034	7/24/23	503 202307 330-57200-34500 SCRTY 07/10/23 - 07/23/23		*	2,361.15	
				BUSINESS INVESTMENT HOLDINGS DBA			2,361.15 000977
7/31/23	00056	7/23/23	363490 202307 310-51300-32200 FY22 ANNUAL AUDIT FEE		*	4,050.00	
				BERGER, TOOMBS, ELAM, GAINES&FRANK			4,050.00 000978
7/31/23	00054	6/01/23	2306A 202306 330-57200-47700 PET STATION MAINT JUN23		*	155.00	
				DOODY DADDY			155.00 000979
7/31/23	00021	7/28/23	200879 202307 320-53800-46200 LANDSCAPE MAINT JUL23		*	4,363.75	
		7/28/23	200879 202307 330-57200-46200 LANDSCAPE AMNEITY JUL23		*	2,552.58	
		7/28/23	200879 202307 320-53800-46200 TYNES BLVD EXT JUL23		*	800.97	
		7/28/23	200879 202307 320-53800-46200 GREYHAWK PHASE II JUL23		*	2,233.41	
		7/28/23	200879 202307 320-53800-46400 GREYHAWK LAKES JUL23		*	1,160.20	
		7/28/23	200879 202307 330-57200-46200 VIBURNAM HDGE AMNTY JUL23		*	87.00	
				TREE AMIGOS OUTDOOR SERVICES INC.			11,197.91 000980
				TOTAL FOR BANK A		54,829.22	
				ARMS ARMSTRONG TVISCARRA			

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER									54,829.22		

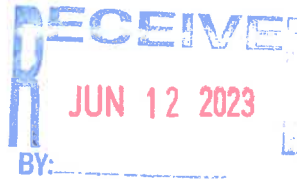


INVOICE

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

BILL TO
Armstrong CDD
Teresa Viscarra
1408 Hamlin Avenue, Unit E
St.Cloud, Florida 34771
United States
9042996115
tviscarra@gmscfl.com

#34
220-932-745



Invoice Number: 499

Invoice Date: June 12, 2023

Payment Due: June 12, 2023

Amount Due (USD): \$2,390.30

Pay Securely Online

Items	Quantity	Price	Amount
Amenity Guard Services 2 week invoice - 7 days a week at 6 hours a day 42 hours a week (x2) SUMMER BREAK (May 29th start date)	82	\$29.15	\$2,390.30

Total: \$2,390.30

Amount Due (USD): \$2,390.30

Pay Securely Online

VISA



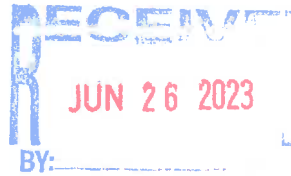
DISCOVER

link.waveapps.com/wajes2-mn53xb

Notes / Terms

Invoice for previous 2 weeks of service (14 days)
May 29th,, 2023 - June 4th, 2023
June 5th, 2023 - June 11th, 2023

\$87.45 05/23



INVOICE

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

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

9042996115
tviscarra@gmscfl.com

34
336-572 343

Invoice Number: 500

Invoice Date: June 26, 2023

Payment Due: June 26, 2023

Amount Due (USD): \$2,448.60

Pay Securely Online

Items	Quantity	Price	Amount
Amenity Guard Services 2 week invoice - 7 days a week at 6 hours a day 42 hours a week (x2) SUMMER BREAK (May 29th start date)	84	\$29.15	\$2,448.60

Total: \$2,448.60

Amount Due (USD): \$2,448.60

Pay Securely Online

VISA

MasterCard

DISCOVER

link.waveapps.com/x837n9-jgy7ms

Notes / Terms

Invoice for previous 2 weeks of service (14 days)
June 12th, 2023 - June 18th, 2023
June 19th, 2023 - June 25th, 2023

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 102**Invoice Date:** 7/1/23**Due Date:** 7/1/23**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 - July 2023	310 313-34		3,937.50	3,937.50
Website Administration - July 2023	495		104.17	104.17
Information Technology - July 2023	381		150.00	150.00
Dissemination Agent Services - July 2023	313		583.33	583.33
Office Supplies	51		0.21	0.21
Postage	42		32.46	32.46
Copies	425		54.75	54.75
Telephone	41		44.02	44.02
Total				\$4,906.44
Payments/Credits				\$0.00
Balance Due				\$4,906.44

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 103**Invoice Date:** 7/1/23

Due Date: 7/1/23

Case:

P.O. Number:

Bill To:

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

Description	#1	Hours/Qty	Rate	Amount
Property Manager - July 2023	320 578 122		6,250.00	6,250.00
Janitorial - (Prorated 7/16/23 - 7/31/23)	330 572 463	16	34.99	559.84

Total	\$6,809.84
Payments/Credits	\$0.00
Balance Due	\$6,809.84



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

IS YOUR HOME PROTECTED FROM TERMITES?

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

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

Customer Number: 2634163 Statement Date: 07/05/23 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
06/26/23	52122229	Pest Control Service	\$45.00	\$0.00	\$45.00

Service Address: 3645 Royal Pines Dr, Middleburg, FL 32068

#70
mthly Jun 23
320-572-465

RECEIVED
JUL 10 2023
BY:

Current: \$45.00

Past Due: \$0.00

Total Amount Due: \$45.00

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

GA22349F



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

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

*****AUTO**MIXED AADC 270



ARMSTRONG CDD 9
1408 HAMLIN AVE UNIT E 1910
SAINT CLOUD FL 34771-8588



Please check Invoice(s) paid below.

Invoice #	Amount	Invoice #	Amount
<input checked="" type="checkbox"/> 52122229	\$45.00	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

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

Please make checks payable and remit to:

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



Statement Date: 07/05/23
Customer Number: 2634163

Balance Forward: \$0.00
Amount: \$45.00

Amount Due: \$45.00
Check # _____

INVOICE

SITEX Aquatics llc.

PO Box 917

Parrish, FL 34219

office@sitexaquatics.com

+1 (813) 564-2322



Armstrong CDD (Greyhawk Jax)

Bill to

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

Ship to

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

Invoice details

Invoice no.: 7550
Terms: Net 30
Invoice date: 07/01/2023
Due date: 07/31/2023

Product or service

Amount

1. LM- Armstron CDD	1 x \$150.00	\$150.00
Quarterly Fountain Maintenance on 1 Fountain-3rd Qtr		

APPROVED

By Alex Boyer at 11:34 am, Jul 07, 2023

Total

\$150.00

Field- Pond Maintenance

INVOICE

SITEX Aquatics Inc.
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Armstrong CDD (Greyhawk Jax)

Bill to

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

Ship to

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

Invoice details

Invoice no.: 7660B
Terms: Net 30
Invoice date: 07/01/2023
Due date: 07/31/2023

Product or service

Amount

1. LM- Armstron CDD	1 x \$995.00	\$995.00
Monthly Lake Maintenance- 9 Waterways-July		

APPROVED

By Alex Boyer at 11:34 am, Jul 07, 2023

Field- Pond Maintenance

Total

\$995.00



ARMSTRONG CDD
3645 ROYAL PINES DR-JUN 23
MIDDLEBURG, FL 32068-4177

Statement Date: July 06, 2023

Amount Due: \$78.46

Due Date: July 27, 2023

Account #: 221007627575

Account Summary

Current Service Period: June 06, 2023 - June 28, 2023

Previous Amount Due \$103.94

Payment(s) Received Since Last Statement -\$103.94

Current Month's Charges \$78.46

Amount Due by July 27, 2023 \$78.46

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

#27
270572-432

RECEIVED
JUL 10 2023
BY: _____

Your Energy Insight



Your average daily THMS used was **33.33% lower** than the same period last year.



Your average daily THMS used was **50% lower** than it was in your previous period.



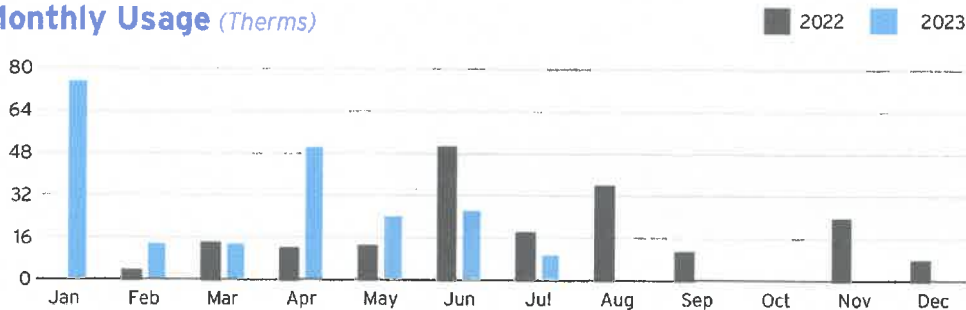
Scan here to view your account online.

Get **rebates**
on natural gas
equipment

- Cooking
- Water heating
- Drying
- 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: July 27, 2023

Amount Due: \$78.46

Payment Amount: \$ 78.46

621754410268



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.

00000013 01 AB 0.50 34771 FTECO107062323142010 00000 05 01000000 006 04 19236 003



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

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

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

6217544102682210076275750000000078469



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

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

Meter Read

Service Period: Jun 06, 2023 - Jun 28, 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	06/28/2023	624	615	9 CCF	1.042	1.0000	9.4 Therms	23 Days

Charge Details



Natural Gas Charges

Customer Charge		\$30.60
Distribution Charge	9.4 THMS @ \$0.46951	\$4.41
PGA	9.4 THMS @ \$0.90000	\$8.46
Florida Gross Receipts Tax		\$0.27
Natural Gas Service Cost		\$43.74
Municipal Public Service Tax		\$1.44
State Tax		\$3.28
Total Natural Gas Cost, Local Fees and Taxes		\$48.46



Other Fees and Charges

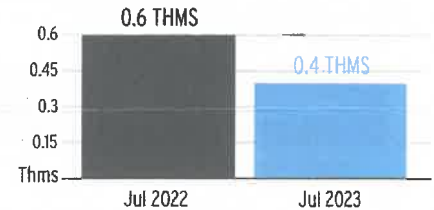
Miscellaneous Charges

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

Total Current Month's Charges

\$78.46

Avg THMS Used Per Day



Important Messages

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:

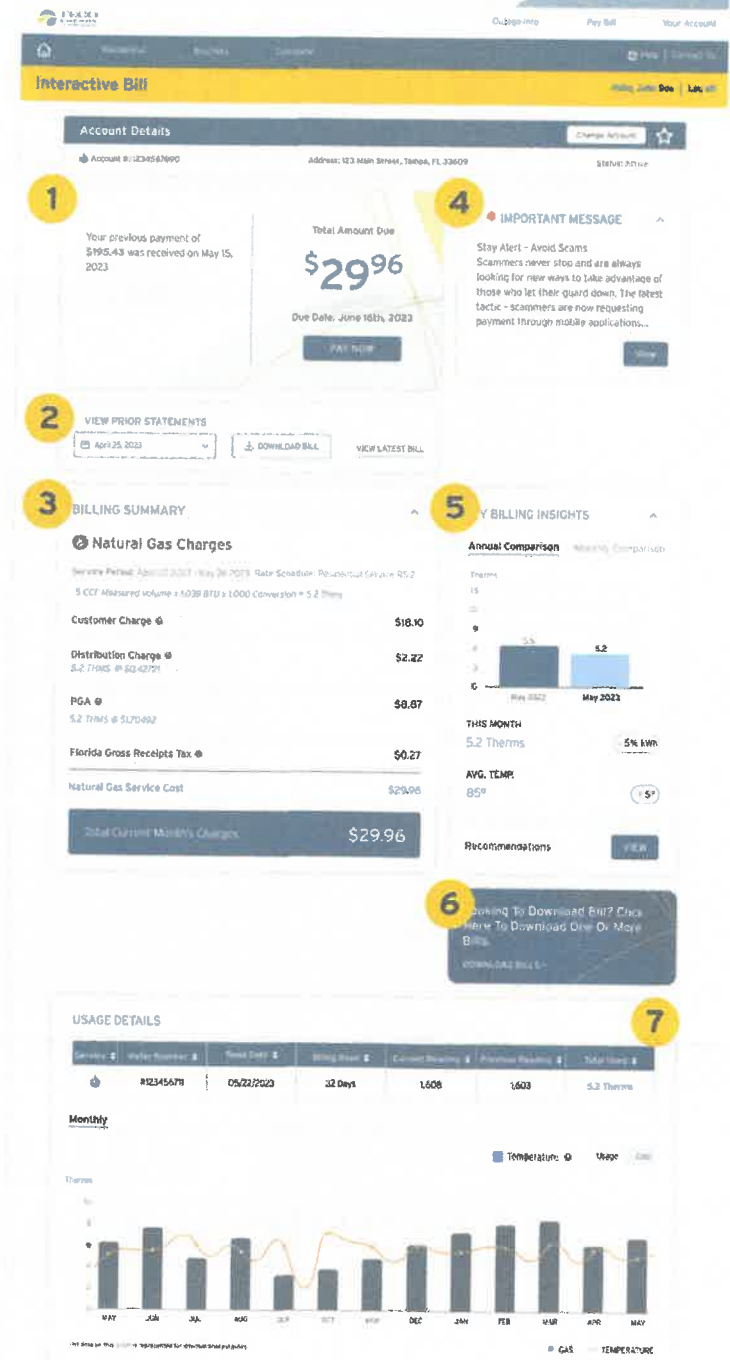
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy
Conservation Rebates:
877-832-6747

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.

Your Interactive Bill is here!

Scan the QR code on your paper bill and/or log into your online account and click "view bill" to see your bill come to life. The following illustration explains each section of your Interactive Bill.

- 1 Balance Summary** - shows the total balance due for the current billing period. On the left you'll see billing messages about credits, late payments, autopay and more. Pay online by clicking "pay now."
- 2 View Prior Statements** - select this dropdown to see your historical billing and usage. You can download the bill by clicking "download bill." Navigate back to your current billing period by clicking "view current bill."
- 3 Billing Summary** - explains a breakdown of utility charges, taxes and fees, and miscellaneous credits. Click the question mark icons to see a charge explanation or click "understanding your charges" to see all charge definitions on the PeoplesGas.com/AboutMyBill webpage.
- 4 Important Messages** - contains important messages about your services and accounts. Click "view" to see multiple messages.
- 5 My Billing Insights** - explains your usage patterns and how your usage has changed month over month and year over year. Click "view" to see personalized recommendations based on your usage patterns.
- 6 Download Bills** - directs you to a list view of past bills where you can download one or multiple bills at once.
- 7 Usage Details & Meter Read** - displays your monthly usage or cost. Turn the temperature data on and off with the checkbox. The meter reading is displayed above the graph.



This bill is for informational purposes only. Your actual rates and charges may vary.



For more information and additional bill variations, visit
PeoplesGas.com/AboutMyBill



**EVEN DURING FLORIDA'S
WORST WEATHER,**



**NATURAL GAS IS HERE
WHEN WE NEED IT MOST.**

Natural gas is here for businesses like yours and essential operations around the state – to keep us all up and running safely. Because of its naturally protected underground infrastructure, natural gas is a reliable and resilient energy source. You can count on Peoples Gas to be here and ready for whatever comes our way.

FloridasEnergy.com/Resiliency





Use common senses to identify a natural gas leak

While a natural gas leak is a rare occurrence, a big part of our commitment to safety is to share with you what you need to know about the natural gas pipelines in your area.



Remember to use your senses when you are walking around your home, business or neighborhood.

SMELL - If you smell rotten eggs, a natural gas leak could be nearby.

SIGHT - Watch for dirt blowing or water bubbling up from the ground, which may indicate a gas leak.

SOUND - Listen for hissing or high-pitched whistling. Noise varies with line pressure.

If you suspect a natural gas leak, immediately move to safety - 300 feet or about the length of a football field - and call **911** then call us at **877-832-6747**. We have someone ready to answer your calls about leaks or other natural gas emergencies 24/7.

Visit **PeoplesGas.com/safety** for safety tips and to learn more about natural gas safety.



PGSQ50719



Scammers are calling. DON'T BE A VICTIM.

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

To learn more, or to report a scam, visit **PeoplesGas.com/Scam**





Tree Amigos

Outdoor Services

Invoice

Invoice#: 200670

Date: 06/28/2023

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

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

Description	Quantity	Price	Ext Price
Monthly <u>Landscape Maintenance</u> Common Areas	#21 320.538.462 1.00	4,363.75	4,363.75
Monthly <u>Landscape Maintenance</u> <u>Amenity</u> Center	350.538.462 1.00	2,552.58	2,552.58
Monthly <u>Landscape Maintenance</u> <u>Tynes Blvd Extension</u>	320.538.462 1.00	800.97	800.97
Monthly <u>Landscape Maintenance</u> Tynes <u>Greyhawk Phase II</u>	320.538.462 1.00	2,233.41	2,233.41
Monthly <u>Landscape Maintenance</u> Tynes <u>Greyhawk Lakes</u>	320.538.462 1.00	1,160.20	1,160.20
Monthly <u>Landscape Maintenance</u> <u>Viburnam hedges</u> <u>Amenity</u> Center	330.538.462 1.00	87.00	87.00

Notes:

APPROVED

By Alex Boyer at 12:04 pm, Jul 07, 2023

Field-Landscape

Invoice Total: \$11,197.91





SECURITY & PROTECTION AGENCY

INVOICE

Viewpoint Security - BIHC

1348 Beach Blvd
P.O. Box 50014
Jacksonville Beach, Florida 32240
United States

904-254-1474

BILL TO

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

9042996115
tviscarra@gmscfl.com

Invoice Number: 501

Invoice Date: July 10, 2023

Payment Due: July 10, 2023

Amount Due (USD): \$2,448.60

Pay Securely Online

Items	Quantity	Price	Amount
Amenity Guard Services 2 week invoice - 7 days a week at 6 hours a day 42 hours a week (x2) SUMMER BREAK (May 29th start date)	84	\$29.15	\$2,448.60

Subtotal: \$2,448.60

Total: \$2,448.60

Amount Due (USD): \$2,448.60

Security Monitoring
57200-330-34500
[Signature]
7-11-23

Pay Securely Online

VISA



DISCOVER

link.waveapps.com/bneac3-htp62t

Notes / Terms

Invoice for previous 2 weeks of service (14 days)
June 26th, 2023 - July 2nd, 2023
July 3rd, 2023 - July 9th, 2023



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: 07/07/2023

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) 07/07/23 to 08/04/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						

Alternative Water Supply Surcharge \$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
82100744	1	06/30/23	28	3669	3800	131
Base Charges (Prepaid) \$42.97						
Consumption Charges Tier 1 34.5 X 0.85 \$29.33						
Proration Factor: 0.9333 Tier 2 12.2 X 1.66 \$20.25						
Tier 3 84.3 X 2.51 \$211.59						

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$304.14
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$304.14

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Conserving Clay Tip: Use a rain gauge to track how much rain has fallen. During periods of extended rainy weather, irrigation systems should be turned off.

Get Smart with irrigation controllers. Take the guess work out and reduce your outdoor water use up to 40 percent annually with rain sensors, soil moisture-based controllers or weather-based controllers.

Please pay \$304.14 by 7/28/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$1690.33 was posted to your account on 06/20/2023.

#16
720-58-471

RECEIVED
JUL 13 2023
BY: _____

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00567729

3518 Royal Pines Drive Reclaimed Irrigation

Route #:MC05533398

Route Group:27

ADDRESSEE:

AYC0706B 2000000921 23/2

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

Bill Summary

Bill Date	07/07/23
Current Charges	\$304.14
Current Charges Past Due After	07/28/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$304.14

MAIL PAYMENT TO:



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

00567729 1 MC05533398 0000030414 0000000 07282023 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: 07/07/2023

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)	07/07/23 to 08/04/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$0.00

Sewer

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

Reuse

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

83801396	1	06/30/23	28	3307	3610	303
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	34.5	X	0.85		\$29.33
Proration Factor: 0.9333	Tier 2	12.2	X	1.66		\$20.25
	Tier 3	256.3	X	2.51		\$643.31

Other Charges

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

Current Charges	\$735.86
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$735.86

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

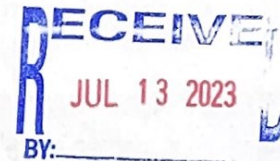
Conserving Clay Tip: Use a rain gauge to track how much rain has fallen. During periods of extended rainy weather, irrigation systems should be turned off.

Get Smart with irrigation controllers. Take the guess work out and reduce your outdoor water use up to 40 percent annually with rain sensors, soil moisture-based controllers or weather-based controllers.

Please pay \$735.86 by 7/28/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$1346.46 was posted to your account on 06/20/2023.

#16
220-58-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00568411

3682 Royal Pines Drive Reclaimed Irrigation

Route #:MC05530006

Route Group:26

ADDRESSEE:

AYC0706B 2000000922 23/3

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

Bill Summary

Bill Date	07/07/23
Current Charges	\$735.86
Current Charges Past Due After	07/28/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$735.86

MAIL PAYMENT TO:

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

00568411 4 MC05530006 0000073586 0000000 07282023 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: 07/07/2023

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	06/30/23	28	4451	4539	88

Base Charges (Prepaid)	07/07/23 to 08/04/23					\$28.48
Consumption Charges	Tier 1	88.0	X	2.35		\$206.80
Proration Factor: 0.9333	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.15

Sewer

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

Reuse

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

Other Charges

SJRWMD Cost Recovery Charge	\$1.09
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$237.52
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$237.52

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Conserving Clay Tip: Use a rain gauge to track how much rain has fallen. During periods of extended rainy weather, irrigation systems should be turned off.

Get Smart with irrigation controllers. Take the guess work out and reduce your outdoor water use up to 40 percent annually with rain sensors, soil moisture-based controllers or weather-based controllers.

Please pay \$237.52 by 7/28/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$331.52 was posted to your account on 06/20/2023.

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
330572.471

RECEIVE
JUL 13 2023
BY: _____

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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:

AYC0706B 2000000923 23/4

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

Bill Summary

Bill Date	07/07/23
Current Charges	\$237.52
Current Charges Past Due After	07/28/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$237.52

MAIL PAYMENT TO:



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

00574046 6 MC05560400 0000023752 0000000 07282023 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

[5/14]

Customer Name: ARMSTRONG CDD

Bill Date: 07/07/2023

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	06/30/23	28	147	149	2

Base Charges (Prepaid)	07/07/23 to 08/04/23					\$91.06
Consumption Charges	Tier 1	2.0	X	2.35		\$4.70
Proration Factor: 0.9333	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.15

Sewer

Base Charges (Prepaid)						\$206.20
Consumption Charges	2.0	X		4.69		\$9.38

Reuse

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

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Conserving Clay Tip: Use a rain gauge to track how much rain has fallen. During periods of extended rainy weather, irrigation systems should be turned off.

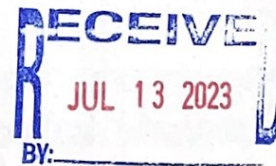
Get Smart with irrigation controllers. Take the guess work out and reduce your outdoor water use up to 40 percent annually with rain sensors, soil moisture-based controllers or weather-based controllers.

Please pay \$313.58 by 7/28/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

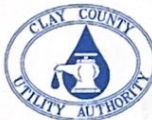
Your last payment of \$313.58 was posted to your account on 06/20/2023.

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
320572-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574047

3645 Royal Pines Drive Clubhouse

Route #:MC05560402

Route Group:26

ADDRESSEE:

AYC0706B 200000924 23/5

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

Bill Summary

Bill Date	07/07/23
Current Charges	\$313.58
Current Charges Past Due After	07/28/23
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 00000000 07282023 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: 07/07/2023

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) 07/07/23 to 08/04/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						

Alternative Water Supply Surcharge \$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
76205390	1.5	06/30/23	28	7662	7831	169
Base Charges (Prepaid) \$85.96						
Consumption Charges Tier 1 70.0 X 0.85 \$59.50						
Proration Factor: 0.9333 Tier 2 23.3 X 1.66 \$38.68						
Tier 3 75.7 X 2.51 \$190.01						

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$374.15
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$374.15

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

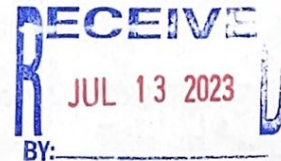
Conserving Clay Tip: Use a rain gauge to track how much rain has fallen. During periods of extended rainy weather, irrigation systems should be turned off.

Get Smart with irrigation controllers. Take the guess work out and reduce your outdoor water use up to 40 percent annually with rain sensors, soil moisture-based controllers or weather-based controllers.

Please pay \$374.15 by 7/28/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$744.19 was posted to your account on 06/20/2023.

#16
320-578 471



Please return this portion with payment



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

ARMSTRONG CDD

Customer #: 00574048

3645 Royal Pines Drive Reclaimed Irrigation

Route #: MC05560404

Route Group: 26

ADDRESSEE:

AYC0706B 2000000925 23/6

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

Bill Summary

Bill Date	07/07/23
Current Charges	\$374.15
Current Charges Past Due After	07/28/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$374.15

MAIL PAYMENT TO:



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

00574048 9 MC05560404 0000037415 00000000 07282023 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: 07/07/2023

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) 07/07/23 to 08/04/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						

Alternative Water Supply Surcharge \$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278202	1	07/03/23	27	5721	5787	66
Base Charges (Prepaid) \$42.97						
Consumption Charges Tier 1 33.3 X 0.85 \$28.31						
Proration Factor: 0.9000 Tier 2 11.7 X 1.66 \$19.42						
Tier 3 21.0 X 2.51 \$52.71						

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$143.41
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$143.41

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

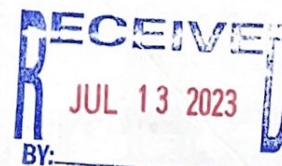
Conserving Clay Tip: Use a rain gauge to track how much rain has fallen. During periods of extended rainy weather, irrigation systems should be turned off.

Get Smart with irrigation controllers. Take the guess work out and reduce your outdoor water use up to 40 percent annually with rain sensors, soil moisture-based controllers or weather-based controllers.

Please pay \$143.41 by 7/28/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$388.01 was posted to your account on 06/20/2023.

#16
220578431



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:

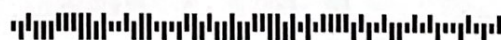
AYC0706B 2000000927 23/8

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

Bill Summary

Bill Date	07/07/23
Current Charges	\$143.41
Current Charges Past Due After	07/28/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$143.41

MAIL PAYMENT TO:



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

00577060 0 MC05560359 0000014341 0000000 07282023 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: 07/07/2023

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)	07/07/23 to 08/04/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$0.00

Sewer

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

Reuse

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

Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	34.5	X	0.85		\$29.33
Proration Factor: 0.9333	Tier 2	12.2	X	1.66		\$20.25
	Tier 3	149.3	X	2.51		\$374.74

Other Charges

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

Current Charges	\$467.29
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$467.29

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

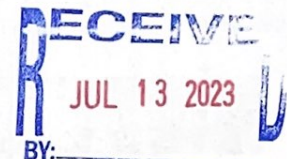
Conserving Clay Tip: Use a rain gauge to track how much rain has fallen. During periods of extended rainy weather, irrigation systems should be turned off.

Get Smart with irrigation controllers. Take the guess work out and reduce your outdoor water use up to 40 percent annually with rain sensors, soil moisture-based controllers or weather-based controllers.

Please pay \$467.29 by 7/28/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$297.28 was posted to your account on 06/20/2023.

#16
220-578-471



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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:

AYC0706B 2000000926 23/7

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

Bill Summary

Bill Date	07/07/23
Current Charges	\$467.29
Current Charges Past Due After	07/28/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$467.29

MAIL PAYMENT TO:



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

00577061 0 MC05560361 0000046729 0000000 07282023 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

[9/14]

Customer Name: ARMSTRONG CDD

Bill Date: 07/07/2023

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)	07/07/23 to 08/04/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$0.00

Sewer

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

Reuse

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

87137737	1	06/30/23	28	1824	1839	15
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	15.0	X	0.85		\$12.75
Proration Factor: 0.9333	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

Other Charges

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

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

TOTAL AMOUNT DUE \$55.72

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Conserving Clay Tip: Use a rain gauge to track how much rain has fallen. During periods of extended rainy weather, irrigation systems should be turned off.

Get Smart with irrigation controllers. Take the guess work out and reduce your outdoor water use up to 40 percent annually with rain sensors, soil moisture-based controllers or weather-based controllers.

Please pay \$55.72 by 7/28/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$77.82 was posted to your account on 06/20/2023.

#16
320-538-491

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JUL 13 2023
BY: _____

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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:

AYC0706B 2000000928 23/9

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

Bill Summary

Bill Date	07/07/23
Current Charges	\$55.72
Current Charges Past Due After	07/28/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$55.72

MAIL PAYMENT TO:



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

00586607 2 MC05560323 0000005572 0000000 07282023 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

[10/14]

Customer Name: ARMSTRONG CDD

Bill Date: 07/07/2023

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)	07/07/23 to 08/04/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$0.00

Sewer

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

Reuse

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

87137740	1	06/30/23	28	1318	1350	32
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	32.0	X	0.85		\$27.20
Proration Factor: 0.9333	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

Other Charges

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

Current Charges	\$70.17
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$70.17

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

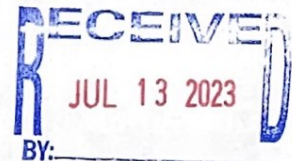
Conserving Clay Tip: Use a rain gauge to track how much rain has fallen. During periods of extended rainy weather, irrigation systems should be turned off.

Get Smart with irrigation controllers. Take the guess work out and reduce your outdoor water use up to 40 percent annually with rain sensors, soil moisture-based controllers or weather-based controllers.

Please pay \$70.17 by 7/28/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$90.98 was posted to your account on 06/20/2023.

#16
220-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00586608

4121 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560249

Route Group:26

ADDRESSEE:

AYC0706B 2000000929 23/10

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

Bill Summary

Bill Date	07/07/23
Current Charges	\$70.17
Current Charges Past Due After	07/28/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$70.17

MAIL PAYMENT TO:



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

00586608 0 MC05560249 0000007017 0000000 07282023 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: 07/07/2023

Customer #: 00588041

Service Address: 3846 Sunberry Lane Reclaimed Irrigation

Route #: MC05560097



Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 07/07/23 to 08/04/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						

Alternative Water Supply Surcharge \$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87777241	1	06/30/23	28	1523	1568	45
Base Charges (Prepaid) \$42.97						
Consumption Charges Tier 1 34.5 X 0.85 \$29.33						
Proration Factor: 0.9333 Tier 2 10.5 X 1.66 \$17.43						
Tier 3 0.0 X 2.51 \$0.00						

Other Charges

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

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

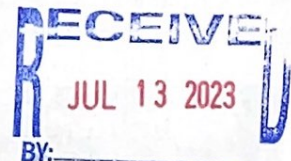
Conserving Clay Tip: Use a rain gauge to track how much rain has fallen. During periods of extended rainy weather, irrigation systems should be turned off.

Get Smart with irrigation controllers. Take the guess work out and reduce your outdoor water use up to 40 percent annually with rain sensors, soil moisture-based controllers or weather-based controllers.

Please pay \$89.73 by 7/28/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$104.26 was posted to your account on 06/20/2023.

#16
720.578.471



Please return this portion with payment



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

ARMSTRONG CDD

Customer #: 00588041

3846 Sunberry Lane Reclaimed Irrigation

Route #: MC05560097

Route Group: 26

ADDRESSEE:

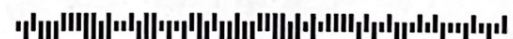
AYC0706B 2000000930 23/11

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

Bill Summary

Bill Date	07/07/23
Current Charges	\$89.73
Current Charges Past Due After	07/28/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$89.73

MAIL PAYMENT TO:



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

00588041 6 MC05560097 0000008973 0000000 07282023 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: 07/07/2023

Customer #: 00594522

Service Address: 4173 Heatherbrook Place

Route #: MC05560399



Water

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

Base Charges (Prepaid)	07/07/23 to 08/04/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87777245	1	06/30/23	28	610	652	42
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	34.5	X	0.85		\$29.33
Proration Factor: 0.9333	Tier 2	7.5	X	1.66		\$12.45
	Tier 3	0.0	X	2.51		\$0.00

Other Charges

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

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Conserving Clay Tip: Use a rain gauge to track how much rain has fallen. During periods of extended rainy weather, irrigation systems should be turned off.

Get Smart with irrigation controllers. Take the guess work out and reduce your outdoor water use up to 40 percent annually with rain sensors, soil moisture-based controllers or weather-based controllers.

Please pay \$84.75 by 7/28/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$95.96 was posted to your account on 06/20/2023.

FK
20-58-471

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JUL 13 2023
BY: _____

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

ARMSTRONG CDD

Customer #: 00594522

4173 Heatherbrook Place

Route #: MC05560399

Route Group: 26

ADDRESSEE:

AYC0706B 2000000931 23/12

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

Bill Summary

Bill Date	07/07/23
Current Charges	\$84.75
Current Charges Past Due After	07/28/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$84.75

MAIL PAYMENT TO:



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

00594522 9 MC05560399 0000008475 0000000 07282023 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: 07/07/2023

Customer #: 00596272

Service Address: 1980 Amberly Drive

Route #: MC05560415



Water

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

Base Charges (Prepaid)	07/07/23 to 08/04/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$0.00

Sewer

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

Reuse

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

89187072	1	06/30/23	28	1112	1186	74
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	34.5	X	0.85		\$29.33
Proration Factor: 0.9333	Tier 2	12.2	X	1.66		\$20.25
	Tier 3	27.3	X	2.51		\$68.52

Other Charges

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

Current Charges	\$161.07
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$161.07

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

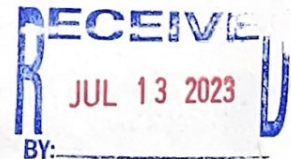
Conserving Clay Tip: Use a rain gauge to track how much rain has fallen. During periods of extended rainy weather, irrigation systems should be turned off.

Get Smart with irrigation controllers. Take the guess work out and reduce your outdoor water use up to 40 percent annually with rain sensors, soil moisture-based controllers or weather-based controllers.

Please pay \$161.07 by 7/28/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$58.27 was posted to your account on 06/20/2023.

#16
20-538-431



Please return this portion with payment



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

ARMSTRONG CDD

1980 Amberly Drive

Customer #:00596272

Route #:MC05560415

Route Group:26

ADDRESSEE:

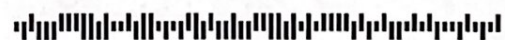
AYC0706B 2000000932 23/13

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

Bill Summary

Bill Date	07/07/23
Current Charges	\$161.07
Current Charges Past Due After	07/28/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$161.07

MAIL PAYMENT TO:



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

00596272 5 MC05560415 0000016107 0000000 07282023 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

[14/14]

Customer Name: ARMSTRONG CDD

Bill Date: 07/07/2023

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) 07/07/23 to 08/04/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						

Alternative Water Supply Surcharge \$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
89187071	1	06/30/23	28	848	878	30
Base Charges (Prepaid) \$42.97						
Consumption Charges Tier 1 30.0 X 0.85 \$25.50						
Proration Factor: 0.9333 Tier 2 0.0 X 1.66 \$0.00						
Tier 3 0.0 X 2.51 \$0.00						

Other Charges

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

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

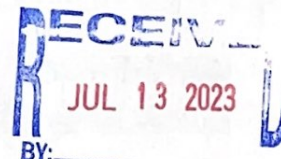
Conserving Clay Tip: Use a rain gauge to track how much rain has fallen. During periods of extended rainy weather, irrigation systems should be turned off.

Get Smart with irrigation controllers. Take the guess work out and reduce your outdoor water use up to 40 percent annually with rain sensors, soil moisture-based controllers or weather-based controllers.

Please pay \$68.47 by 7/28/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$76.12 was posted to your account on 06/20/2023.

41C
720-578-471



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00596274

544 Tynes Blvd

Route #:MC05560677

Route Group:26

ADDRESSEE:

AYC0706B 2000000933 23/14

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

Bill Summary

Bill Date	07/07/23
Current Charges	\$68.47
Current Charges Past Due After	07/28/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$68.47

MAIL PAYMENT TO:



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

00596274 3 MC05560677 0000006847 0000000 07282023 0 0

YYNN



Clay Electric Cooperative, Inc.
A Touchstone Energy Cooperative

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Toll Free: (800)-224-4917

Member Name ARMSTRONG CDD
Account # 9054872
Trustee District: 06
Statement Date: 07/14/2023
Current Bill Due Date: 08/04/2023

Previous Balance \$42.00
Payment Received 06/26/23 -\$42.00
Balance Forward \$0.00
Current Charges Due 08/04/23 \$44.00

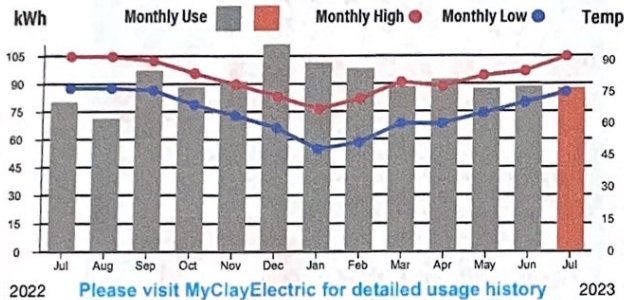
Important Messages

Lower power cost this month:
Members are being billed less for power in July thanks to a reduction in the Power Cost Adjustment. This means members using the industry household average of 1,000 kWh will pay \$123, a \$7 savings.

Total Amount Due
\$44.00
Due Date:
08/04/2023

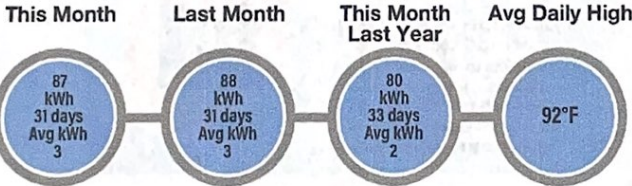
Service Address: 3599 ROYAL PINES DR IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	06/09/23	07/10/23	4273	4360	1	87



Current Service Detail

Access Charge		\$32.00
Energy Charge	87 kWh @ 0.0813	\$7.07
Power Cost Adjustment	87 kWh @ 0.0185	\$1.61
FLA Gross Receipts Tax		\$1.05
Clay Co Public Ser Utility Tax		\$1.52
Operation Round Up		\$0.75
Total Current Charges for this Location		\$44.00



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BY: _____

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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.



5559 2 MB 0.561
ARMSTRONG CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

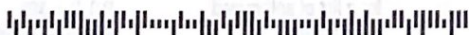
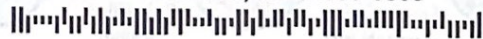
5 5559
C-22

Account Number	9054872
Current Charges Due 08/04/23	\$44.00
Total Amount Due	\$44.00

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 0000044001

YYNN


Clay Electric Cooperative, Inc.

A Touchstone Energy Cooperative

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

Important Messages

Lower power cost this month:
 Members are being billed less for power in July thanks to a reduction in the Power Cost Adjustment. This means members using the industry household average of 1,000 kWh will pay \$123, a \$7 savings.

 Total
 Amount Due

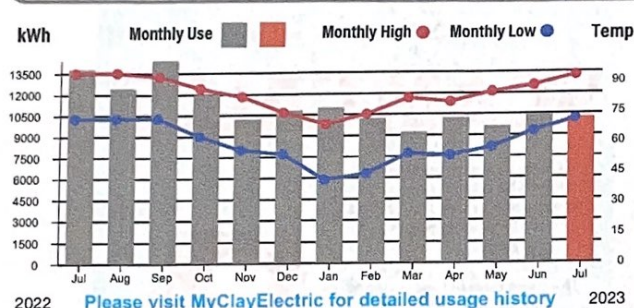
\$1,106.00

 Due Date:
 08/04/2023

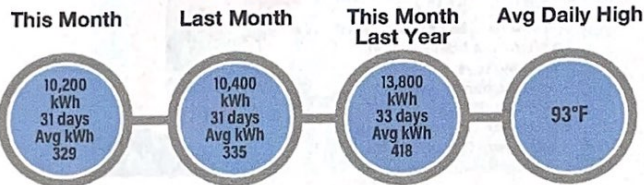
Member Name	ARMSTRONG CDD
Account #	9082120
Trustee District:	06
Statement Date:	07/14/2023
Current Bill Due Date:	08/04/2023
Previous Balance	\$1,237.00
Payment Received 06/26/23	-\$1,237.00
Balance Forward	\$0.00
Current Charges Due 08/04/23	\$1,106.00

Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	06/09/23	07/10/23	2512	2563	200	10,200



Current Service Detail		
Access Charge		\$32.00
Energy Charge	10,200 kWh @ 0.0813	\$829.26
Power Cost Adjustment	10,200 kWh @ 0.0185	\$188.70
FLA Gross Receipts Tax		\$26.91
Clay Co Public Ser Utility Tax		\$28.88
Operation Round Up		\$0.25
Total Current Charges for this Location		\$1,106.00



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 JUL 18 2023
 BY: _____

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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

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 Keystone Heights, FL 32656-0308

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

Account Number	9082120
Current Charges Due 08/04/23	\$1,106.00
Total Amount Due	\$1,106.00

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 0001106008

YYNN


Clay Electric Cooperative, Inc.

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 Toll Free: (800)-224-4917

Member Name ARMSTRONG CDD
Account # 9082351
Trustee District: 06
Statement Date: 07/14/2023
Current Bill Due Date: 08/04/2023

Previous Balance \$32.00
 Payment Received 06/26/23 -\$32.00
Balance Forward \$0.00
Current Charges Due 08/04/23 \$35.00

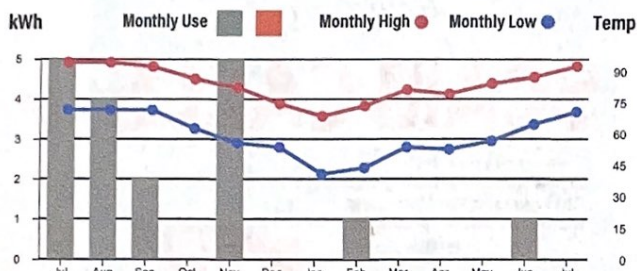
Important Messages

Lower power cost this month:
 Members are being billed less for power in July thanks to a reduction in the Power Cost Adjustment. This means members using the industry household average of 1,000 kWh will pay \$123, a \$7 savings.

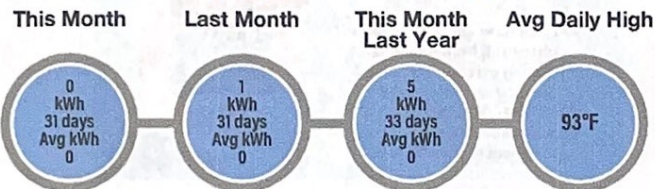
Total Amount Due
\$35.00
Due Date:
08/04/2023

Service Address: 705 TYNES BLVD IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	To	Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	06/09/23	07/10/23	35	35	1	0



Please visit MyClayElectric for detailed usage history



Current Service Detail

Access Charge	\$32.00
FLA Gross Receipts Tax	\$0.82
Clay Co Public Ser Utility Tax	\$1.28
Operation Round Up	\$0.90
Total Current Charges for this Location	\$35.00

 #100
 720-57843

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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.


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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 08/04/23	\$35.00
Total Amount Due	\$35.00

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



09082351 0000035000

YYNN


Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Member Name

ARMSTRONG CDD

Account #

9143346

Trustee District:

06

Statement Date:

07/14/2023

Current Bill Due Date:

08/04/2023

Previous Balance

\$31.25

Payment Received 06/26/23

-\$31.25

Balance Forward

\$0.00

Current Charges Due 08/04/23

\$34.32

Important Messages

Lower power cost this month:
 Members are being billed less for power in July thanks to a reduction in the Power Cost Adjustment. This means members using the industry household average of 1,000 kWh will pay \$123, a \$7 savings.

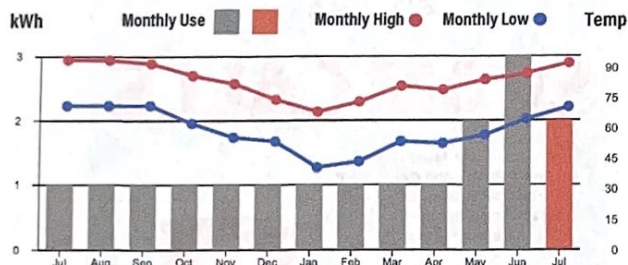
 Total
 Amount Due

\$34.32

 Due Date:
 08/04/2023

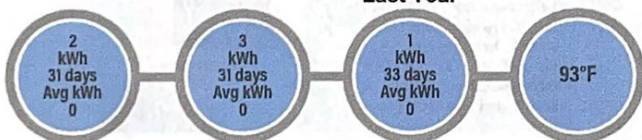
Service Address: 3814 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates	Readings	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	From To	Previous Present		
		06/09/23 07/10/23	69 71	1	2



2022 Please visit MyClayElectric for detailed usage history 2023

This Month Last Month This Month Last Year Avg Daily High



Current Service Detail

Access Charge		\$32.00
Energy Charge	2 kWh @ 0.0813	\$0.16
Power Cost Adjustment	2 kWh @ 0.0185	\$0.04
FLA Gross Receipts Tax		\$0.83
Clay Co Public Ser Utility Tax		\$1.29
Total Current Charges for this Location		\$34.32

 #100
 320-578-47

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 JUL 18 2023
 BY:

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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

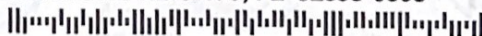
PAY YOUR BILL 24/7

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 08/04/23	\$34.32
Total Amount Due	\$34.32

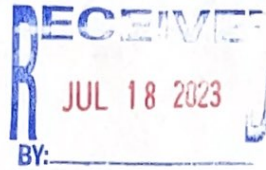
Checks must be in U.S. funds and drawn on a U.S. bank.


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


09143346 0000034324



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



INVOICE

Total Due: \$1,131.14

Invoice Number: 32013015358

Invoice Date: 7/1/2023

Due Date: 7/31/2023

Phone: (904) 737-4969

Email: jaxinvoices@gocitywide.com

Bill

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

Ship

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

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01013101295	Michael Bodkin	Net 30 days		07/01/23 to 07/31/23	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
Managed Janitorial Services			31013100635	1	1,131.14	1,131.14

Subtotal: 1131.14

Sales Tax: 0.00

Total Due: \$1,131.14

Janitorial Services

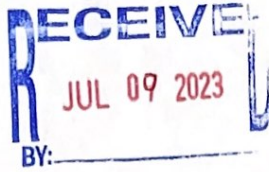
330. 57200. 46300

\$ 1,131.14
Credit - 583.81
Pay \$ 547.33

7-18-23



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



CREDIT MEMO

Invoice Number: 62013002225
Invoice Date: 7/1/2023
Due Date: 7/31/2023

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

Bill

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

#62nd
330-572-462

Ship

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

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01013101295	Michael Bodkin	Net 30 days			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

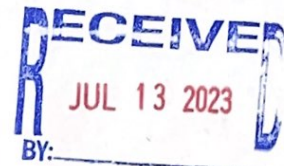
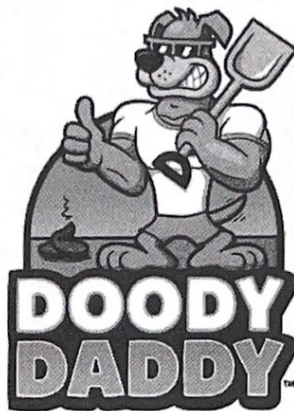
Invoice No. 32013015358:
CONTRACT CANCELLED @ 7/15/23
CREDIT FOR THE REST OF JULY
Managed Janitorial Services

31013100635 1 -583.81 -583.81

Subtotal: -583.81

Sales Tax: 0.00

Total USD: -583.81



July 1, 2023

Invoice No. 2307

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

DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - July	3 stations	1 X Week	\$155

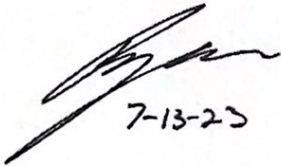
- Pet Waste Station Maintenance

#54

~~Repairs & Maintenance~~

477

57200-330-46000


7-13-23

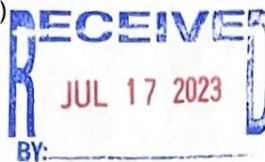
TOTAL: \$155

PAID:



Armstrong Community Development District (GMS)
 c/o GMS
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

#38
 310-317-71



July 06, 2023
 Project No: 22401.00000
 Invoice No: 0208949

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

Professional Services rendered through July 1, 2023

Task 01 General Consulting

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Brecht, John	6/10/2023	2.00	190.00	380.00
Brecht, John	6/17/2023	.75	190.00	142.50
Administrative Support				
Blair, Shelley	6/3/2023	.50	90.00	45.00
Totals		3.25		567.50
Total Labor				567.50

	Current	Prior	To-Date
Total Billings	567.50	2,424.50	2,992.00
Contract Limit			6,000.00
Remaining			3,008.00

Total this Task \$567.50

Task XP Expenses

Total this Task 0.00

Invoice Total this Period \$567.50

Outstanding Invoices

Number	Date	Balance
0208050	5/4/2023	95.00
Total		95.00

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-942-8990 • Fax 904-946-9485
 CA 00002384 LC-0000316



INVOICE



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

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

9042996115
tviscarra@gmscfl.com

Invoice Number: 503
Invoice Date: July 24, 2023
Payment Due: July 24, 2023
Amount Due (USD): \$2,361.15

Items	Quantity	Price	Amount
Amenity Guard Services 2 week invoice - 7 days a week at 6 hours a day 42 hours a week (x2) SUMMER BREAK (May 29th start date)	81	\$29.15	\$2,361.15

Total: \$2,361.15

Amount Due (USD) : \$2,361.15

Notes / Terms

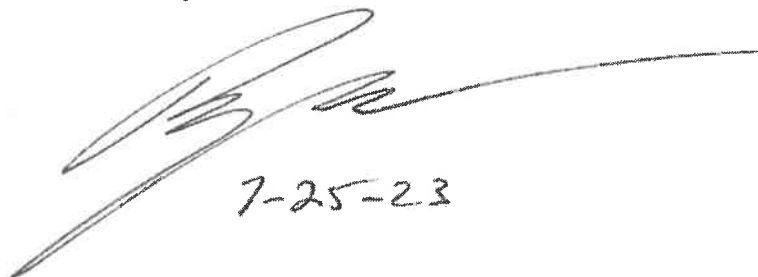
Invoice for previous 2 weeks of service (14 days)
July 10th, 2023 - July 16th, 2023
July 17th, 2023 - July 23rd, 2023

July 14th - Credited for 3 hours (As directed by Jay Soriano)

Security Monitoring

#341

57200-330-3450



7-25-23



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PLACE

SUITE 114

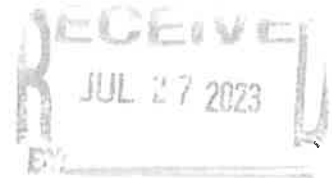
ST. AUGUSTINE, FL 32092

#SC
5/22 Annual Audit Fee
310.00.00

Invoice No. 363490
Date 07/23/2023
Client No. 21467

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 4,050.00



We now accept Visa and MasterCard.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies Practice Section

Member FICPA



REC.
BY:

JUL 26 2023

June 1, 2023

Invoice No. 2306

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

DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - June	3 stations	1 X Week	\$155
• Pet Waste Station Maintenance			

#54

Pet waste station maintenance

001-330-57200-47700

7-25-23

TOTAL: \$155

PAID:



Tree Amigos

Outdoor Services

Invoice

Invoice#: 200879

Date: 07/28/2023

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

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

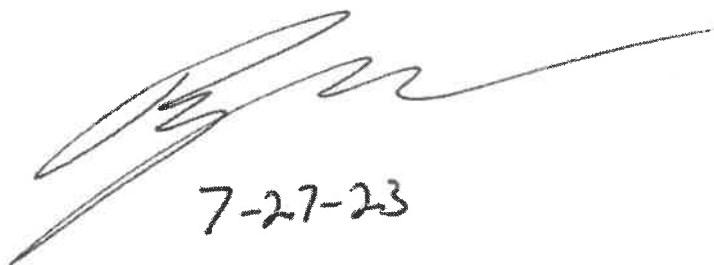
Description	#21	Quantity	Price	Ext Price
Monthly <u>Landscape</u> Maintenance Common Areas	320-538-462	1.00	4,363.75	4,363.75
Monthly <u>Landscape</u> Maintenance <u>Amenity</u> Center	320-572-462	1.00	2,552.58	2,552.58
Monthly <u>Landscape</u> Maintenance <u>Tynes Blvd</u> Extension	320-578-462	1.00	800.97	800.97
Monthly <u>Landscape</u> Maintenance Tynes <u>Greyhawk Phase II</u>	320-578-462	1.00	2,233.41	2,233.41
Monthly <u>Landscape</u> Maintenance Tynes <u>Greyhawk Lakes</u>	320-578-464	1.00	1,160.20	1,160.20
Monthly <u>Landscape</u> Maintenance <u>Viburnum hedges</u> <u>Amenity</u> Center	320-572-462	1.00	87.00	87.00

Notes:

Invoice Total: \$11,197.91

Landscape Maintenance

001 . 320 . 53800 . 46200



7-27-23

