

ARMSTRONG

Community Development District

OCTOBER 12, 2023

AGENDA

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

October 5, 2023

Board of Supervisors
Armstrong Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Armstrong Community Development District will be held Thursday, October 12, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Public Comment (*regarding agenda items listed below*)
- III. Organizational Matters
 - A. Appointment of New Supervisor to Fill Unexpired Term of Office (11/2024)
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Election of Officer, 2024-01
- IV. Approval of the Minutes of the September 14, 2023 Meeting
- V. Discussion of Amenity Facility Policy Updates
- VI. Consideration of Requisition Regarding Series 2019A Construction Account (Requisition 106)
- VII. Consideration of Proposals
 - A. Lake Maintenance Proposals
 - B. Air Conditioning Repair Quote
 - C. Pool Tile Repair Quote

VIII. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

D. Facility Manager

1. Report

2. Monthly Quality Inspection Report

IX. Supervisor's Requests and Audience Comments

X. Financial Reports

A. Financial Statements as of September 30, 2023

B. Check Register

XI. Next Scheduled Meeting – November 12, 2023 @ 3:30 p.m. at Plantation Oaks
Amenity Center

XII. Adjournment

Board Oversight

Amenity Center

Security

Landscape

Ponds/Common Areas

THIRD ORDER OF BUSINESS

A.

Ms. Sweeting,

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

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

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

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Best regards,



Dr. Jeffrey M Deal, DCS
Doctor of Computer Science

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

jeff@dealcotech.com | 619.788.2138



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

Jeff@n6networks.com | 619.788.2138 | Middleburg, FL

Objective

Cybersecurity security expert with over 20 years of experience supporting Department of Defense (DoD) Information systems, leveraging my technical expertise and experience in cyber risk assessment and the enforcement of proven IT governance and policy to include National Institute of Standards and Technology (NIST), Risk Management Framework (RMF) and International Organization for Standards (ISO) 27001, Health Insurance Portability and Accountability Act (HIPPA) frameworks.

Skills & Abilities

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

Education

COLORADO TECHNICAL UNIVERSITY

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

COLORADO TECHNICAL UNIVERSITY

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

COLORADO TECHNICAL UNIVERSITY

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

Certifications

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

Experience

Senior Information Security Engineer

Teachers Insurance and Annuity Association (TIAA)

Jacksonville, FL | Oct 2022 - Present

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

Senior Network Security Engineer

Naval Telecommunication Area Master Station Jacksonville

Jacksonville, FL | Sep 2019 – Oct 2022

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

Senior Network Security Engineer

Office of the Chief of Naval Operations Det Point Mugu

Point Mugu, CA / Jun 2016 – Aug 2019

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

Network Engineer

Navy Region Southwest San Diego

San Diego, CA / Jun 2013 – Aug 2016

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

Network Security Administrator

Naval Telecommunication Area Master Station Rota

Rota, Spain / Jun 2011 - Jun 2013

- Lead design engineer in organization network training range of 40 network devices for 22 junior engineers teaching EIGRP, OSPF, MPLS, and BGP routing solutions, streamlining training, and increasing productivity by 44%.
- Responsible for maintaining and troubleshooting 140 customer trunk links and providing networking services to fleet operational units.
- Coordinate with the security manager to ensure network infrastructure follows NIST 800 SP, PCI-DSS, and HIPPA governing policies.
- Prepared over 150 artifacts for the organizations 1st CSI inspection resulting in a score of 96/100.

Network Administrator

Naval Special Warfare Support Activity One San Diego

San Diego, CA / Oct 2007 - Jun 2011

- Vital network administrator in the discovery of a misconfiguration in a firewall policy, leading to the critical repair and deployment of five unattended ground surveillance system in direct support of Operation Iraqi Freedom.
- Planned and implemented routing and switching infrastructure supporting 1500 assets leveraging MPLS L2/L3 VPN technology.
- Provided a 99.3% total time and exceptional service and response time for a diverse range of clients forward deployed throughout the Iraqi region
- Presided over trouble call response, problem-solving, and resolution; developed and implemented procedures and best practices to ensure timeliness, productivity, efficiency, and service excellence.
- Actively led comprehensive training events in Local Area Networks (LAN), IP Telephony, WAN Technologies, and Wireless security.

District Recording Secretary, Sarah Sweeting,

I am emailing as my letter of intent to fill a vacancy of the Armstrong CDD board. I am a US Navy Veteran and my husband is a retired US Navy Chief. I have filled positions of a Sexual Victim's Assault position and an Equal Opportunity position while active duty. I was selected to be a command Ombudsman at one of my husband's commands.

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

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

Overview:

Strategic planning, engineering research and development, project management. Creative solution design, extensive knowledge with data management and analytics, and development of interactive business intelligence tools and reports. Expert with computers and adept to learning software and training others in this field.

JEA

Current

- Implement use of data analytics to collect, transform, and organize groups of facts to draw conclusions, make predictions, and drive informed decision-making. Includes data analysis and calculations, visualizing and presenting findings, and working with spreadsheets, programming languages, and data visualizations platforms.
- Hydraulic calculations and modeling for Water/Wastewater systems.
- Collaborate with internal teams and provide support across Planning and Development.
- Develop and train on the use of data-related tools and reports.

Florida East Coast Railway

2022

- Supervise and provide logistical support for production team members. Review plans, oversee maintenance and production activities for all bridges from Jacksonville to Miami, including moveable bridges.
- Manage 139 bridges and over 360 culverts. Develop bridge inventory management tools and related real estate assets including utilities, right-of-way, and government/municipalities agreements. Perform safety and rules audits.
- Develop schedule and RFPs, review contracts, and coordinate with contractors.
- Support technology innovation team in producing new products.

Fortress Engineering Group

2021

- Engineering R&D Lead responsible for development and implementation of engineering tools in collaboration with operations team. Structural engineering analysis and design of residential and commercial building structures.
- Development of project and financial management tools.

Education

Bachelor of Science
Civil Engineering;
University of North
Florida

Professional Engineer
(06/28/17, #83255)

Software

Microstation
MathCAD
FB-MultiPier
RISA-3D
MIDAS-3D
Leap Bridge
Crane Planner
UNITY
Cura 3D Slicer
Google Data Studio
ArcMap / GIS
Infoworks ICM
Infoworks WS Pro
Power BI
SCADA
SQL

Comp. Language

VBA
C#
Python

Misc.

Remote Pilot
(#4672039)
3D Printing
Virtual Reality Dev.

Bergmann Associates

**Jacksonville, FL
2019-2020**

- Project Engineer responsible for design and review of structures plans and specification packages, manage budget and schedule, develop engineering design procedures, and QA/QC.
- Marketing responsibilities include developing project proposals with scope and fee, attending client meetings, submission and maintaining all Federally required documents. Clients include All Aboard Florida/Brightline, CSX Railroad, FDOT, FDEP, Alabama State Port Authority.

Pond & Company

**Jacksonville, FL
2018-2019**

- Deputy Project Manager responsible for the oversight of production team members, attend client meetings, develop work schedule with scope and fee.
- Senior Bridge Engineer responsible for steel and concrete bridge design, highway and signal structure, and bridge load rating. EOR for FDOT project for evaluating emergency evacuation routes involving scour-susceptible bridges during extreme Hurricane events and providing bridge-shutdown schedule. Superstructure and substructure analyses include geotechnical, hydraulic & scour evaluation, and structural assessments.

Genesee & Wyoming Railroad Services, Inc.

**Jacksonville, FL
2012-2017**

- Development of inspection software, inspection procedure, and asset management tool, utilizing Google Geospatial solutions. Planned and executed information migration plan for 9200 structures and developed data build out for over one million inspectable elements.
- Responsible for bridge load ratings of 35,000 bridge spans across G&W's nine NA regions operating over 110 short line and freight railroads. Developed rating program streamlining process for timber bridge ratings that can be effortlessly updated with changes to governing standards.
- Bridge engineer for design and development of bridge plans for construction, including full superstructure replacements, partial superstructure replacement, bridge rehabilitation, substructure rehab and reinforcement, and common structural maintenances.
- Extensive knowledge on design and analysis of timber bridges. Developed Corportate bridge standards for open and ballast deck bridge construction, repairs, and maintenance.
- Developed capital maintenance/repair programs, cost estimates for bridge repairs and replacements, and performed audits in accordance with company's Bridge Management Program.

Kareem A. Russell
4167 Heatherbrook PL
Middleburg, FL 32068
Twitter: @CoachKR19

Krussell019@gmail.com
(904) 994 – 6205



Credentials

- ☐ Holds Florida Athletic Coaches Certification from State of Florida Department of Education.
- ☐ Passionate for teaching and mentoring young people through the game of Football.
- ☐ Diamond League Defensive MVP Semi-Pro football; 1 Norfolk, Virginia 2002
- ☐ Defensive Player of the Year Diamond League; Norfolk, Virginia 2001 & 2002
- ☐ First team all Defense Arena Football League 2, Norfolk Knight Hawks 1999, Norfolk, Virginia
- ☐ Four years head coaching experience and 3 years as an assistant at the AYF & Pop Warner football level.
- ☐ Heads Up Certified Football Coach; dedicated to Student-Athlete health and safety.
- ☐ Certified Firearm Instructor for NRA-National Rifle Association & USCCA-United States Conceal Carry Association
- ☐ Owner and COO-Chief Operating Officer for Grid Iron Firearm Training, LLC
- ☐ 21 years of service in the U S Navy with numerous leadership skills. Honorable Retired as Aviation Electronics Technician Chief Petty Officer in 2014. DAV-Disable American Veteran
- ☐ Current Job: Senior Analyst Instructional Systems Designer for Advance Program Analytics, LLC where I sever as the curriculum manager for content development under PMS 525 Foreign Military Sales contract.
- ☐ Community advocate: Member of Most Worshipful Union Grand Lodge State of Florida (MWUGL), both Royal Arch & Scottish Rite Mason

Education

Master's Degree: Public Administration, *Barry University*; Miami Shores, Florida
Class of 2020. Honor graduate 3.9 GPA

Bachelor of Science: Administration W/ Specialty in Human Resources, *Barry University*; Miami Shores, Florida; Class of 2019. Honors: Delta Epsilon Sigma 3.8.5 GPA

Associate of Technology: *Coastline Community College*, Fountain Valley, California Class of 2012.

High School: *Allendale-Fairfax*, Fairfax, SC. Class of 1994.

Coaching Experience

Defensive Line Coach – *Ridgeview High School* (July 2018 – March 2019)

Co-Defensive Line Coach Varsity Football, *Oakleaf High School* (March 2016- November 2017)

Co-Linebacker Coach, *Oakleaf High School* (March 2015-March 2016)

Defensive Academic Control Assistant, *Oakleaf High School* (March 2016- November 2017)

Defensive Coordinator, Defensive Line Coach Junior Varsity Football, *Oakleaf High School* (2015-2016)

Head Coach Youth Football, *Oakleaf Sports Association* 12U (2010-2014)

Defensive Coordinator, *Oakleaf Sports Association* Midget level (2007-2009)

References available upon request:

Best Regards,

Kareem A. Russell 32°
BAS/MPA
(904)994-6205
Krussell019@gmail.com
Krussell@APA-LLC.us

C.

RESOLUTION 2024-01

**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 October 12, 2023 desires to elect the below recited persons to the offices specified.

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

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

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

PASSED AND ADOPTED THIS 12TH DAY OF OCTOBER, 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, September 14, 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	Chairman
Cameron Brown	Vice Chairman
Christine Bowen	Supervisor
Jorge Vergara Molero	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
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 Comment

A resident asked what is going on with the amenity center policy updates?

Mr. Taylor stated I emailed Marilee a few weeks ago about the rental policy and that is something that I want to discuss today. We need to discuss the cost of renting the facility.

A resident asked does that include the overnight parking?

Mr. Vergara Molero stated that has already been discussed.

A resident stated so this is in conjunction with the email blast Ryan sent out about the cost of the facility.

Mr. Vergara Molero responded yes.

A resident asked what areas does that cover? Does that cover vendors in particular? What is the quality inspection report?

Mr. Soriano stated that is landscaping.

Ms. Giles stated there is a requirement for the landscapers to provide with onsite staff a quality inspection report every month.

A resident asked do we have access to that?

Mr. Soriano stated they provide it to us and if you have a question on services, you can always come to us in the office. It is public information and we can email it to you. We don't always put it in the agenda package so as not to add another 30 – 40 pages to the agenda package.

Mr. Vergara Molero stated at the last meeting was for supervisors to take on an active role in specific areas.

A resident asked will the homeowners have a list of what supervisors are handling what vendors?

Ms. Giles stated that is listed on the agenda on page 2, board oversight and the discussion at the last meeting was how the supervisors want to divide that up amongst themselves and the onsite staff. No decisions can be made outside of the public meeting, but it allows the onsite staff to have a supervisor to talk to during the month. From experience Jay recommended these four areas, amenity center, security, landscape and common areas but the board can change it to anything they want.

A resident stated I have an issue with the landscape crew cleaning up after mowing.

Mr. Vergara Molero stated we have been discussing that for the last few meetings.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Supervisor O'Reilly

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

B. Appointment of New Supervisor to Fill Unexpired Term of Office (22/2024)

C. Oath of Office for Newly Appointed Supervisor

Items B and C were tabled and staff was authorized to send an eblast to notify the residents of the vacancy.

D. Resolution 2023-07 Election of Officers

On MOTION by Vergara Molero seconded by Mr. Taylor with all in favor Mr. Taylor was appointed chairman.

Mr. Vergara Molero moved to appoint himself as vice chair, Mr. Taylor seconded the motion and on voice vote with two in favor and Mr. Brown and Ms. Bowen opposed the motion failed.

Mr. Brown moved to appoint himself as vice chair, Ms. Bowen seconded the motion and on voice vote with three in favor and Mr. Vergara Molero opposed the motion passed.

Ms. Giles stated also on the resolution with no change, there is myself as secretary and treasurer, Daniel Laughlin, James Oliver, Darrin Mossing and Howard McGaffney as assistant secretaries and assistant treasurers.

On MOTION by Ms. Bowen seconded by Mr. Brown with all in favor Resolution 2023-07 reflecting the above-mentioned officers was approved.

FOURTH ORDER OF BUSINESS**Approval of the Minutes of the August 10, 2023 Meeting**

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the minutes of the August 10, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Discussion of Amenity Facility Policy Updates**

Ms. Giles stated I brought this back for two reasons, one, you recently went through the new suspension and termination rules so we added that to your amenity facility policy. We cleaned up some of the formatting and basic administrative corrections that were required and added a nice picture to the front. At any time without a public hearing the board can work with staff to make administrative changes to the policy, if you want to update the ages at the gym or at the pool or any of those types of changes. Anything with a rate increase would involve a public hearing. Supervisor Taylor emailed me since the last meeting and wanted to discuss the rates. This is the

board's opportunity to talk about any other changes that were made, changes they want to make and Supervisor Taylor will make his comments.

Mr. Taylor stated I emailed Marilee about the one thing we asked GMS to do was to enforce everything the way it is. I know there was a lot of backlash. I think \$250 is a little steep for residents who already pay certain fees, because I also noticed in here non-resident listed multiple times in the policy as well. I think the fee should be \$75 for four hours to rent the facility.

Mr. Brown asked is everyone on the board okay with lowering it?

Mr. Vergara Molero stated I'm not against it. \$250 is way up there compared to what is out there. If we want residents to use the facility we want to make sure they are secure and clean but also accessible for these types of events. The previous company did not enforce the rules and interpretation of what first come first served means. Renting the pavilion gives you a covered area but it doesn't give you the whole thing.

Mr. Wilson stated everything that is covered you are entitled to it if you rent this out for four hours that includes setting up and cleaning. The deposit is \$250.

Mr. Soriano stated the deposits are generally pretty high and you can have a low rental. You can keep a deposit, but you don't want to go so low that it creates a problem by devaluing your facilities. We get a lot of people who come in when we have those low cost facilities, they just don't really care about the facility and it ends up being damaged and that is why we make sure we have those high deposits. You also have to make sure that staff is checking the next day, if nothing is damaged fine, we keep the security deposit if it is. If they cause cleanup issues it makes it tough on our residents who aren't part of the event. If you have a party and it gets boisterous, and you don't want to clean up and don't care about the \$250 then the place is a mess. Your event was on Saturday and there may not be someone here until Monday to start cleaning up. We recommend that you not drop your rates too low or keep that security deposit high so people understand there is a value to that facility.

Ms. Bowen stated if you drop it too low you are devaluing the facility. I'm not opposed to lowering it but don't go too low.

Mr. Taylor asked what is a fair price to lower it to? I'm okay with keeping the security deposit the same because if you rent it and clean it up your security deposit isn't going to get cashed. That is no money out of their pocket.

Ms. Bowen stated I think our rules need an overview and edit because there are things in here that are not being enforced and some of that ties into the rental program. Someone there to make sure it is clean and if it is rented on Saturday or Sunday it is not going to get checked until Tuesday so who is to verify that the homeowner cleaned and it wasn't left a mess. We need to take a good look at our rules. It says we have five guest passes, where are they, how are they being checked, are they one-time use and you have to buy new ones? There are things in here that we don't do, we either need to take them out or find ways to make sure we are enforcing them.

Mr. Soriano stated we talked before about some of the areas that we don't have a way to enforce them since staff may not be there all the time. For rates we have to do a rate hearing. Right now it is a little high and you can only bring it down but there is a way to do a spread.

Ms. Giles stated if the board is interested in lowering it or doing a spread, since either of those is lower than what we have, would we have to do a rate hearing?

Ms. Buchanan stated I don't believe you would have to do a rate hearing to lower the rates. My understanding is that if you are going to increase it or impose it for the first time we would need to do a rate hearing, but if you have already established a rate and want to do something lower than that, I think you can do that with a vote of the board. If you are changing the structure where you have a tiered product, that would be a new approach and I suggest we do a public hearing for that type of change.

Ms. Giles stated it is on here for discussion, you don't have to make a decision today but two good amenity policies I'm familiar with is Pine Ridge Plantation and Ridgewood Trails just did an overhaul of their policies. You can get to either one of those by Googling Pine Ridge Plantation CDD or Ridgewood Trails CDD. If you don't like those and want a recommendation for some more let me know. I can keep it on the agenda and we can continue this discussion next month.

Mr. Vergara Molera stated I agree we need to rewrite the rules for the CDD and that is Christine's area of expertise.

Ms. Giles stated we can help her with that.

SIXTH ORDER OF BUSINESS

Consideration of Requisition Regarding Series 2019A Construction Account

Ms. Buchanan stated I will give an overview of the next two items because they are related. Bonds were issued to construct infrastructure improvements for the new community. The district

has two series of bonds, the 2017 bonds and 2019 bonds. Right now we are only talking about the 2019 bond. The bonds were issued and money was deposited into two accounts specifically the construction fund and the debt service reserve fund. The construction fund is the holding account for the money that the district used to pay for the infrastructure improvements. That has been depleted for a while now because most of the infrastructure improvements were done a couple of years ago. The reserve fund has stayed at the same level and it is tied to the district's debt service payment so that is what the district has to pay every year to service the bonds. That debt service fund was put into play as security for the bondholders and it mitigates some of the risk while the property is being developed if the developer goes into default the bondholders can use money in that reserve fund and foreclose the property if the developer doesn't make payments or use that money to pay themselves on a short-term basis. It is a mitigation account basically, but at this point in the community's lifespan all the lots are developed and I believe all of them are owned by end users so there is really no risk to mitigate because everybody now pays their special assessments on the property tax bill every year and it is a more reliable stream of revenue. Understanding where the district's life is at now the contract between the district and the bondholders require that when we get to this point where everyone is paying the bills on the tax bill, that debt service reserve fund is reduced by half and the extra money is put in the construction account for use on improvements. We have a little over \$200,000 that is available for use on construction improvements. The developer has come to us and asked that the district use that money to pay for the second lift of asphalt that was recently installed. Invoice the trustee to pay the developer for the money that was spent on the asphalt lift. Understand that the asphalt lift costs \$356,000, we only have \$211,000 available to spend. It doesn't mean that the developer is reimbursed for that difference. Even though they paid \$356,000 and we only have \$211,000 we do not have to assess anybody more to pay that difference. They are only entitled to the money in the construction account. That is what the requisition does.

Mr. Taylor asked that will go to the developer for the asphalt but if we discover other developmental issues with our property how do we handle that? One thing I will bring up is there are a couple areas that hold water, we had Zach assess it and he believed the grading was off. Since that is district property we would be responsible for it, but I feel that should be a developer issue because that is the way it was graded.

Ms. Buchanan stated I am not familiar with it. Is it grading from lot grading from when the house went up or is it part of the roadway system?

Mr. Taylor stated it is between the sidewalk and the roadway, it is district property.

Mr. Soriano stated it is not district property, it is county right of way, but we maintain it. Today it is underwater. I know the county won't come out and make a change to the sidewalk.

Ms. Buchanan stated if it is not our property we can't make adjustments to it without the owner's consent. It is something the county would have to agree for us to do.

Mr. Taylor stated I don't feel that it should be the responsibility of this body and our budget; that is something that should have been caught during development. It is phase 1 directly across from the amenity center.

Ms. Buchanan stated we are well out of the warranty period for Phase 1, and I will also say that I think it is a district project to oversee and any deficiency would be a district responsibility compared to something the developer paid for and we acquired it from them.

Ms. Bowen asked would it hurt to ask the developer? It's not like they didn't know about it.

Ms. Buchanan stated we can certainly ask. I can't speak for the developer, it seems like they had \$20,000 in their construction account for the 2017 bond. The 2019 bonds are separate from the 2017 bonds and you might be able to pursue this on a parallel path.

Ms. Giles stated Jay and Ryan are trying to get a proposal to fix this. When they get that proposal that is something we can present under the 2017 funds to see if the developer will pay.

Ms. Buchanan stated the requisition identifies the amount of money that is going to be paid, where it comes from, the construction account and who it is paid too, which would be Greyhawk Ventures LLC, it is certified by the district engineer so he has confirmed that the work that was done was part of the district improvement plan. Attached to the requisition is the bill of sale, which conveys the paving work from Greyhawk Ventures, LLC to the district.

Mr. Vergara Molero asked do we have confirmation all the asphalt repairs are completed?

Ms. Giles stated I think there is a little bit of asphalt that needs to be cleaned up.

Mr. Brown stated there is a lot of cleanup on the three back streets they did, there is asphalt in the gutters everywhere.

Ms. Giles stated Katie and I both reached out to have that cleaned up.

Mr. Taylor stated another random thing, a few of the little ground reflectors by the fire hydrants are missing.

Ms. Giles stated Jay and Ryan can do that.

Mr. Taylor stated it sounds like they just did the work, but it is not done because it is not cleaned up. They should come back and finish the cleanup and put the reflectors down before the job is 100% done.

Ms. Buchanan stated once you approve this it essentially authorizes the money to be released. The person who took Liam's place confirmed that they were going to have a person go out and look at it next week and if they thought it was unacceptable, they would have someone come back and repair it or remove the excess. It wasn't a promise to get it pristine, but he wasn't opposed to coming back and fixing it if he thought it warranted. I'm not trying to overpromise on their behalf by any means.

Ms. Bowen stated I don't think we should release the payment until we know they have fixed all these issues.

Mr. Vergara Molero stated we reported to them that we had these issues and they have not fixed them. Unless Katie tells us we need to approve this today I don't think we should approve it.

Ms. Giles stated they can table it or approve it in substantial form with a particular supervisor to work with staff to verify the cleanup has happened and once that supervisor is satisfied we execute the document.

Ms. Buchanan stated that is correct.

Mr. Soriano stated you know how it is when they do asphalt there is going to be loose material and "acceptable" is a little subjective. I feel more comfortable with hearing from more than one supervisor saying it is acceptable.

Mr. Vergara Molero stated we will table this.

Ms. Buchanan stated we will table the resolution as well. I understand you want to get it cleaned up and I am not discouraging you, I want everyone to understand that eventually we have an obligation to accept the road and we can go back and forth with them about the conditions of the improvements we are accepting, which is what we are doing now.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-14
Declaring the Series 2019A Project Complete**

This item tabled.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer – Work Authorization No. 11 General Consulting Services

On MOTION by Mr. Taylor seconded by Mr. Brown with all in favor work authorization no. 11 was approved.

C. District Manager

There being none, the next item followed.

D. Facility Manager

1. Report

Mr. Soriano reviewed the items on the operations report and discussed obtaining bids for lake maintenance, aeration of the ponds, stocking the ponds, clock tower area holding water, notify two homeowner they need to take care of their property.

2. Monthly Quality Inspection Report

NINTH ORDER OF BUSINESS

**Supervisor's Requests and Audience
Comments**

Additional supervisor comments: security at the pool and amenity, pool hours dawn to dusk set by health department, clarify to security that people can use the pool deck after dusk, reach out to county commissioners on speeding, potential location of bulletin boards.

Additional resident comments: trash in ponds, possibly adding a fountain to the pond, signage, condition of pond on Amberly, culverts, fountains/aerators, actions between meetings, landscape clippings going into the ponds, missing street signs, contact board members individually with issues, trees growing on side of the pond, issues with ingress/egress to amenity center, need

a higher fence, limit access points to amenities, ID cards, post pool results, drains from backyards, good progress made since new people have taken over, notify staff when contractors are not doing their job, do not put bulletin board in pool area, put bulletin board in more visible area, remove trees by pond, evening meetings, holidays should be blacked out for rentals, public participation in meetings, eblast to remind residents of meeting, open gym from 3 a.m. to 10 p.m., access to amenity.

TENTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of August 31, 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.

ELEVENTH ORDER OF BUSINESS**Next Scheduled Meeting – October 12, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated the next meeting will be held October 12, 2023 at 3:30 p.m. in the same location.

On MOTION by Mr. Vergara Molero seconded by Mr. Taylor with all in favor the meeting adjourned at 5:32 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT



AMENITY FACILITY POLICY

Revised July 13, 2023

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DEFINITIONS

Amenity Facilities – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the amenity center, together with its appurtenant facilities and areas.

Amenities Policies or Policies – shall mean all Amenities Policies of the District, as amended from time to time.

Board of Supervisors or Board – shall mean the Board of Supervisors of the District.

Community Club – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the Board.

District – shall mean the Armstrong Community Development District.

District Manager – shall mean the professional management company with which the District has contracted to provide management services to the District.

Facility Manager – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenity Facilities.

Guest – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited and accompanied for the day by a Patron to use the Amenities.

Non-Resident – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District.

Non-Resident Annual User Fee – shall mean the fee established by the District for any person who is not a Resident or Renter and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

Patron or Patrons – shall mean Residents, Non-Resident Patrons, and Renters.

Renter – shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.

Resident – shall mean any person, spouse or registered domestic partner of a person or family owning property within the District.

ACCESS CARDS

1. Access cards may be issued to all members of each Resident's household and/or Non-Resident Members. There is a charge to replace lost or stolen cards and/or for additional cards above two (2) cards. Five (5) generic guest passes may be provided to the Resident and Non-Resident Members.
2. Patrons will be required to sign a waiver of liability before using the Amenity Facilities.
3. Patrons may be required to present their Access card or guest passes upon request by staff at the Amenity Facilities.
4. Non-Transferrable. Access Cards are the property of the District and are non-transferable except in accordance with the District's rules and policies.

NON-RESIDENT ANNUAL USER FEE

The Non-Resident Annual User Fee for any person not owning or renting real property within the District is \$3,000. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to the Amenity Facilities for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased by action of the Board. This membership is not available for commercial purposes.

RATES AND FEES

Non-Resident Annual User Fee	\$3,000.00
Pavilion Rental Fee	\$250.00 for 4 hours, \$75.00 each additional hour
Access Card Replacement Fee	\$25.00
Mailbox Key Replacement Fee	\$30.00
Mailbox Kiosk Lock Replacement Fee	\$90.00

HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. Each Homeowners Association may use the Amenity Facilities without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association's use of the Amenity Facilities at any time.
2. Any Homeowners Association that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during Homeowners' Association events.

COMMUNITY CLUB USE OF FACILITIES

1. Each Community Club may use the Amenity Facilities for a function without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Community Club's use of the Amenity Facilities at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).
2. Any Community Club that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during the Community Club's events.
3. The District may revoke an organization's status under these policies as a Community Club at any time.

GUEST POLICY

1. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Facility Manager's office. Unless otherwise provided for in the Policies, all Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult Patron unless previously authorized by the Facility Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by a Patron.
2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Facility Manager's office. All Guests under the age of 18 must have a waiver of liability signed by their parent or legal guardian.
3. Residents, Non-Resident Members and Renters who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Resident's, Non-Resident Member's and Renter's privileges and/or membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as obtain an Access card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the

Resident shall not be entitled to use the Amenity Facilities with respect to that membership.

4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Residents are responsible for the department of their respective Renter.
5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies at a duly-noticed Board meeting, however, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. All Patrons may be required to present their Access card in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established by the District and Facility Manager.
4. Dogs and all other pets (with the exception of service animals) are not permitted in the Amenity Facilities. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.
5. Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
7. Only District employees, contractors, or employees of the Facility Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons must present their Access card or guest passes upon request by staff at any Amenity Facility.
9. The Board (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these policies at any time he or she sees fit.

10. All lost or stolen Access cards should be reported immediately to the Facility Manager's office.
11. A fee will be assessed for any replacement cards as set forth herein.
12. Smoking is not permitted at any of the Amenity Facilities except within smoking areas designated by the Facility Manager, if any.
13. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
14. Pool rules that are posted in the appropriate area must be observed.
15. Patrons shall treat all staff members with courtesy and respect.
16. Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Amenity Facilities.
17. Skateboarding is not allowed on the Amenity Facilities property at any time.
18. Performances at the Amenity Facilities, including those by outside entertainers, must be approved in advance by the Facility Manager.
19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities.
20. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Facility Manager.
21. The Amenity Facilities shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
22. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida Law.
23. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm

or immediate concern for the safety of persons or property in the vicinity) is not permitted at the Amenity Facilities.

25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
26. There shall be no overnight parking in the Amenity Facility parking lot unless the owner of vehicle notifies the Facility Manager and obtains a 24-hour parking pass. See the Parking and Towing Policy.
27. Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facilities, are prohibited.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's family member(s).
3. Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and its respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any family member of such Patron.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of "Service Animal(s)" trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, the Amenity Facilities. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or

the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

GENERAL AMENITY FACILITY USAGE POLICY

All Patrons using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all District policies and rules governing the Amenity Facilities. Violation of the Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of Amenity Facility privileges with respect to the offending Patron in accordance with Policies set forth herein.

1. Hours: The Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.
2. Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Facility Manager (phone number 904-203-7112) and to the office of the District Manager (phone number 904-940-5850).
3. District Equipment: Any Patron utilizing District equipment is responsible for said equipment. If, as a result of the use of the equipment it is damaged, missing pieces or is in worse condition than when it was when usage began, that Patron will be responsible to the District for any cost associated with repair or replacement of the equipment.
4. Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Patrons must present their Access cards or verification of registration while in the swimming pool area. All Patrons must also present their Access cards or verification of registration when requested by staff. At any given time, a Resident, Renter or Non- Resident Member may allow up to five (5) Guests to the swimming pool (unless a greater number of

guests has been approved by the Facility Manager).

2. Guests under twelve (12) years of age must be accompanied at all times by a parent or adult Patron eighteen (18) years of age or older, during usage of the pool facility.
3. No pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
4. Diving is prohibited.
5. Radios, tape players, CD players, MP3 players, televisions or other electronic devices used to play music or other form of entertainment are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics classes.
6. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Patrons swim at their own risk and must adhere to swimming pool rules at all times.
7. Showers are required before entering the pool.
8. Glass containers are prohibited.
9. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
10. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
11. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
12. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Facility gates at any time.
13. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
14. Any person swimming during non-posted swimming hours may be suspended or terminated from using the facility.
15. Proper swim attire (no cutoffs) must be worn in the pool.
16. No chewing gum is permitted in the pool or on the pool deck area.

17. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
18. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
19. Radio controlled water craft are not allowed in the pool or the pool area.
20. Pool entrances must be kept clear at all times.
21. No swinging on ladders, fences, or railings is allowed.
22. Pool furniture is not to be removed from the pool area.
23. Loud, profane, or abusive language is prohibited.
24. No physical or verbal abuse will be tolerated.
25. The District is not responsible for lost or stolen items.
26. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
27. The pool and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

SWIMMING POOL THUNDERSTORM POLICY

The Facility Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at his or her discretion.

FITNESS CENTER POLICY

Eligible Users: Patrons fifteen (15) years of age and older are permitted to use the fitness center during designated operating hours. No one under the age of fifteen (15) is allowed in the fitness center at any time without adult supervision.

Food and Beverage: Food is not permitted within the fitness center. Beverages, however, are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.

1. Appropriate attire and footwear (Example: Fitness Footwear) must be worn at all times in the fitness center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.
3. Use of personal trainers is permitted in the District fitness centers. Personal trainers must be

preapproved by the Facility Manager prior to personal training session.

4. Hand chalk is not permitted to be used in the fitness center.
5. Radios, tape players, MP3 players, CD players or other electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones.
6. No bags, gear, or jackets are permitted on the floor of the fitness center or on the fitness equipment. Use hooks provided by the Amenity Center.
7. Fitness equipment may not be removed from the fitness center. Weights must remain in the designated free weights area.
8. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other people are waiting.
9. Please be respectful of others. Allow other Patrons to also use equipment, especially the cardiovascular equipment.
10. Please replace weights to their proper location after use.
11. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area.
12. Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.

GENERAL FACILITY RESERVATION POLICY

1. Certain portions of the Amenity Facilities may be rented by the following individuals/groups:
 - Residents (includes both events held by the Resident and events sponsored by the Resident);
 - Renters;
 - Non-Resident Members;
 - Homeowners Associations; and
 - Community Clubs.
2. Staff will take reservations in advance for the Amenity Facilities. Reservations are on a first come, first served basis and can be made only in person by filling out a reservation form. Reservations must be made at least (thirty) 30 days in advance.
3. At the time the reservation is made, two checks or money orders (no cash), one for the deposit (\$500), and one for the room rental, both made out to District must be delivered to the Facility Manager along with completed paperwork and insurances, if necessary. Anyone renting the Amenity Facility must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the

Rental Agreement, which is incorporated herein by this reference.

4. The rental rates and deposits for use of the Amenity Facility are as set forth in the District's rules. The deposit will secure the rental time, location and date. To receive the full refund of the deposit, the renter must:
 - Remove all garbage, place in dumpster and replace garbage liners;
 - Take down all decorations or event displays; and
 - Otherwise clean the rented Amenity Facility and restore them to their pre- rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

5. Reservations are available for up to six (6) hour increments for all facilities listed in the reservation policy. The rental time period is inclusive of set-up and clean-up time.
6. The capacity limit shall not be exceeded at any time for a party or event.
7. The volume of live or recorded music must not violate applicable Clay County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
8. Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District is to be named on these policies as an additional insured party.
9. Late arrivals or no shows: Reservations will be held for fifteen (15) minutes past the scheduled start time before re-assigning the reservation time slot. If the renter wishes to cancel a reservation, the cancellation must be communicated to the District no later than thirty days prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 30 days prior to the event 100% of the security deposit and 0% of the rental fee will be returned.
10. There are no personal "standing" reservations allowed for the facilities listed in the reservation policy.

BASKETBALL AND TENNIS FACILITY POLICY

1. Basketballs and tennis, if available, may be obtained from the office.
2. Proper basketball/tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball/tennis or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball and tennis facilities are for the play of basketball and tennis, respectively.

Pets, roller blades, bikes, skates, skateboards and scooters are prohibited from use at the facility.

5. Beverages are permitted at the basketball and tennis facilities if they are contained in non-breakable containers with screw top or sealed lids.
6. No chairs are permitted on the basketball or tennis courts.
7. Please clean up court after use.
8. The basketball and tennis courts may be reserved by the District for District-sponsored events or functions.

MULTI-PURPOSE FIELD POLICY

Our community offers a multi-purpose field. The following policies apply:

1. First Come Basis. The field is available for use by Patrons only on a first come first serve basis.
2. Vehicles. No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. Chalking. Chalking or marking the field must be approved in advance and proper marking materials must be used.
4. Glass Containers. No glass containers or breakable objects of any kind are permitted on the field.
5. Pets. Pets must be kept on leash, and Patrons must pick up and dispose of pet waste in appropriate receptacles.
6. Equipment. Patrons are responsible for bringing their own equipment.
7. Golfing. Golfing is not permitted on the field.
8. Sports Instruction. Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

PLAYGROUND POLICY

The District provides a playground for Patrons to enjoy with their children. The following guidelines apply:

1. Patrons may use the playground at their own risk.
2. Adult supervision (eighteen years and older) is required for children under the age of eight (8). Children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.

3. Proper footwear is required and no loose clothing especially with strings should be worn.
4. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
5. No food, drinks or gum are permitted at the playground.
6. No pets of any kind are permitted at the playground.
7. No glass containers are permitted at the playground.
8. No jumping off from any climbing bar or platform.
9. Profanity, rough-housing, and disruptive behavior are prohibited.
10. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

DOG PARK POLICY

The District provides a dog park for Patrons to enjoy with their pets. The following guidelines apply:

1. The park's operating hours are dawn to dusk.
2. The park is not staffed and shall be used at the user's own risk. The Armstrong Community Development District is not responsible for injuries to visiting dogs, their owners, or others using the park.
3. Dispose of trash in proper receptacle.
4. Park for use by residents, patrons and guests only.
5. All owners are responsible for the behavior of their dogs at all times.
6. Dogs must be leashed while entering and exiting dog park.
7. Dog waste must be cleaned up by owner immediately.
8. Owners must be within dog park and supervising their dog with leash readily available.
9. Handler must be at least 16 years of age.
10. Children under 12 must be accompanied by an adult and supervised at all times.
11. Aggressive dogs must be removed immediately.
12. Dogs should be under voice control.

13. Dogs must wear current county tags and have a current rabies vaccination.
14. Owner must immediately fill in any holes dug by their dogs.
15. Dogs in heat are not allowed in the park.
16. Limit three dogs per adult dog handler.
17. Puppies under four months of age shall not enter the dog park.
18. Human or dog food inside the dog park is prohibited.
19. Dog toys are not permitted inside the dog park.
20. The dog park is designated a “No Smoking” area.

FISHING POLICY

Residents may fish within certain designated District owned lake/retention ponds within the District. Please check with the Facility Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a “catch and release” policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water except for small remote controlled boats intended for recreational purposes. Swimming is also prohibited in any of the waters.

SUSPENSION AND TERMINATION OF PRIVILEGES

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Facilities.
2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies and Rules established for the safe operations of the Amenity Facilities.
3. Access Cards / Key Fobs. Access Cards are the property of the District. The District may request surrender of, or may deactivate, a person’s access card or key fob for violation of the District’s Policies and Rules established for the safe operations of the Amenity Facilities.
4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a “Violation”):
 - a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
 - b. Failing to abide by the terms of rental applications;

- c. Permitting the unauthorized use of an Access Card or otherwise facilitates or allows unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District Policies and Rules (e.g., this Amenity Policies, Rules and Rates document);
- g. Treating the District's staff, contractors, representatives, residents, landowners, or Patrons in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, or Patrons;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, or Patrons is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household commits any of the above Violations.

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

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

the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property (“Property Damage Reimbursement”). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

7. Removal from Amenities. The District Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District’s best interest to do so.
8. Initial Suspension from Amenities. The District Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person’s access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District’s Policies and Rules violated, the time, date, and location of the next regular Board meeting where the person’s suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.
9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.
 - a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.
 - b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of Policies and Rules violated, the person’s escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
 - c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
 - d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

- e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.
10. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.
 11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.
 12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.
 13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the Amenity Facilities after expiration of a suspension imposed by the District.
 14. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

ALCOHOL POLICY

1. Patrons and their guests aged twenty-one (21) or older may bring their own alcoholic beverages for their own consumption at a private event at the Amenity Facilities. Such Patrons and their guests agree to comply with applicable Florida laws and further agree to indemnify and hold harmless the District, Facility Manager and their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the, the consumption of alcohol. Patrons and their guests agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat.
2. Patrons intending to serve alcohol to other Patrons or guests at a rented facility must so indicate on the Facility Use Application and complete an Alcohol Request Form. Any Patron who does not (1) so indicate at the time the application is submitted, and (2) complete the Alcohol Request Form, shall not be permitted to serve alcohol.
3. Event Liability insurance coverage in the amount of One Million Dollars (\$1,000,000) will be required for all events that are approved to serve alcoholic beverages. The District, the Board, and District staff and consultants are to be named on these policies as additional insureds.
4. Patrons serving alcohol agree to indemnify and hold harmless the District, the Facility Manager and the Board Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the, the service of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat.
5. Patrons must hire a certified bartender to dispense alcohol.
6. The Facility Manager staff must be present at all private events at which alcohol is served.
7. Patrons shall be required to pay for the staff at a rate to be determined by the Facility Manager.

SIXTH ORDER OF BUSINESS

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

The undersigned, a Responsible Officer of Armstrong Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2017, as supplemented by a Third Supplemental Trust Indenture, dated as of October 1, 2019 (collectively, the “Indenture”; all capitalized terms used herein shall have the meaning ascribed to such terms in the Indenture):

- (a) Requisition Number: 106
- (b) Name of Payee: **Greyhawk Venture, LLC**
- (c) Amount Payable: **\$356,044.00**
- (d) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of issuance, if applicable):
Payment for acquisition of roadway improvements per bill of sale attached as Exhibit A.
- (e) Fund or Account from which disbursement to be made:
\$211,643.23 (or account balance not to exceed \$356,044.00) from the Series 2019A Acquisition and Construction Account.

The undersigned hereby certifies that:

- 1. ☒ obligations in the stated amount set forth above have been incurred by the Issuer,
or
☐ this requisition is for Costs of issuance that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund or the 2019A Cost of Issuance Account;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid, and
- 5. The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the

Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

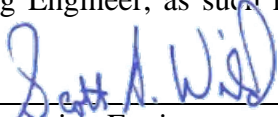
Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2019 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

SEVENTH ORDER OF BUSINESS



Lake maintenance proposals

- ☐ J&J Aquatics - \$798.83 monthly
 - 20 visits per year or \$9,585.96 annually
- ☐ J&J Aquatics - \$903.73 monthly
 - 20 visits per year plus quarterly fountain maintenance or \$10,844.76 annually
- ☐ Lake Doctors - \$1,170 monthly
 - 12 inspections per year and treatments.
 - Option of \$1,800 one-time fee for fish stocking of 170 triploid grass carp
- ☐ Lake Doctors - \$200 quarterly for fountain maintenance
- ☐ Solitude Lake Maintenance - \$895 per month or \$10,740 annually
 - includes fountain maintenance four (4) times a year
 - one time fish stocking fee of \$3,177 for 170 triploid grass carp.
 - Minimum pond inspection two (2) times per month

Air Conditioning Repair Quote

- ☐ Insight Partners – Condenser fan motor
 - Standard price - \$2,545.94
 - Preferred price - \$2,316.81

*Excluding any pricing TBD

Pool Tile Repair Quote

- Pool Troopers
 - \$238.50 for the tiles
 - Commercial labor = 8.5 hours - \$1,572.50
 - Grand total = \$1,828.89

A.

LAKE MAINTENANCE PROPOSALS

Ryan Wilson

ARMSTRONG CDD 3645 Royal pines Pwky Middleburg FL 32068



The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc.
Jacksonville Branch Office
11621 Columbia Park Drive West
Jacksonville, FL 32258
lakes@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

JEM

This Agreement, made this _____ day of _____ 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (*Community/Business/Individual*) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** () _____

EMAIL ADDRESS _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____
PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Six (6) Ponds associated with Greyhawk / Armstrong CDD in Orange Park, Florida.

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$ 1,170.00 Monthly
2. Shoreline Grass and Brush Control Program	\$ INCLUDED
3. Trash / Debris Removal (during scheduled monthly visits)	\$ INCLUDED
4. Annual Permitting / Stocking of (170) Triploid Grass Carp	\$ 1,800.00 Upon Stocking
5. Detailed Written Management Reports	\$ INCLUDED
6. Free Call Back Service and Additional Treatments (as needed)	\$ INCLUDED
Total of Services Accepted	\$ 1,170.00 Monthly

\$1,170.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance in monthly installments of **\$1,170.00**, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.

- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.

- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **October 31st, 2023**.

- F. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed Jesse Mason

Signed _____ Dated _____

Jesse Mason, Sales Manager

Name _____

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify THE LAKE DOCTORS if any exotic fish exist in lake or pond prior to treatment.
 - d) CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
- 3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
- 5) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify CUSTOMER of such restrictions. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of the Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
- 6) THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
- 7) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising there from. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS.
- 8) CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- 9) CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional start-up charge may be required due to aquatic re-growth.
- 10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 11) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the monthly investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution.
- 12) THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.
- 13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
- 16) If Agreement includes trash/debris removal, THE LAKE DOCTORS will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 17) CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees.



The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc.
Jacksonville Branch Office
11621 Columbia Park Drive West
Jacksonville, FL 32258
lakes@lakedoctors.com
www.lakedoctors.com

Sales Agreement Fountain Cleaning

This Agreement, made this _____ day of _____, 20____, is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** () _____

EMAIL ADDRESS _____ **EMAIL INVOICE: YES OR NO** _____

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information*

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____
PURCHASE ORDER: _____

The parties hereto agree to follows:

- A. The Lake Doctors agrees to clean and adjust the following equipment in accordance with the terms and conditions of this Agreement in the following location(s):

Quarterly cleaning and adjustment of One (1) fountain associated with Armstrong CDD in Orange Park, Florida.

The Lake Doctors, Inc. does not assume responsibility for parts failure or repair costs. Estimates for repairs and/or parts can be supplied upon Customer request. Contract does not include removing the fountain from the waterway for maintenance.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	Cleaning exterior of pump intake screens.	\$	200.00/Quarterly
2.	Cleaning of visible surfaces of fountain floats	\$	INCLUDED
3.	Cleaning and adjustment of nozzles and jets as necessary.	\$	INCLUDED
4.	Cleaning of light lenses.	\$	INCLUDED
5.	Check anchor lines.	\$	INCLUDED
6.	Adjust time clocks as necessary.	\$	INCLUDED
	Total of Services Accepted	\$	200.00/Quarterly

***Additional parts required will be invoiced separately.**

\$200.00 shall be payable upon execution of this Agreement. The balance shall be payable **per quarterly invoices of \$200.00** plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **The Lake Doctors** considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **October 31st, 2023.**
- E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

Jesse Mason

Jesse Mason, Sales Manager

CUSTOMER

Signed _____ Dated _____

Name _____

TERMS AND CONDITIONS

Fountain Cleaning

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Items not covered under our warranty will be treated and billed as regular service calls. THE LAKE DOCTORS agrees to clean exterior of pump intake screens, cleaning of visible surfaces of fountain floats, cleaning and adjustment of nozzles and jets as necessary, cleaning of light lens, check anchor lines, adjust time clocks as necessary and reset tripped breakers; as part of the Fountain Cleaning Agreement.
3. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or ponds edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
9. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
10. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
11. Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
14. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
15. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.



PO Box 3417
Lake City, FL 32056
jandjaquaticsllc.com
"THE TWO JOEYS"
Joey Tice-Owner/Operations 386-697-1710
Joey Louks-Owner/Sales 386-466-8558

9/26/2023

Jay Soriano
Armstrong CDD (Grey Hawk)
3645 Royal Pines Drive
Orange Park, Florida 32065
904-562-0249

jsoriano@gmsnf.com

From: Joey Louks

J & J Aquatics Specialist, LLC is a Pond, Lake and Land Management company based out of Lake City, Florida. We provide services in North/Central Florida and South Georgia. **J & J Aquatics Specialist, LLC** is licensed in both Florida and Georgia for Aquatics and Pesticides. We are approved vendors with the top chemical companies in the South. **J & J Aquatics Specialist, LLC** is insured for **One Million Dollars** and can provide a coverage of benefits letter upon request. **What else could your pond management need when you have TWO Joeys!**

One of our Joey's surveyed the pond(s) at **Armstrong CDD** on **9/14/23**, and these were the findings. There is a total of **5 Pond(s)**.

Our pond management contract includes the following maintenance.

- Weed and algae control.
- Trash removal on each visit. Except trees, tree limbs, logs, Furniture, etc., etc. (NO Big Items)
- Monitoring storm drain grates and keeping them clear of trash & debris.
- Upon your request, we can make suggestions for fishery improvements, sediment dredge solutions, and aeration needs.
- Blue or Blake Lake Colorant (at Clients request)

Our service schedule will be **20 scheduled visits per year** (1 each in November, December, January, and February and 2 each of the remaining months). Additional visits are free of charge if deemed needed. A field activity report will be provided to let you know what was accomplished each visit.

Our goal for the pond(s) at **Armstrong CDD** is to improve the overall appearance and quality of your pond system. The investment of your pond management services will be **12 monthly installments of \$ 798.83** which equals out to **\$ 9,585.96** yearly.

Upon approval of proposal, a formal contract will follow for signature.

Initial: _____



PO Box 3417
Lake City, FL 32056
jandjaquaticslc.com
"THE TWO JOEYS"
Joey Tice-Owner/Operations 386-697-1710
Joey Louks-Owner/Sales 386-466-8558

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One of our Joey's surveyed the pond(s) at **Armstrong CDD** on **9/14/23**, and these were the findings. There is a total of **5 Pond(s)**.

Our pond management contract includes the following maintenance.

- Weed and algae control.
- Trash and debris removal on each visit (No Stumps, Tree Limbs, Furniture, Etc., Etc. No Big Items)
- Monitoring storm drain grates and keeping them clear of debris in Pond (Pond Side Only)
- Upon your request, we can make suggestions for fishery improvements, sediment dredge solutions, and aeration needs.
- Fountain Maintenance

Our service schedule will be **20 scheduled visits per year** (1 each in November, December, January, and February and 2 each of the remaining months). Additional visits are free of charge if deemed needed. A field activity report will be provided to let you know what was accomplished each visit.

Our goal for the pond(s) at **Armstrong CDD** is to improve the overall appearance and quality of your pond system. The investment of your pond management services will be **12 monthly installments of \$ 903.73** which equals out to **\$ 10,844.76** yearly.

This price does include every Three-month fountain/Aeration maintenance.

Checking/Resetting Timers, Air Valves, Checking Voltage, Checking Bulbs, Cleaning the Floats, Cleaning the Nozzles, Cleaning the Bulb Lenses, Cleaning the Debris Screen on the Motor, and Blowing Out/Cleaning Inside of the Control Panel.

The Fountain/Aeration Maintenance is completed during our monthly visits (every three months) If a problem should occur in between visits which require an additional visit there will be an additional service call fee. All service calls are \$180.80 per hour with a minimum of one hour.

*****ANY PART(S) NEEDED AT ANYTIME; A PROPOSAL WILL BE SENT OVER FOR APPROVAL BEFORE PART(S) ARE ORDERED*****

*****IT IS UP TO THE HOA TO SUPPLY J & J AQUATICS SPECIALIST, LLC WITH A COPY OF ANY WARRANTY INFORMATION NEEDED ON THE FOUNTIANS******

Upon approval of proposal, a formal contract will follow for signature.

Initial: _____



PO Box 3417

Lake City, FL. 32056

Jandjaquatics22@gmail.com

"THE TWO JOEYS"

Joey Tice-Owner/Operations 386-697-1710

Joey Louks-Owner/Sales 386-466-8558

	Price
Grass Carp 8-10 INCHES	\$16.00 each
Channel Catfish 3-5 INCHES	\$75.00 per 100
Bluegill 1-3 INCHES	\$75.00 per 100
Shellcracker 1-3 INCHES	\$75.00 per 100
Largemouth bass 1-3 INCHES seasonal (may-oct)	\$1.50 each
Gambusia and Mosquito fish	\$95.00 per/1000

There will be a \$75.00 charge to the total price for delivery

Please Email us for more information

SOLITUDE SERVICE QUOTE

CUSTOMER NAME: **Anderson CDD**

By: **Jay Soriano - Operations Manager, jsoriano@gmsnf.com**

DATE: **October 4, 2023**

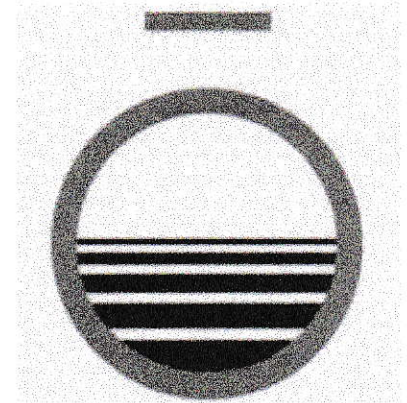
SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

SERVICES: Monthly Pond and Fountain Maintenance

Quote Expires: December 3, 2023

Who we are:  **WHO WE ARE | SOLitude Lake Management**

Website: [SOLitude Lake Management](https://www.solitudelakemanagement.com)



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ANNUAL POND MANAGEMENT SERVICES

- **Managing Nuisance Aquatic Weeds & Algae in Ponds**
- **Pond Algae And Lake Weed Control –**

Specifications: Monthly maintenance of Five (5) ponds totaling approximately 11,172 perimeter feet and 17.66 acres and one floating fountain as described below.

Monitoring: Ponds 1-3, 5, & 6

1. A SOLitude Biologist will visit the site and inspect the ponds at a **minimum of two (2) times per month basis**, with additional monthly visits as needed to control weeds and algae at the discretion of the Biologist and company.
2. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.



Pond 1

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Aquatic Weed Control: Ponds 1-3, 5, & 6

1. Ponds will be inspected at a **minimum of two (2) times per month basis**, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
2. Any growth of undesirable aquatic weeds and vegetation found in the ponds with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the ponds) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

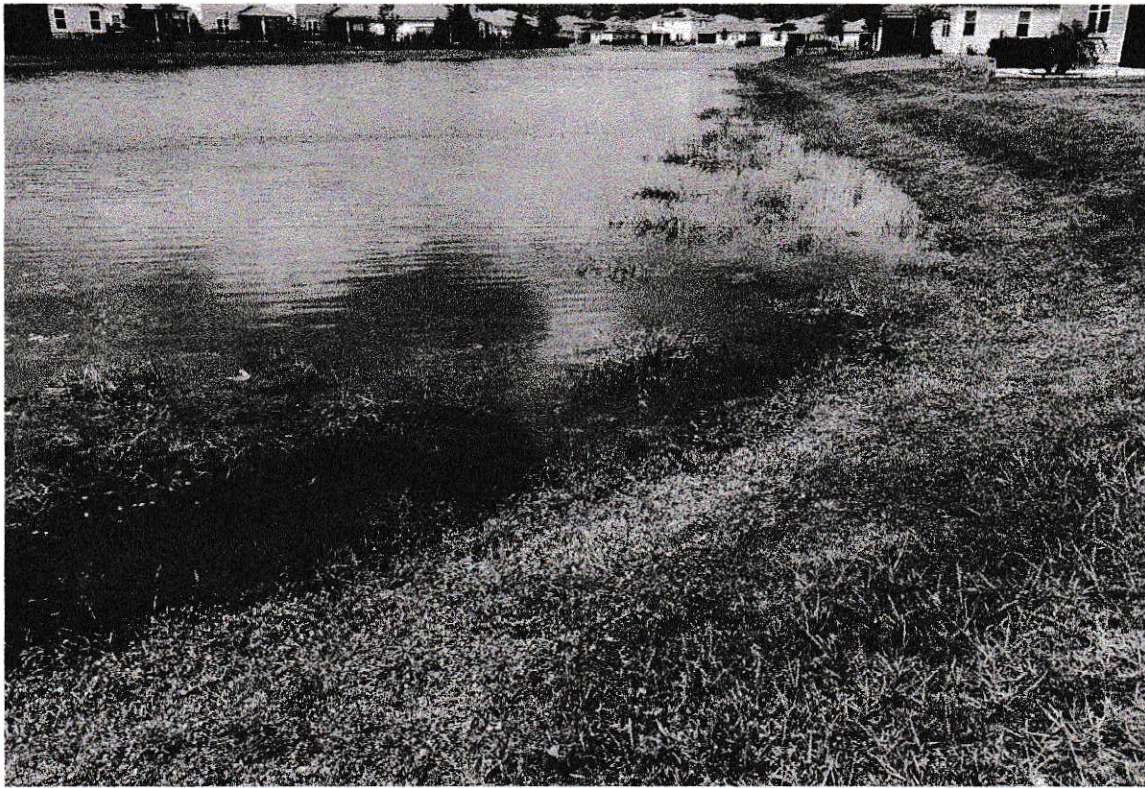
Shoreline Weed Control: Ponds 1-3, 5, & 6

1. Shoreline areas will be inspected at a **minimum of two (2) times per month basis**, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control: Ponds 1-3, 5, & 6

1. Ponds will be inspected at a **minimum of two (2) times per month basis**, with additional monthly visits as needed to control algae at the discretion of the Biologist and company.
2. Any algae found in the ponds with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

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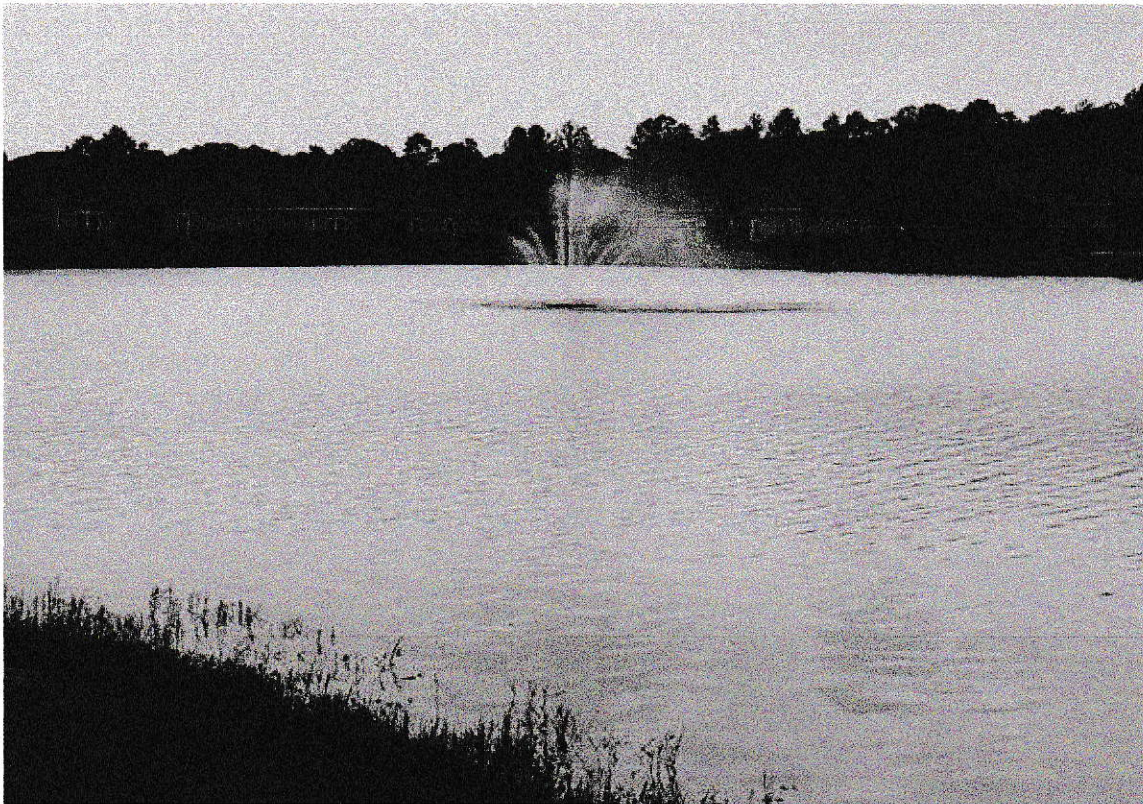


Pond 2

Trash Removal: Ponds 1-3, 5, & 6

1. Trash and light debris will be removed from the ponds with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.
2. Trash is defined as man-made litter and must be larger than four inches. Styrofoam packaging materials are excluded. The cleanup is intended to provide an acceptable level of trash removal; removal of 100% of lake trash during each cleanup is not guaranteed.

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Pond 6

Fountain Maintenance Service: **Floating Fountain- Pond 6**

1. Company will service the fountain **four (4) times per year** on a once-per-quarter basis as follows:
 - Perform Amp test on the motor to verify appropriate amp load.
 - Check incoming and outgoing Voltage.
 - Test Motor GFCI Protection Breaker.
 - Test Contactor (starter).
 - Test motor overload protection to make sure it is set and functioning properly.
 - Check fuses.
 - Make sure all wires, breakers, and other electronic parts are securely attached
 - Check timer and set as needed.
 - Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
 - Check lighting timer and set as needed.

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2. If the fountain or lights are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the Company will further perform the following:
 - Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
 - Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
 - Inspect propeller or impeller (*depending on what type unit*) and diffuser plate (*if present*) to make sure they are tightly attached and not bent or damaged in any way.
 - Clean fountain's debris screen nozzle, shaft, and pump chamber ensure proper water flow.
 - Clean all lighting lens covers.
 - Check each light and replace lamps that have burnt out.
 - Replace any seals on light housing which are leaking.
3. All replacement parts required for proper maintenance of the fountains and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, other replacement parts, and labor required for light replacements will be billed as an additional charge.
5. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.
6. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

Assumptions:

1. Company will have free and unimpeded access to the lakes.
2. Price is based on a reasonable plan / field design of the specified work.

Investment: \$895 per month (\$10.740 per annum) for pond maintenance

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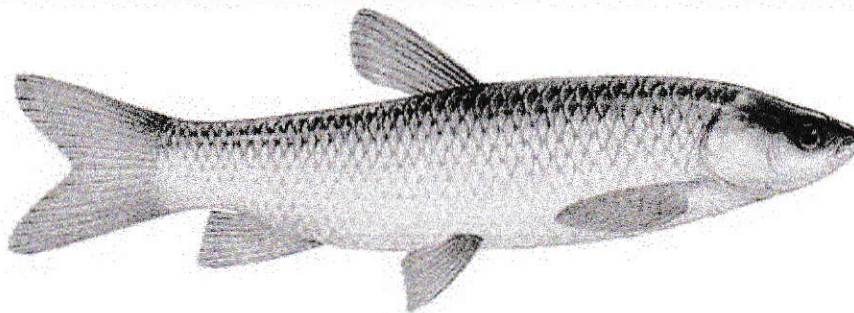


FISH STOCKING
GRASS CARP STOCKING SERVICES

Grass Carp Stocking: Ponds 1-3, 5, & 6

1. Triploid (sterile) Grass Carp will be stocked to help prevent and control certain nuisance aquatic vegetation species. Stocking Grass Carp should be considered as part of any Integrated Pest Management (IPM) program.
2. The proper use of Grass Carp in these programs will often reduce the amount of pesticides required to properly maintain lakes and ponds, helping to achieve our long-term goals of quality management through the restoration of ecological balance.
3. The size and quantity of fish proposed is determined by the existing vegetation species and density, and the risk of predation.
4. The quantity of fish stocked may be limited by the state during the permit* approval process.
5. The following types and sizes of fish will be stocked in the lake pending permit approval:

<u>Pond</u>	<u>Quantity</u>	<u>Type</u>	<u>Size</u>
1-3, 5, & 6	170	Triploid Grass Carp	10-12"



Price includes the cost, delivery, and tempered release of all the above-specified fish.

Investment: \$3,177* (One-Time)

*Price available only to current annual maintenance clients. Additional fees apply for permitting and installation of carp containment barriers as required by FWC for release of grass carp. Other fish species available upon request.

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B.



August 18th, 2023

Grey Hawk
3645 Royal Pines Dr.
Middleburg, FL 32068

This quote is to provide a Not To Exceed price for recommended repairs found during recent service call. Insight will provide all parts and labor to perform this repair in a safe and timely manner. The unit will be completely down for 1 hour to replace the motor. Then will be put back in to service and tested for proper operations. If any other repairs are needed a new quote will be provided at that time. This quote does not cover any other parts other than what is listed. Your price for the repair is listed as the Standard Price of \$2,545.94. If you would like to proceed with these repairs please reply stating that. There is currently no lead time on this and we are currently scheduling 2-3 weeks out at this time.

Part Description	QTY
Condenser Fan Motor	1
	0
	0
	0
	0
	0
	0
	0

Part Description	QTY
	0
	0
	0
	0
	0
	0
	0
Torch, Solider, Vacuum, Reclaim	0

Parts Total:	\$1,662.19
Labor Total:	\$600.00
Travel/Misc:	\$283.75
Freight:	TBD

STANDARD PRICE:	<u>*excluding any pricing that is TBD *</u>	2,545.94
------------------------	---	-----------------

PREFERRED PRICE:	<u>*excluding any pricing that is TBD *</u>	2,316.81
-------------------------	---	-----------------

Thank You!

Christopher Schwartz
North Florida Team Lead
cschwartz@insightusa.com
904-219-8505

C.



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

QUOTE: 49337

DATE: 10/3/2023
CUSTID: 196869

Billing Address:

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

Service Address:

3645 Royal Pines Dr - Pool
Middleburg, FL
32068

Equipment	Quantity	Unit Price	Total
Tile repair material to include tile (Qty 3)	3	\$79.50	\$238.50

Labor	Hours	Total
Commercial 8 hour labor- Commercial	8.5	\$1,572.50

Subtotal:	\$1,811.00
Estimated Taxes:	\$17.89
Total:	\$1,828.89

NOTES: This quote is to drain down the pool water below the sloped tile break and replace several feet of tile thats missing / damaged along with 2 depth marker water line tiles, grout and refill pool water

EIGHTH ORDER OF BUSINESS

D.

1.



Armstrong Community Development District (CDD)

3645 Royal Pines Dr, Orange Park, FL 32065
(904) 203-7112; Greyhawkmanager@gmsnf.com

Memorandum

Date: October 2023
To: Board of Supervisors
From: GMS – GreyHawk Amenity Manager

Community:

Amenity Usage

- ☐ Total Facilities Usage – overall / individual residents
- ☐ Average daily usage –

Card counts:

New Owners	
Replacements	3

Room Rentals

- ☐ rentals in month of September - 0

Operations:

- ☐ Requested a Quote from tree amigos to repair the area from the accident. (received Quote and Approved)
- ☐ Started the insurance claim from the accident.
- ☐ Called pool troopers about missing/Broken tiles. Scheduled to come inspect on 10-3-23. Quote recieved
- ☐ Finished painting the Facility.
- ☐ Received a Quote from insight to repair the condenser fan motor for the Ac unit .
- ☐ Called Lake companies for proposals, J&J Aquatics (Received), Solitude (Received) , Lake Doctors (Received), each told me they would send me proposals.

Landscaping

- ☐ Monthly reports for July. submitted and filed at Operations office

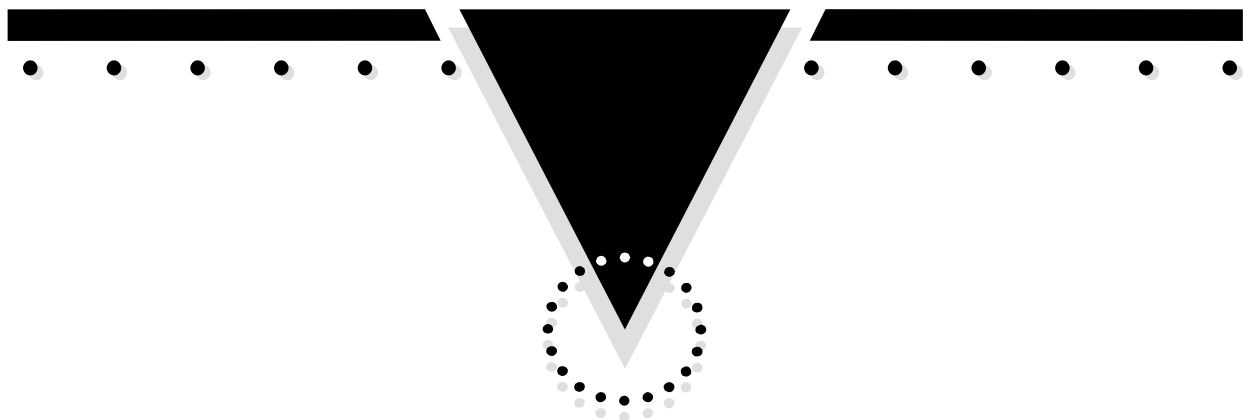
For questions, comments, or clarification, please contact:

- ☐ Ryan Wilson, Greyhawk Amenity Manager (904) 203-7112
- ☐ Jay Soriano, GMS Operations Manager (904) 274-2450

greyhawkmanager@gmsnf.com
jsoriano@gmsnf.com

TENTH ORDER OF BUSINESS

A.



Armstrong Community Development District

**Unaudited Financial Reporting
September 30, 2023**



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1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4	<u>Debt Service Fund Series 2017A/B</u>
5	<u>Debt Service Fund Series 2019</u>
6	<u>Capital Projects Fund Series 2017A/B</u>
7	<u>Capital Projects Fund Series 2019</u>
8-9	<u>Month to Month</u>
10	<u>Assessment Receipt Schedule</u>
11	<u>Long Term Debt</u>
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16-18	<u>Series 2019 Construction Schedule</u>

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
September 30, 2023

	Governmental Fund Types			Totals (Memorandum Only) 2023
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$20,923	---	---	\$20,923
Investments:				
Custody Account	\$170,009	---	---	\$170,009
Prepaid Expenses	\$35,747	---	---	\$35,747
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$188,347	---	\$188,347
Acquisition/Construction	---	---	\$18,312	\$18,312
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Prepayment	---	\$99	---	\$99
Acquisition/Construction	---	---	\$510	\$510
<u>Series 2019</u>				
Reserve	---	\$205,500	---	\$205,500
Revenue	---	\$293,674	---	\$293,674
Prepayment	---	\$352	---	\$352
Acquisition/Construction	---	---	\$211,643	\$211,643
Due from Armstrong Owners' Association	\$1,227	---	---	\$1,227
TOTAL ASSETS	\$227,906	\$969,683	\$230,466	\$1,428,054
<u>LIABILITIES:</u>				
Accounts Payable	\$14,514	---	---	\$14,514
<u>FUND BALANCES:</u>				
Restricted for Debt Service	---	\$969,683	---	\$969,683
Restricted for Capital Projects	---	---	\$230,466	\$230,466
Unassigned	\$213,392	---	---	\$213,392
TOTAL LIABILITIES & FUND BALANCES	\$227,906	\$969,683	\$230,466	\$1,428,054

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Net	\$504,612	\$504,612	\$505,502	\$890
Cost Share - Tynes Blvd.	\$14,500	\$14,500	\$18,992	\$4,492
Interest	\$0	\$0	\$8,166	\$8,166
Miscellaneous Income	\$0	\$0	\$925	\$925
Rental Income	\$0	\$0	\$500	\$500
TOTAL REVENUES	\$519,112	\$519,112	\$534,085	\$14,973
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisors Fees	\$9,600	\$9,600	\$8,200	\$1,400
FICA Expense	\$734	\$734	\$627	\$107
Engineering Fees	\$6,000	\$6,000	\$3,276	\$2,724
Arbitrage	\$1,100	\$1,100	\$1,100	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$7,000	\$7,000	\$0
Attorney Fees	\$12,000	\$12,000	\$18,192	(\$6,192)
Annual Audit	\$4,050	\$4,050	\$4,050	\$0
Trustee Fees	\$7,800	\$7,800	\$7,758	\$42
Management Fees	\$47,250	\$47,250	\$47,250	\$0
Information Technology	\$1,800	\$1,800	\$1,800	\$0
Telephone	\$350	\$350	\$315	\$35
Postage	\$600	\$600	\$598	\$2
Insurance	\$7,360	\$7,360	\$6,587	\$773
Printing & Binding	\$1,500	\$1,500	\$1,002	\$498
Legal Advertising	\$2,500	\$2,500	\$1,569	\$931
Other Current Charges	\$600	\$600	\$64	\$536
Website Administration	\$1,250	\$1,250	\$1,250	(\$0)
Office Supplies	\$250	\$250	\$699	(\$449)
Travel Per Diem	\$350	\$350	\$0	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$117,269	\$117,269	\$116,512	\$757
<u>Field</u>				
Security	\$45,000	\$45,000	\$44,337	\$663
Electric	\$2,000	\$2,000	\$1,404	\$596
Water & Sewer/Irrigation	\$36,000	\$36,000	\$32,957	\$3,043
Repairs & Maintenance	\$5,000	\$5,000	\$4,490	\$510
Landscape Contract	\$93,217	\$93,217	\$92,716	\$501
Landscape Contingency	\$5,000	\$5,000	\$1,000	\$4,000
Landscape Pond Banks	\$15,248	\$15,248	\$14,522	\$726
Lake Maintenance	\$12,537	\$12,537	\$13,388	(\$851)
Irrigation Repairs	\$10,000	\$10,000	\$5,573	\$4,427
Doggie Pot Stations	\$0	\$0	\$1,860	(\$1,860)
Total Field	\$224,002	\$224,002	\$212,247	\$11,755

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<u>Amenity Center</u>				
Property/Amenity Manager	\$0	\$0	\$18,750	(\$18,750)
Insurance	\$28,700	\$28,700	\$25,711	\$2,989
Phone/Internet/Cable	\$3,000	\$3,000	\$2,505	\$495
Electric	\$16,000	\$16,000	\$16,387	(\$387)
Water/Irrigation	\$7,500	\$7,500	\$6,796	\$704
Gas	\$1,500	\$1,500	\$1,109	\$391
Refuse Service	\$3,500	\$3,500	\$3,728	(\$228)
Access Cards	\$2,500	\$2,500	\$4,633	(\$2,133)
Landscape Contract	\$33,259	\$33,259	\$31,675	\$1,584
Fitness Equipment Lease	\$12,737	\$12,737	\$11,322	\$1,415
Janitorial Services	\$13,016	\$13,016	\$13,457	(\$441)
Janitorial Supplies	\$4,000	\$4,000	\$975	\$3,025
Pool Maintenance	\$17,300	\$17,300	\$21,477	(\$4,177)
Repairs & Maintenance	\$10,000	\$10,000	\$804	\$9,196
Fitness Center Repairs/Supplies	\$2,500	\$2,500	\$3,588	(\$1,088)
Office Supplies	\$500	\$500	\$60	\$440
ASCAP/BMI License Fees	\$500	\$500	\$0	\$500
Pest Control	\$800	\$800	\$405	\$395
Contingency	\$3,000	\$3,000	\$3,476	(\$476)
Operating Reserve	\$17,529	\$17,529	\$0	\$17,529
Total Amenity Center	\$177,841	\$177,841	\$166,857	\$10,984
TOTAL EXPENDITURES	\$519,112	\$519,112	\$495,617	\$23,496
Excess (deficiency) of revenues over (under) expenditures	(\$0)	(\$0)	\$38,468	\$38,468
Net change in Fund Balance	(\$0)	(\$0)	\$38,468	\$38,468
FUND BALANCE - BEGINNING	\$0		\$174,924	
FUND BALANCE - ENDING	(\$0)		\$213,392	

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 September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Series 2017A	\$265,819	\$265,819	\$266,287	\$469
Interest Income	\$0	\$0	\$14,480	\$14,480
<i>TOTAL REVENUES</i>	\$265,819	\$265,819	\$280,767	\$14,949
<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	\$16,608	\$14,949
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$8,430)	(\$8,430)
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	(\$8,430)	(\$8,430)
Net change in Fund Balance	\$1,659	\$1,659	\$8,178	\$6,519
FUND BALANCE - BEGINNING	\$180,154		\$461,978	
FUND BALANCE - ENDING	\$181,813		\$470,156	

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 September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<u>REVENUES:</u>				
Assessments - 2019	\$411,185	\$411,185	\$411,592	\$407
Interest Income	\$0	\$0	\$21,179	\$21,179
TOTAL REVENUES	\$411,185	\$411,185	\$432,771	\$21,586
<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	\$24,671	\$21,586
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$217,708)	(\$217,708)
Total Other Financing Sources/(Uses)	\$0	\$0	(\$217,708)	(\$217,708)
Net change in Fund Balance	\$3,085	\$3,085	(\$193,038)	(\$196,123)
FUND BALANCE - BEGINNING	\$280,159		\$692,564	
FUND BALANCE - ENDING	\$283,244		\$499,526	

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 September 30, 2023

	ADOPTED BUDGET	PRORATED THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$416	\$416
<i>TOTAL REVENUES</i>	\$0	\$0	\$416	\$416
<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	416	416
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$8,430	\$8,430
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	\$8,430	\$8,430
Net change in Fund Balance	\$0	\$0	\$8,846	\$8,846
FUND BALANCE - BEGINNING	\$0		\$9,976	
FUND BALANCE - ENDING	\$0		\$18,823	

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 September 30, 2023

	ADOPTED BUDGET	PRORATED THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$1,314	\$1,314
Developer Subsidy	\$0	\$0	\$24,235	\$24,235
TOTAL REVENUES	\$0	\$0	\$25,549	\$25,549
<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	(\$50,444)	(\$50,444)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer Out	\$0	\$0	\$217,708	\$217,708
TOTAL SOURCES/(USES)	\$0	\$0	\$217,708	\$217,708
Net change in Fund Balance	\$0	\$0	\$167,264	\$167,264
FUND BALANCE - BEGINNING	\$0		\$44,379	
FUND BALANCE - ENDING	\$0		\$211,643	

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	\$1,227	\$1,227	\$18,992
Interest	\$150	\$112	\$21	\$522	\$907	\$731	\$880	\$1,029	\$986	\$906	\$975	\$948	\$8,166
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$720	\$205	\$0	\$925
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	\$2,407	\$2,175	\$534,085
<u>Expenditures:</u>													
<i>Administrative</i>													
Supervisor Fees	\$600	\$0	\$0	\$800	\$800	\$800	\$800	\$1,000	\$1,000	\$800	\$800	\$800	\$8,200
FICA Expense	\$46	\$0	\$0	\$61	\$61	\$61	\$61	\$77	\$77	\$61	\$61	\$61	\$627
Engineering Fees	\$0	\$0	\$0	\$190	\$1,132	\$1,042	\$95	\$0	\$568	\$250	\$0	\$0	\$3,276
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	\$583	\$583	\$7,000
Attorney Fees	\$2,449	\$1,285	\$215	\$998	\$1,084	\$1,962	\$1,131	\$2,922	\$2,496	\$2,188	\$1,464	\$0	\$18,192
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	\$3,938	\$3,938	\$47,250
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Telephone	\$28	\$0	\$19	\$0	\$3	\$23	\$36	\$46	\$19	\$44	\$41	\$56	\$315
Postage	\$0	\$7	\$9	\$10	\$12	\$4	\$5	\$14	\$457	\$32	\$22	\$26	\$598
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	\$74	\$93	\$1,002
Legal Advertising	\$156	\$0	\$43	\$44	\$44	\$86	\$121	\$44	\$887	\$0	\$100	\$44	\$1,569
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	\$104	\$104	\$1,250
Office Supplies	\$0	\$1	\$1	\$1	\$1	\$0	\$0	\$0	\$81	\$614	\$0	\$0	\$699
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	\$7,053	\$8,947	\$10,853	\$12,869	\$7,337	\$5,855	\$116,512

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	\$5,268	\$2,399	\$0	\$44,337
Electric	\$100	\$102	\$103	\$101	\$172	\$84	\$104	\$103	\$105	\$113	\$203	\$113	\$1,404
Water & Sewer/Irrigation	\$2,861	\$3,144	\$2,964	\$2,806	\$2,633	\$2,479	\$2,111	\$2,374	\$4,970	\$2,555	\$1,935	\$2,124	\$32,957
Repairs & Maintenance	\$40	\$2,388	\$0	\$0	\$305	\$0	\$45	\$0	\$0	\$582	\$1,130	\$0	\$4,490
Landscape Contract	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$8,037	\$9,048	\$9,048	\$92,716
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$1,000
Landscape Pond Banks	\$1,310	\$1,160	\$1,160	\$1,310	\$1,160	\$1,160	\$1,310	\$1,160	\$1,160	\$1,310	\$1,160	\$1,160	\$14,522
Lake Maintenance	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$2,443	\$13,388
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,295	\$0	\$0	\$1,278	\$0	\$5,573
Doggie Pot Stations	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$1,860
Total Field	\$16,357	\$19,487	\$16,726	\$16,988	\$16,317	\$16,494	\$15,692	\$20,329	\$20,497	\$19,015	\$18,304	\$16,044	\$212,247
Amenity Center													
Property/Amenity Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,250	\$6,250	\$6,250	\$18,750
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	\$202	\$202	\$2,505
Electric	\$1,809	\$1,542	\$1,516	\$1,548	\$1,437	\$1,265	\$1,214	\$1,144	\$1,237	\$1,106	\$1,190	\$1,379	\$16,387
Water/Irrigation	\$634	\$699	\$659	\$704	\$727	\$488	\$461	\$455	\$645	\$551	\$389	\$384	\$6,796
Gas	\$103	\$76	\$184	\$86	\$85	\$141	\$101	\$104	\$78	\$83	\$69	\$0	\$1,109
Refuse Service	\$262	\$262	\$262	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$3,728
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	\$2,640	\$2,640	\$31,675
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	\$1,085	\$1,085	\$13,457
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	\$1,650	\$1,650	\$1,650	\$21,477
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	\$45	\$45	\$0	\$405
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	\$7,913	\$7,596	\$7,667	\$148,107
Total Expenditures	\$76,836	\$37,343	\$42,800	\$34,125	\$34,109	\$35,554	\$35,491	\$38,518	\$39,491	\$39,797	\$33,237	\$29,566	\$476,867
Excess Revenues (Expenditures)	(\$75,586)	(\$16,995)	\$430,201	(\$28,552)	(\$25,263)	(\$30,020)	(\$31,873)	(\$35,569)	(\$34,234)	(\$36,670)	(\$30,830)	(\$27,391)	\$57,218

**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: \$205,500
Reserve Fund Balance: \$205,500

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

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

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

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,841.36
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$9,852.05
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 September 30, 2023	<u><u>\$18,822.57</u></u>

2. Funds Available For Construction at September 30, 2023

Book Balance of Construction Fund at September 30, 2023	\$18,822.57
Contracts in place at September 30, 2023	

3. Investments - US Bank

September 30, 2023	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$18,822.57
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<u><u>\$18,822.57</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	\$9,841.35
TRANS FROM DEBT SERVICE	\$9,852.05
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
BALANCE	\$18,822.57

RECONCILIATION	
TRUST STATEMENT	\$18,822.57
O/S REQ.	\$0.00
ADJ BALANCE	\$18,822.57
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
Aug-23	\$57.87	\$1.35		\$1,025.34
Sep-23	\$77.22	\$1.97		\$1,280.04
	\$409.11	\$7.24		\$8,430.02

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$2,752.27
Developer Contributions/Add'l Revenue	\$3,629,302.23
Transfer from Debt Service	\$217,708.18
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 September 30, 2023	<u><u>\$211,643.23</u></u>

2. Funds Available For Construction at September 30, 2023

Book Balance of Construction Fund at September 30, 2023	\$211,643.23
Contracts in place at September 30, 2023	

3. Investments - US Bank

September 30, 2023	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$211,643.23
			Due fom Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<u><u>\$211,643.23</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	\$2,752.27
TRANSFER FROM DEBT SERVICE	\$217,708.18
LESS: REQ. PAID	(\$10,406,862.16)
BALANCE	\$211,643.23

RECONCILIATION	
TRUST STATEMENT	\$211,643.23
O/S REQ.	\$0.00
ADJ BALANCE	\$211,643.23
VARIANCE	(\$0.00)

Add'l Revenue/Developer Contributions:

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

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

	\$1,401.96	\$2.02
Oct-20	\$0.12	\$0.00
Nov-20	\$0.43	\$0.00
Dec-20	\$0.25	\$0.00
Jan-21	\$0.24	\$0.00
Feb-21	\$0.34	\$0.00
Mar-21	\$0.00	\$0.00
Apr-21	\$0.00	\$0.00
May-21	\$0.07	\$0.00
Jun-21	\$0.07	\$0.00
Jul-21	\$0.09	\$0.00
Aug-21	\$0.32	\$0.00
Sep-21	\$0.32	\$0.00
	\$2.25	\$0.00
Oct-21	\$0.24	\$0.00
Nov-21	\$0.22	\$0.00
Dec-21	\$0.21	\$0.00
Jan-22	\$0.27	\$0.00
Feb-22	\$0.27	\$0.00
Mar-22	\$0.22	\$0.00
Apr-22	\$0.23	\$0.00
May-22	\$0.18	\$0.00
Jun-22	\$0.19	\$0.00
Jul-22	\$0.18	\$0.00
Aug-22	\$0.19	\$0.00
Sep-22	\$29.40	\$0.00
	\$31.80	\$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
Aug-23	\$9.45	\$0.00
Sep-23	\$440.82	\$0.00

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B.

Armstrong Community Development District

Summary of Check Register

September 1, 2023 to September 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	9/5/23	998-1003	\$ 19,812.26
	9/11/23	1004-1007	\$ 13,508.50
	9/18/23	1008-1010	\$ 4,044.65
	9/25/23	1011-1012	\$ 1,130.21
	9/26/23	1013	\$ 35,747.00
			<hr/>
			\$ 74,242.62
			<hr/>
			\$ 74,242.62

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/05/23	00061	8/31/23 3268372	202307 310-51300-31500	MTG/AUDIT LTR/PK RULE/PRJ	*	2,187.50	
				KUTAK ROCK LLP			2,187.50 000998
9/05/23	00070	8/18/23 52952139	202308 330-57200-46500	MTHLY PEST CONTROL AUG23	*	45.00	
				ARROW EXTERMINATORS INC DBA			45.00 000999
9/05/23	00072	9/01/23 1760110	202309 330-57200-46700	POOL CHEM & CLEAN SEP23	*	1,650.00	
				POOL TROOPERS			1,650.00 001000
9/05/23	00019	9/01/23 7660B-73	202309 320-53800-46800	LAKE MAINTENANCE SEP23	*	995.00	
				SITEX AQUATICS			995.00 001001
9/05/23	00069	9/01/23 FY2023	202309 320-53800-46800	LAKE MNT COST SHARE FY23	*	1,448.40	
				SOUTH VILLAGE CDD			1,448.40 001002
9/05/23	00021	8/28/23 201126	202308 320-53800-46200	LANDSCAPE MAINT AUG23	*	4,363.75	
		8/28/23 201126	202308 330-57200-46200	LANDSCAPE AMENITY AUG23	*	2,552.58	
		8/28/23 201126	202308 320-53800-46200	TYNES BLVD EXT AUG23	*	800.97	
		8/28/23 201126	202308 320-53800-46200	GREYHAWK PHASE II AUG23	*	2,233.41	
		8/28/23 201126	202308 320-53800-46400	GREYHAWK LAKES AUG23	*	1,160.20	
		8/28/23 201126	202308 330-57200-46200	VIBURNAM HDGE AMNTY AUG23	*	87.00	
		8/31/23 201249	202307 320-53800-46200	LANDSCAPE MAINT PH3 JUL23	*	638.64	
		8/31/23 201249A	202308 320-53800-46200	LANDSCAPE MAINT PH3 AUG23	*	1,649.81	
				TREE AMIGOS OUTDOOR SERVICES INC.			13,486.36 001003
9/11/23	00054	9/01/23 2309-A	202309 330-57200-47700	PET STATION MAINT SEP23	*	155.00	
				DOODY DADDY			155.00 001004
9/11/23	00001	9/01/23 107	202309 310-51300-34000	MANAGEMENT FEES SEP23	*	3,937.50	
		9/01/23 107	202309 310-51300-49500	WEBSITE ADMIN SEP23	*	104.17	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		9/01/23 107	202309 310-51300-35100		*	150.00	
			INFORMATION TECH SEP23				
		9/01/23 107	202309 310-51300-31300		*	583.33	
			DISSEMINATION FEE SEP23				
		9/01/23 107	202309 310-51300-51000		*	.33	
			OFFICE SUPPLIES				
		9/01/23 107	202309 310-51300-42000		*	25.82	
			POSTAGE				
		9/01/23 107	202309 310-51300-42500		*	92.70	
			COPIES				
		9/01/23 107	202309 310-51300-41000		*	56.29	
			TELEPHONE				
		9/01/23 108	202309 320-53800-12200		*	6,250.00	
			PROPERTY MANAGER SEP23				
		9/01/23 108	202309 330-57200-46300		*	1,084.67	
			JANITORIAL SERVICES SEP23				
			GOVERNMENTAL MANAGEMENT SERVICES				12,284.81 001005
9/11/23 00021		9/05/23 201000	202309 320-53800-46300		*	1,000.00	
			RMV DEAD PINE-3842 HEATHR				
			TREE AMIGOS OUTDOOR SERVICES INC.				1,000.00 001006
9/11/23 00027		9/06/23 22100762	202308 330-57200-43200		*	68.69	
			3645 ROYAL PINES DR-AUG23				
			TECO				68.69 001007
9/18/23 00016		9/08/23 567729SE	202309 320-53800-43100		*	254.33	
			3518 ROYAL PINES DR IRRG				
		9/08/23 568411SE	202309 320-53800-43100		*	663.46	
			3682 ROYAL PINES DR IRRG				
		9/08/23 574046SE	202309 330-57200-43100		*	77.72	
			3645 ROYAL PINES DR POOL				
		9/08/23 574047SE	202309 330-57200-43100		*	306.54	
			3645 ROYAL PINES DR CLBHS				
		9/08/23 574048SE	202309 320-53800-43100		*	91.06	
			3645 ROYAL PINES DR IRRG				
		9/08/23 577060SE	202309 320-53800-43100		*	251.91	
			875 TYNES BLVD IRRG-SEP23				
		9/08/23 577061SE	202309 320-53800-43100		*	309.55	
			705 TYNES BLVD IRRG-SEP23				
		9/08/23 586607SE	202309 320-53800-43100		*	42.97	
			3976 HEATHERBROOK PL IRRG				
		9/08/23 586608SE	202309 320-53800-43100		*	73.57	
			4121 HEATHERBOOK PL IRRG				
		9/08/23 588041SE	202309 320-53800-43100		*	92.32	
			3846 SUNBERRY LN IRRG-SEP				

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		9/08/23	594522SE 202309 320-53800-43100 4173 HEATHERBROOK PL-SEP		*	90.66	
		9/08/23	596272SE 202309 320-53800-43100 1980 AMBERLY DRIVE-SEP23		*	181.54	
		9/08/23	596274SE 202309 320-53800-43100 544 TYNES BLVD - SEP23		*	72.72	
CLAY COUNTY UTILITY AUTHORITY							2,508.35 001008
9/18/23	00100	9/14/23	9054872S 202309 320-53800-43000 3599 ROYAL PINES DR IRRG		*	44.00	
		9/14/23	9082120S 202309 330-57200-43000 3645 ROYAL PINES DR AMNTY		*	1,379.00	
		9/14/23	9082351S 202309 320-53800-43000 705 TYNES BLVD IRRG-SEP23		*	35.00	
		9/14/23	9143346S 202309 320-53800-43000 3814 ROYAL PINES - SEP23		*	34.30	
CLAY ELECTRIC COOPERATIVE, INC.							1,492.30 001009
9/18/23	00007	9/07/23	2023-258 202309 310-51300-48000 NOT.OF MEETING 09/14/23		*	44.00	
OSTEEN MEDIA GROUP							44.00 001010
9/25/23	00001	9/14/23	109 202308 320-53800-46000 GYM WIPE DISPENSE/TP/MLBX		*	342.71	
		9/14/23	109 202308 320-53800-46000 RMV DEBRIS/BLW LEAF/HURIC		*	320.34	
GOVERNMENTAL MANAGEMENT SERVICES							663.05 001011
9/25/23	00074	8/16/23	I11852 202308 320-53800-46000 SVC CALL-TRIP UNIT/RESET		*	467.16	
INSIGHT PARTNERS							467.16 001012
9/26/23	00009	9/20/23	19911 202309 300-15500-10000 FY24 GEN.LIAB/PUBLIC OFFC		*	6,818.00	
		9/20/23	19911 202309 300-15500-10000 FY24 PROPERTY INSURANCE		*	28,929.00	
EGIS INSURANCE ADVISORS, LLC							35,747.00 001013
TOTAL FOR BANK A						74,242.62	
TOTAL FOR REGISTER						74,242.62	

ARMS ARMSTRONG TVISCARRA

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2023

dli
210-513715

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

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA # [REDACTED]

First National Bank of Omaha

Kutak Rock LLP

A/C # [REDACTED]

Reference: Invoice No. 3268372

Client Matter No. 1323-1

Notification Email: eftgroup@kutakrock.com



Invoice No. 3268372
1323-1

Re: General Counsel

For Professional Legal Services Rendered

07/06/23	J. Gillis	0.40	64.00	Draft resolutions adopting towing and overnight parking rules and suspension and termination rules
07/07/23	K. Buchanan	1.70	569.50	Review proposed budget; prepare appropriation resolution and assessment resolution; prepare resolution adopting revised amenity suspension and termination rules; prepare resolution adopting towing and parking rules
07/13/23	K. Buchanan	3.50	1,172.50	Prepare for and attend board meeting
07/19/23	J. Gillis	0.30	48.00	Coordinate response to auditor letter
07/26/23	K. Buchanan	0.90	301.50	Confer with district manager regarding outstanding agreements; confer with O'Reilly regarding project completion
07/26/23	J. Gillis	0.20	32.00	Review and revise FY 2024 appropriation resolution
TOTAL HOURS		7.00		

KUTAK ROCK LLP

Armstrong CDD

August 31, 2023

Client Matter No. 1323-1

Invoice No. 3268372

Page 2

TOTAL FOR SERVICES RENDERED

\$2,187.50

TOTAL CURRENT AMOUNT DUE

\$2,187.50



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: 08/22/23 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 3645 Royal Pines Dr, Middleburg, FL 32068					
08/18/23	52952139	<u>Pest Control</u> Service	\$45.00	\$0.00	\$45.00

#70
mthly
330-572-468

RECEIVED
AUG 25 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

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

*****AUTO**MIXED AADC 270



ARMSTRONG CDD 6
1408 HAMLIN AVE UNIT E 1255
SAINT CLOUD FL 34771-8588



Please check Invoice(s) paid below.

Invoice #	Amount	Invoice #	Amount
<input checked="" type="checkbox"/> 52952139	\$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"/>	
<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: 08/22/23
Customer Number: 2634163

Balance Forward: \$0.00
Amount: \$45.00

Amount Due: \$45.00
Check # _____



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

Billing Address:
Armstrong CDD
475 West Town Place Suite 114
St. Augustine, FL 32092

INVOICE#: 1760110
INVOICE DATE: 9/1/2023
SERVICE MONTH: SEPTEMBER
CUST ID: 196869



Armstrong CDD

3645 Royal Pines Dr. , Middleburg, FL 32068

\$1,650.00

Pool

\$1,650.00

Item	Type	Description	Charges
1	Service	AM - Commercial Chemical and Cleaning	\$1,650.00

Taxes

\$0.00

Payments/Credits

\$0.00

Effective immediately, please send all payments to the below remit-to address: Pool Troopers PO Box 160726
Altamonte Springs, FL 32716-0726

Pool Maintenance
#72 Pool Chem & Clean
001, 330.57200.46700

MONTHLY POOL/SPA MAINTENANCE

Amount Due

\$1,650.00

Payment Due: 9/1/2023

8-22-23

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Armstrong CDD (Greyhawk Jax)

Bill to

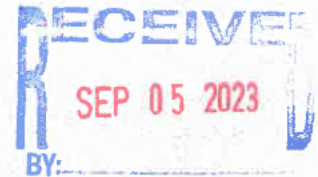
Armstrong CDD
Governmental Management Services-CF, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771
Attn: Teresa Viscarra

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

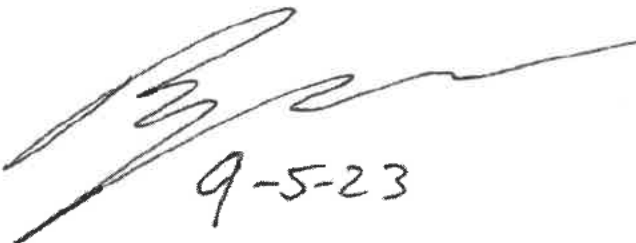
Invoice no.: 7660B-73
Terms: Net 30
Invoice date: 09/01/2023
Due date: 10/01/2023



Product or service	Amount
1. LM- Armstrong CDD Monthly <u>Lake Maintenance</u> - 9 Waterways <u>September</u>	1 x \$995.00 \$995.00
Total	\$995.00

Lake Maintenance
#19

001.320.53800.46800


9-5-23

954-721-8681
954-721-9202 - Fax
dpowers@qmissf.com

RECEIVED
SEP 01 2023
BY: _____

E-Mail tviscarra@gmscfl.com

#69
320-578-468

Invoice Subtotal	\$1,448.40
Invoice #	01012020
Invoice Total	\$1,448.40
Total Amount Due	\$1,448.40

[illegible]



Tree Amigos

Outdoor Services



Invoice

Invoice#: 201126

Date: 08/28/2023

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
August Monthly <u>Landscape Maintenance Common Areas</u>	320-538-462	1.00	4,363.75	4,363.75
August <u>Landscape Maintenance Amenity Center</u>	320-538-462	1.00	2,552.58	2,552.58
August Monthly Landscape Maintenance <u>Tynes Blvd Extension</u>	320-538-462	1.00	800.97	800.97
August Monthly Landscape Maintenance Tynes <u>Greyhawk Phase II</u>	320-538-462	1.00	2,233.41	2,233.41
August Monthly Landscape Maintenance Tynes <u>Greyhawk Lakes</u>	320-538-464	1.00	1,160.20	1,160.20
August Monthly Landscape Maintenance <u>Viburnum hedges Amenity Cente</u>	320-538-462	1.00	87.00	87.00

Notes:

Invoice Total: \$11,197.91

Landscape Maintenance

001.320.53800.46200

[Signature]
9-5-23



Tree Amigos

Outdoor Services



Invoice

Invoice#: 201249

Date: 08/31/2023

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

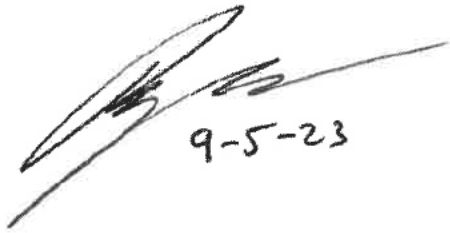
Project: Armstrong PH3 Maintenance
475 West Town Place suite 114
St. Augustine FL 32092

Description	Quantity	Price	Ext Price
July 19-31 monthly landscape maintenance	1.00	638.64	638.64
August monthly landscape maintenance	1.00	1,649.81	1,649.81

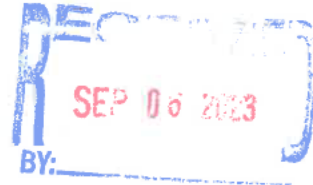
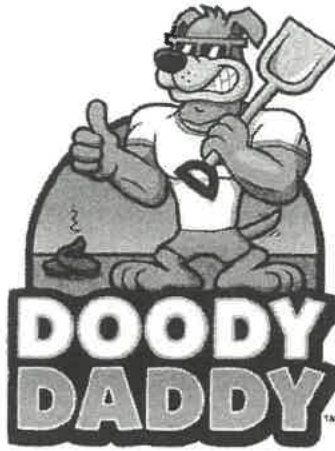
Notes:

Invoice Total: \$2,288.45

Landscape Maintenance
#21
001.320.53800.46200



9-5-23



September 1, 2023

Invoice No. 2309-A

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

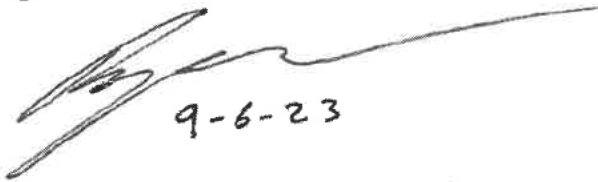
DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - <u>September</u>	3 stations	1 X Week	\$155

- Pet Waste Station Maintenance

#54

Pet waste Station Maintenance

001.330.57200.47700


9-6-23

TOTAL: \$155

PAID:

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 107**Invoice Date:** 9/1/23**Due Date:** 9/1/23**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 - September 2023	310-517-34		3,937.50	3,937.50
Website Administration - September 2023	493		104.17	104.17
Information Technology - September 2023	351		150.00	150.00
Dissemination Agent Services - September 2023	313		583.33	583.33
Office Supplies	51		0.33	0.33
Postage	42		25.82	25.82
Copies	423		92.70	92.70
Telephone	411		56.29	56.29
Total				\$4,950.14
Payments/Credits				\$0.00
Balance Due				\$4,950.14

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

Invoice #: 108

Invoice Date: 9/1/23

Due Date: 9/1/23

Case:

P.O. Number:

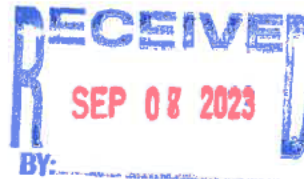
Bill To:Armstrong CDD
475 West Town Place
Suite 114
At. Augustine, FL 32092

Description	#1	Hours/Qty	Rate	Amount
Property Manager - September 2023	320-578-122		6,250.00	6,250.00
Janitorial - September 2023	330-572-463		1,084.67	1,084.67
Total				\$7,334.67
Payments/Credits				\$0.00
Balance Due				\$7,334.67



Tree Amigos

Outdoor Services



Invoice

Invoice#: 201000

Date: 09/05/2023

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

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

Description	Quantity	Price	Ext Price
Tree Removal 3842 Heatherbrook Place			
Remove dead pine tree, in natural area, without stump grinding. Leave debris in woods.			
Total	1.00	1,000.00	1,000.00

Notes:

Invoice Total: \$1,000.00

Landscape Contingency

#21

001.320.53800.46300

9-8-23



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

Statement Date: September 06, 2023

Amount Due: \$68.69

Due Date: September 27, 2023

Account #: 221007627575

Account Summary

Current Service Period: July 29, 2023 - August 29, 2023

Previous Amount Due	\$82.53
Payment(s) Received Since Last Statement	-\$82.53
Current Month's Charges	\$68.69

Amount Due by September 27, 2023 \$68.69

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

Your Energy Insight



Your average daily THMS used was **75% lower** than the same period last year.



Your average daily THMS used was **75% lower** than it was in your previous period.

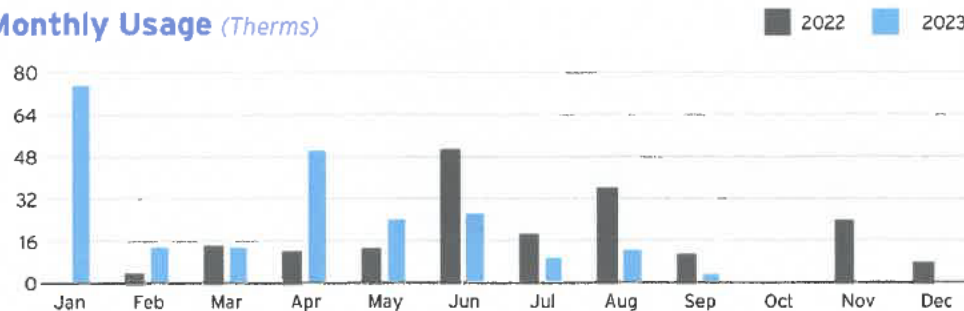


Scan here to view your account online.

#27
370-572-432



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: September 27, 2023



Pay your bill online at PeoplesGas.com

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

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

Amount Due: \$68.69

Payment Amount: \$ 68.69

640272940243

00000799 FTECO108062322253210 00000 04 01000000 20396 002

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.

6402729402432210076275750000000068694



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

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

Meter Read

Service Period: Jul 29, 2023 - Aug 29, 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	08/29/2023	639	636	3 CCF	1,048	1.0000	3.1 Therms	32 Days

Charge Details



Natural Gas Charges

Customer Charge		\$30.60
Distribution Charge	3.1 THMS @ \$0.46951	\$1.46
PGA	3.1 THMS @ \$0.85000	\$2.64
Florida Gross Receipts Tax		\$0.09
Natural Gas Service Cost		\$34.79
Municipal Public Service Tax		\$1.29
State Tax		\$2.61
Total Natural Gas Cost, Local Fees and Taxes		\$38.69



Other Fees and Charges

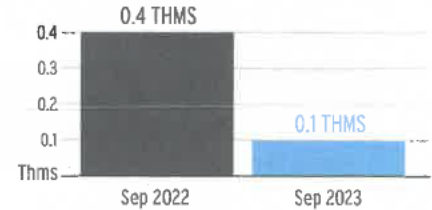
Miscellaneous Charges

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

Total Current Month's Charges

\$68.69

Avg THMS Used Per Day



Important Messages

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

For more information about your bill and understanding your charges, please visit PeoplesGas.com

Ways To Pay Your Bill



Bank Draft

Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at 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. 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

Phone:

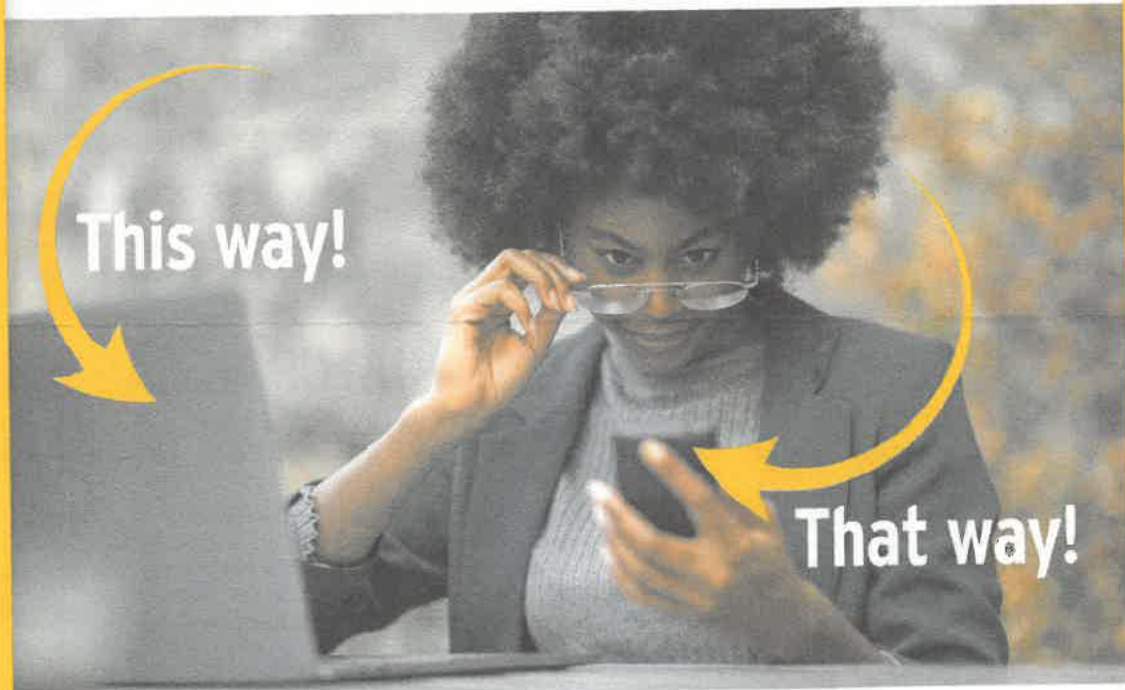
Commercial Customer Care:

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.



GET NOTIFIED YOUR WAY



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

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

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



**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



***Faster cooking times,
plus cash back***

*Earn valuable rebates when you install
new natural gas cooking equipment.*

Peoples Gas energy conservation program rebates are available to help you offset your purchase and installation costs. Best of all, you'll continue to enjoy enhanced efficiency for years to come.

Available cooking rebates:

Natural Gas Appliance	Potential Rebate
Cooking Equipment	Up to \$2,000
Fryer	Up to \$3,500

For more information and full details on eligibility visit PeoplesGas.com/BizRebates.



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

[2/14]

Customer Name: ARMSTRONG CDD

Bill Date: 09/08/2023

Customer #: 00567729

Service Address: 3518 Royal Pines Drive Reclaimed Irrigation

Route #: MC05533398

Water

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

Base Charges (Prepaid)	09/08/23 to 10/05/23					\$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	09/01/23	32	3914	4029	115
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	39.5	X	0.85		\$33.58
Proration Factor: 1.0667	Tier 2	13.8	X	1.66		\$22.91
	Tier 3	61.7	X	2.51		\$154.87

Other Charges

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

Current Charges	\$254.33
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$254.33

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.

The Board will discuss the proposed Water, Sewer, and Reclaimed Water Consumption and Base fee increase of 8.1%.

Back to school water saving tip: Did you know processed foods require much more water to produce than fruits and veggies do to grow? Pack healthy snacks in reusable lunch containers.

Please pay \$254.33 by 9/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$254.22 was posted to your account on 08/23/2023.

416
20-538-471



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:

AYC0907B 2000000763 20/2

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

Bill Summary

Bill Date	09/08/23
Current Charges	\$254.33
Current Charges Past Due After	09/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$254.33

MAIL PAYMENT TO:



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

00567729 3 MC05533398 0000025433 0000000 09292023 0 0



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

[3/14

Customer Name: ARMSTRONG CDD

Bill Date: 09/08/2023

Customer #: 00568411

Service Address: 3682 Royal Pines Drive Reclaimed Irrigation

Route #: MC05530006

Water

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

Base Charges (Prepaid)	09/08/23 to 10/05/23					\$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	09/01/23	32	3841	4119	278
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	39.5	X	0.85		\$33.58
Proration Factor: 1.0667	Tier 2	13.8	X	1.66		\$22.91
	Tier 3	224.7	X	2.51		\$564.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$663.46
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$663.46

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.

The Board will discuss the proposed Water, Sewer, and Reclaimed Water Consumption and Base fee increase of 8.1%.

Back to school water saving tip: Did you know processed foods require much more water to produce than fruits and veggies do to grow? Pack healthy snacks in reusable lunch containers.

Please pay \$663.46 by 9/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$547.89 was posted to your account on 08/23/2023.

#16
20-578-431

RECEIVED
SEP 13 2023
BY: _____

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:

AYC0907B 2000000764 20/3

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

Bill Summary

Bill Date	09/08/23
Current Charges	\$663.46
Current Charges Past Due After	09/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$663.46

MAIL PAYMENT TO:



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

00568411 3 MC05530006 0000066346 0000000 09292023 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: 09/08/2023

Customer #: 00574046

Service Address: 3645 Royal Pines Drive Pool

Route #: MC05560400

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86819700	1	09/01/23	32	4555	4575	20

Base Charges (Prepaid)	09/08/23 to 10/05/23					\$28.48
Consumption Charges	Tier 1	20.0	X	2.35		\$47.00
Proration Factor: 1.0667	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	\$77.72
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$77.72

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.

The Board will discuss the proposed Water, Sewer, and Reclaimed Water Consumption and Base fee increase of 8.1%.

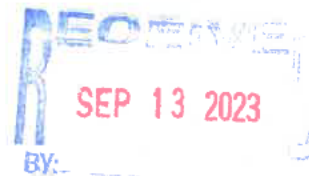
Back to school water saving tip: Did you know processed foods require much more water to produce than fruits and veggies do to grow? Pack healthy snacks in reusable lunch containers.

Please pay \$77.72 by 9/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$68.32 was posted to your account on 08/23/2023.

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
370-572-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574046

3645 Royal Pines Drive Pool

Route #:MC05560400

Route Group:26

ADDRESSEE:

AYC0907B 2000000765 20/4

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

Bill Summary

Bill Date	09/08/23
Current Charges	\$77.72
Current Charges Past Due After	09/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$77.72

MAIL PAYMENT TO:



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

00574046 0 MC05560400 0000007772 0000000 09292023 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: 09/08/2023

Customer #: 00574047

Service Address: 3645 Royal Pines Drive Clubhouse

Route #: MC05560402

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86276213	2	09/01/23	32	152	153	1

Base Charges (Prepaid)	09/08/23 to 10/05/23					\$91.06
Consumption Charges	Tier 1	1.0	X	2.35		\$2.35
Proration Factor: 1.0667	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.15

Sewer

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

Reuse

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

Other Charges

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

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.

The Board will discuss the proposed Water, Sewer, and Reclaimed Water Consumption and Base fee increase of 8.1%.

Back to school water saving tip: Did you know processed foods require much more water to produce than fruits and veggies do to grow? Pack healthy snacks in reusable lunch containers.

Please pay \$306.54 by 9/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$320.62 was posted to your account on 08/23/2023.

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
378372-471



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574047

3645 Royal Pines Drive Clubhouse

Route #:MC05560402

Route Group:26

ADDRESSEE:

AYC0907B 2000000766 20/5

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

Bill Summary

Bill Date	09/08/23
Current Charges	\$306.54
Current Charges Past Due After	09/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$306.54

MAIL PAYMENT TO:



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

00574047 1 MC05560402 0000030654 0000000 09292023 0 0



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

[6/14]

Customer Name: ARMSTRONG CDD

Bill Date: 09/08/2023

Customer #: 00574048

Service Address: 3645 Royal Pines Drive Reclaimed Irrigation

Route #: MC05560404

Water

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

Base Charges (Prepaid)	09/08/23 to 10/05/23					\$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	09/02/23	33	7834	7840	6
Base Charges (Prepaid)						\$85.96
Consumption Charges	Tier 1	6.0	X	0.85		\$5.10
Proration Factor: 1.1000	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	\$91.06
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$91.06

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.

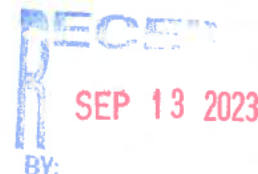
The Board will discuss the proposed Water, Sewer, and Reclaimed Water Consumption and Base fee increase of 8.1%.

Back to school water saving tip: Did you know processed foods require much more water to produce than fruits and veggies do to grow? Pack healthy snacks in reusable lunch containers.

Please pay \$91.06 by 9/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$88.51 was posted to your account on 08/23/2023.

#16
320578-431



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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:

AYC0907B 2000000767 20/6

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

Bill Summary

Bill Date	09/08/23
Current Charges	\$91.06
Current Charges Past Due After	09/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$91.06

MAIL PAYMENT TO:



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

00574048 6 MC05560404 0000009106 0000000 09292023 0 0



Customer Name: ARMSTRONG CDD

Bill Date: 09/08/2023

Customer #: 00577060

Service Address: 875 Tynes Blvd Reclaimed Irrigation

Route #: MC05560359

Water

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

Base Charges (Prepaid)	09/08/23 to 10/05/23					\$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	09/05/23	33	5942	6057	115
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	40.7	X	0.85		\$34.60
Proration Factor: 1.1000	Tier 2	14.3	X	1.66		\$23.74
	Tier 3	60.0	X	2.51		\$150.60

Other Charges

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

Current Charges	\$251.91
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$251.91

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.

The Board will discuss the proposed Water, Sewer, and Reclaimed Water Consumption and Base fee increase of 8.1%.

Back to school water saving tip: Did you know processed foods require much more water to produce than fruits and veggies do to grow? Pack healthy snacks in reusable lunch containers.

Please pay \$251.91 by 9/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$357.13 was posted to your account on 08/23/2023.

±16
20-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577060

875 Tynes Blvd Reclaimed Irrigation

Route #:MC05560359

Route Group:26

ADDRESSEE:

AYC0907B 2000000769 20/8

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

Bill Summary

Bill Date	09/08/23
Current Charges	\$251.91
Current Charges Past Due After	09/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$251.91

MAIL PAYMENT TO:



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

00577060 3 MC05560359 0000025191 0000000 09292023 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: 09/08/2023

Customer #: 00577061

Service Address: 705 Tynes Blvd Reclaimed Irrigation

Route #: MC05560361

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 09/08/23 to 10/05/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						

Alternative Water Supply Surcharge \$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278201	1	09/01/23	32	6673	6810	137
Base Charges (Prepaid) \$42.97						
Consumption Charges Tier 1 39.5 X 0.85 \$33.58						
Proration Factor: 1.0667 Tier 2 13.8 X 1.66 \$22.91						
Tier 3 83.7 X 2.51 \$210.09						

Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges \$309.55						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
TOTAL AMOUNT DUE \$309.55						

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.

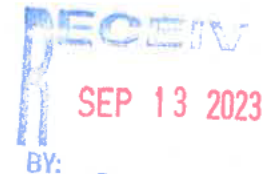
The Board will discuss the proposed Water, Sewer, and Reclaimed Water Consumption and Base fee increase of 8.1%.

Back to school water saving tip: Did you know processed foods require much more water to produce than fruits and veggies do to grow? Pack healthy snacks in reusable lunch containers.

Please pay \$309.55 by 9/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$219.08 was posted to your account on 08/23/2023.

#16
320-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577061

705 Tynes Blvd Reclaimed Irrigation

Route #:MC05560361

Route Group:26

ADDRESSEE:

AYC0907B 2000000768 20/7

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

Bill Summary

Bill Date	09/08/23
Current Charges	\$309.55
Current Charges Past Due After	09/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$309.55

MAIL PAYMENT TO:



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

00577061 3 MC05560361 0000030955 0000000 09292023 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: 09/08/2023

Customer #: 00586607

Service Address: 3976 Heatherbrook Place Reclaimed Irrigation

Route #: MC05560323

Water

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

Base Charges (Prepaid)	09/08/23 to 10/05/23					\$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	09/01/23	32	1861	1861	0
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	0.0	X	0.85		\$0.00
Proration Factor: 1.0667	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

Other Charges

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

Current Charges	\$42.97
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$42.97

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.

The Board will discuss the proposed Water, Sewer, and Reclaimed Water Consumption and Base fee increase of 8.1%.

Back to school water saving tip: Did you know processed foods require much more water to produce than fruits and veggies do to grow? Pack healthy snacks in reusable lunch containers.

Please pay \$42.97 by 9/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$61.67 was posted to your account on 08/23/2023.

#15
20.518.431

RECEIVED
SEP 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:

AYC0907B 2000000770 20/9

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

Bill Summary

Bill Date	09/08/23
Current Charges	\$42.97
Current Charges Past Due After	09/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.97

MAIL PAYMENT TO:



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

00586607 2 MC05560323 0000004297 0000000 09292023 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: 09/08/2023

Customer #: 00586608

Service Address: 4121 Heatherbrook Place Reclaimed Irrigation

Route #: MC05560249

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 09/08/23 to 10/05/23 \$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	09/01/23	32	1385	1421	36
Base Charges (Prepaid) \$42.97						
Consumption Charges Tier 1 36.0 X 0.85 \$30.60						
Proration Factor: 1.0667 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 \$73.57						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
TOTAL AMOUNT DUE						\$73.57

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.

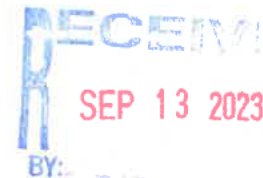
The Board will discuss the proposed Water, Sewer, and Reclaimed Water Consumption and Base fee increase of 8.1%.

Back to school water saving tip: Did you know processed foods require much more water to produce than fruits and veggies do to grow? Pack healthy snacks in reusable lunch containers.

Please pay \$73.57 by 9/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$72.72 was posted to your account on 08/23/2023.

#16
320-538-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00586608

4121 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560249

Route Group:26

ADDRESSEE:

AYC0907B 2000000771 20/10

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

Bill Summary

Bill Date	09/08/23
Current Charges	\$73.57
Current Charges Past Due After	09/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$73.57

MAIL PAYMENT TO:



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

00586608 3 MC05560249 0000007357 0000000 09292023 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: 09/08/2023

Customer #: 00588041

Service Address: 3846 Sunberry Lane Reclaimed Irrigation

Route #: MC05560097

Water

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

Base Charges (Prepaid)	09/08/23 to 10/05/23					\$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	09/01/23	32	1617	1666	49
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	39.5	X	0.85		\$33.58
Proration Factor: 1.0667	Tier 2	9.5	X	1.66		\$15.77
	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	\$92.32
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$92.32

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.

The Board will discuss the proposed Water, Sewer, and Reclaimed Water Consumption and Base fee increase of 8.1%.

Back to school water saving tip: Did you know processed foods require much more water to produce than fruits and veggies do to grow? Pack healthy snacks in reusable lunch containers.

Please pay \$92.32 by 9/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$93.37 was posted to your account on 08/23/2023.

#16
720578471

RECEIVED
SEP 13 2023
BY: _____

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:

AYC0907B 2000000772 20/11

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

Bill Summary

Bill Date	09/08/23
Current Charges	\$92.32
Current Charges Past Due After	09/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$92.32

MAIL PAYMENT TO:



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

00588041 4 MC05560097 0000009232 0000000 09292023 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

[12/1]

Customer Name: ARMSTRONG CDD

Bill Date: 09/08/2023

Customer #: 00594522

Service Address: 4173 Heatherbrook Place

Route #: MC05560399

Water

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

Base Charges (Prepaid)	09/08/23 to 10/05/23					\$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	09/01/23	32	699	747	48
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	39.5	X	0.85		\$33.58
Proration Factor: 1.0667	Tier 2	8.5	X	1.66		\$14.11
	Tier 3	0.0	X	2.51		\$0.00

Other Charges

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

Current Charges	\$90.66
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$90.66

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.

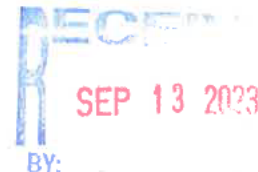
The Board will discuss the proposed Water, Sewer, and Reclaimed Water Consumption and Base fee increase of 8.1%.

Back to school water saving tip: Did you know processed foods require much more water to produce than fruits and veggies do to grow? Pack healthy snacks in reusable lunch containers.

Please pay \$90.66 by 9/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$90.05 was posted to your account on 08/23/2023.

#16
20518-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00594522

4173 Heatherbrook Place

Route #:MC05560399

Route Group:26

ADDRESSEE:

AYC0907B 2000000773 20/12

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

Bill Summary

Bill Date	09/08/23
Current Charges	\$90.66
Current Charges Past Due After	09/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$90.66

MAIL PAYMENT TO:



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

00594522 6 MC05560399 0000009066 0000000 09292023 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: 09/08/2023

Customer #: 00596272

Service Address: 1980 Amberly Drive

Route #: MC05560415

Water

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

Base Charges (Prepaid)	09/08/23 to 10/05/23					\$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	09/01/23	32	1267	1353	86
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	39.5	X	0.85		\$33.58
Proration Factor: 1.0667	Tier 2	13.8	X	1.66		\$22.91
	Tier 3	32.7	X	2.51		\$82.08

Other Charges

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

Current Charges						\$181.54
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00

TOTAL AMOUNT DUE						\$181.54
------------------	--	--	--	--	--	----------

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.

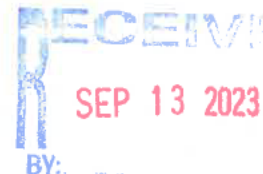
The Board will discuss the proposed Water, Sewer, and Reclaimed Water Consumption and Base fee increase of 8.1%.

Back to school water saving tip: Did you know processed foods require much more water to produce than fruits and veggies do to grow? Pack healthy snacks in reusable lunch containers.

Please pay \$181.54 by 9/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$171.39 was posted to your account on 08/23/2023.

#16
220578-471



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00596272

1980 Amberly Drive

Route #:MC05560415

Route Group:26

ADDRESSEE:

AYC0907B 2000000774 20/13

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

Bill Summary

Bill Date	09/08/23
Current Charges	\$181.54
Current Charges Past Due After	09/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$181.54

MAIL PAYMENT TO:



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

00596272 & MC05560415 0000018154 0000000 09292023 0 0



Customer Name: ARMSTRONG CDD

Bill Date: 09/08/2023

Customer #: 00596274

Service Address: 544 Tynes Blvd

Route #: MC05560677

Water

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

Base Charges (Prepaid)	09/08/23 to 10/05/23					\$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	09/01/23	32	909	944	35
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	35.0	X	0.85		\$29.75
Proration Factor: 1.0667	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	\$72.72
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$72.72

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.

The Board will discuss the proposed Water, Sewer, and Reclaimed Water Consumption and Base fee increase of 8.1%.

Back to school water saving tip: Did you know processed foods require much more water to produce than fruits and veggies do to grow? Pack healthy snacks in reusable lunch containers.

Please pay \$72.72 by 9/29/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$69.32 was posted to your account on 08/23/2023.

#16
320-518-471

RECEIVED
SEP 13 2023
BY: _____

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:

AYC0907B 2000000775 20/14

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

Bill Summary

Bill Date	09/08/23
Current Charges	\$72.72
Current Charges Past Due After	09/29/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$72.72

MAIL PAYMENT TO:



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

00596274 0 MC05560677 0000007272 0000000 09292023 0 0



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Member Name **ARMSTRONG CDD**
Account # **9054872**
Trustee District: **06**
Statement Date: **09/14/2023**
Current Bill Due Date: **10/05/2023**

Previous Balance \$44.00
Payment Received 08/28/23 -\$44.00
Balance Forward \$0.00
Current Charges Due 10/05/23 \$44.00

Important Messages

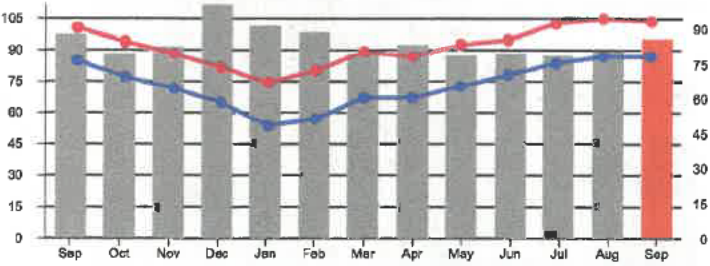
Lower power cost: Members are being billed less for power in September thanks to another reduction in the Power Cost Adjustment. This means members using the industry household average of 1,000 kWh will pay \$120. This marks the fourth time this year the cost of power has been lowered, a total decrease of nearly 20 percent.



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	08/10/23 09/10/23	4449 4544	1	95

kWh Monthly Use Monthly High Monthly Low Temp



Please visit MyClayElectric for detailed usage history

This Month Last Month This Month Last Year Avg Daily High



Current Service Detail

Access Charge		\$32.00
Energy Charge	95 kWh @ 0.0813	\$7.72
Power Cost Adjustment	95 kWh @ 0.0155	\$1.47
FLA Gross Receipts Tax		\$1.06
Clay Co Public Ser Utility Tax		\$1.53
Operation Round Up		\$0.22
Total Current Charges for this Location		\$44.00

#100
920-3043

RECEIVED
SEP 18 2023
BY:

KEEP
SEND

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



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



5562 2 MB 0.561
ARMSTRONG CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

5 5562
C-21

Account Number	9054872
Current Charges Due 10/05/23	\$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


Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Important Messages

Lower power cost: Members are being billed less for power in September thanks to another reduction in the Power Cost Adjustment. This means members using the industry household average of 1,000 kWh will pay \$120. This marks the fourth time this year the cost of power has been lowered, a total decrease of nearly 20 percent.

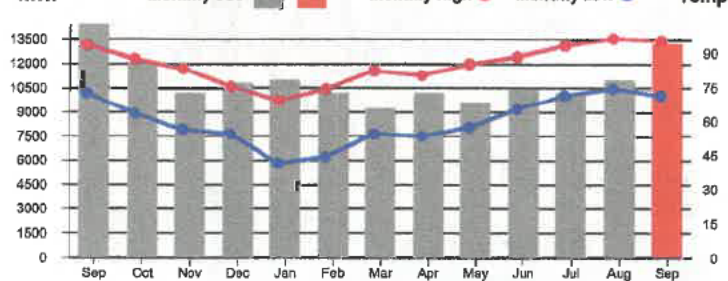


Member Name	ARMSTRONG CDD
Account #	9082120
Trustee District:	06
Statement Date:	09/14/2023
Current Bill Due Date:	10/05/2023
Previous Balance	\$1,190.00
Payment Received 08/28/23	-\$1,190.00
Balance Forward	\$0.00
Current Charges Due 10/05/23	\$1,379.00

Service Address: 3645 ROYAL PINES DR AMENITY CENTER

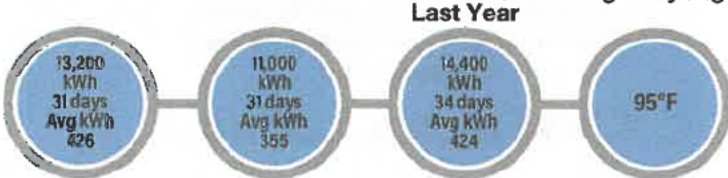
Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	08/10/23	09/10/23	2618	2684	200	13,200

kWh Monthly Use Monthly High Monthly Low Temp



2022 Please visit MyClayElectric for detailed usage history 2023

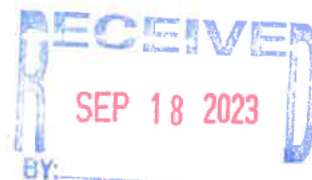
This Month Last Month This Month Last Year Avg Daily High



Current Service Detail

Access Charge		\$32.00
Energy Charge	13,200 kWh @ 0.0813	\$1,073.16
Power Cost Adjustment	13,200 kWh @ 0.0155	\$204.60
FLA Gross Receipts Tax		\$33.56
Clay Co Public Ser Utility Tax		\$35.42
Operation Round Up		\$0.26
Total Current Charges for this Location		\$1,379.00

#100
 220-572-43



KEEP
 SEND

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


Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308
 Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



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

Account Number	9082120
Current Charges Due 10/05/23	\$1,379.00
Total Amount Due	\$1,379.00

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

0001379001

Member Name ARMSTRONG CDD
Account # 9082351
Trustee District: 06
Statement Date: 09/14/2023
Current Bill Due Date: 10/05/2023

Previous Balance \$35.00
Payment Received 08/28/23 -\$35.00
Balance Forward \$0.00
Current Charges Due 10/05/23 \$35.00

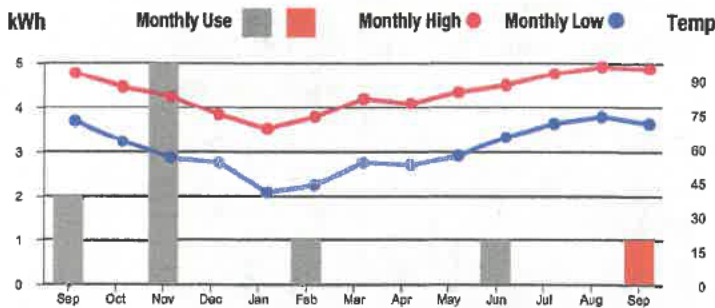
Important Messages

Lower power cost: Members are being billed less for power in September thanks to another reduction in the Power Cost Adjustment. This means members using the industry household average of 1,000 kWh will pay \$120. This marks the fourth time this year the cost of power has been lowered, a total decrease of nearly 20 percent.

Total Amount Due
\$35.00
Due Date:
10/05/2023

Service Address: 705 TYNES BLVD IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	08/10/23	09/10/23	35	36	1	1



Please visit [MyClayElectric](#) for detailed usage history



Current Service Detail

Access Charge		\$32.00
Energy Charge	1 kWh @ 0.0813	\$0.08
Power Cost Adjustment	1 kWh @ 0.0155	\$0.02
FLA Gross Receipts Tax		\$0.82
Clay Co Public Ser Utility Tax		\$1.28
Operation Round Up		\$0.80
Total Current Charges for this Location		\$35.00

H100
320.98-43

RECEIVED
SEP 18 2023
BY: _____



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

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	9082351
Current Charges Due 10/05/23	\$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

Important Messages

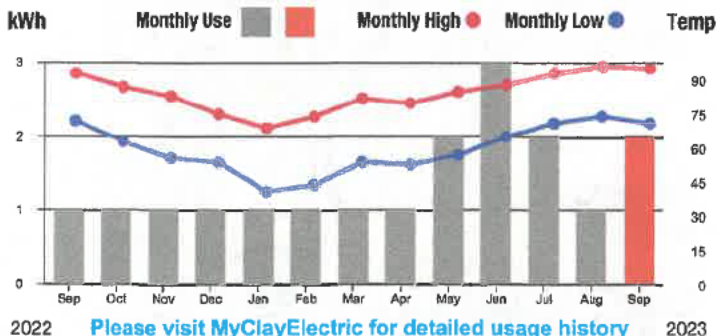
Lower power cost: Members are being billed less for power in September thanks to another reduction in the Power Cost Adjustment. This means members using the industry household average of 1,000 kWh will pay \$120. This marks the fourth time this year the cost of power has been lowered, a total decrease of nearly 20 percent.



Previous Balance	\$34.20
Payment Received 08/28/23	-\$34.20
Balance Forward	\$0.00
Current Charges Due 10/05/23	\$34.30

Service Address: 3814 ROYAL PINES

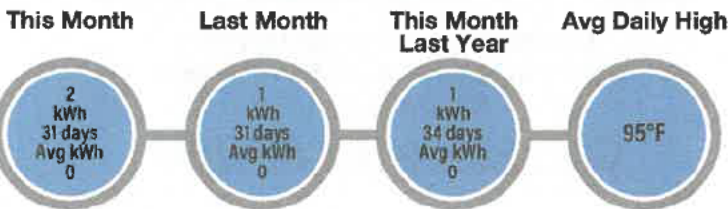
Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	08/10/23	09/10/23	72	74	1	2



Current Service Detail

Access Charge		\$32.00
Energy Charge	2 kWh @ 0.0813	\$0.16
Power Cost Adjustment	2 kWh @ 0.0155	\$0.03
FLA Gross Receipts Tax		\$0.82
Clay Co Public Ser Utility Tax		\$1.29
Total Current Charges for this Location		\$34.30

#100
20.57847



RECEIVED
SEP 18 2023
BY: _____

KEEP SEND

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

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 10/05/23	\$34.30
Total Amount Due	\$34.30

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



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



CLAY TODAY

A Division of Osteen Media Group

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

#7
210-517-48



INVOICE

Invoice Number: 2023-258767
Invoice Date: 9/7/2023
Due Date: 10/6/2023

BILL TO

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

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 81573	Notice of Meeting September 14, 2023	CT - Clay Today	Sep 7	2023		Column Inch	Black & White	4.4000	\$44.00
									\$44.00

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

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

Affidavit attached to this invoice.

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

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

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA COUNTY OF CLAY:

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

Being a Notice of Meeting

In the matter of September 14, 2023

LEGAL: 81573

Was published in said newspaper in the issues:

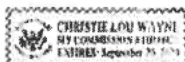
9/7/2023

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

Hugh Osteen

Sworn to me and subscribed before me 09/07/2023

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32003

Telephone (904) 264-3200

FAX (904) 264-3285

E-Mail: legal@claytodayonline.com

Christie Wayne christie@osteenmediagroup.com

Notice of Meeting Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, September 14, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 476 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Marilee Giles
District Manager

Legal 81573 Published 9/7/2023 in Clay County's Clay Today newspaper

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

Invoice #: 109

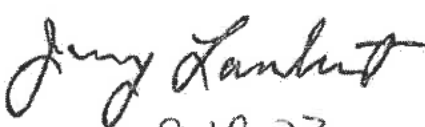
Invoice Date: 9/14/23

Due Date: 9/14/23

Case:

P.O. Number:

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

Description	#1	Hours/Qty	Rate	Amount
Maintenance Supplies			342.71	342.71
Facility Maintenance August 1 - August 31, 2023			320.34	320.34
Repairs + Maint. #663 ⁰⁵				
320.53800.46000				
 9-19-23				

Total \$663.05**Payments/Credits** \$0.00**Balance Due** \$663.05

**GREYHAWK COMMUNITY DEVELOPMENT DISTRICT - ARMSTRONG
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF AUGUST 2023**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/25/23	1	A.M.	Removed debris around amenity center, field and parking lot
8/28/23	4	A.M.	Blew leaves and debris off pavement, removed debris around amenity center, field and parking lot, collected all umbrellas and loose items for hurricane prep
8/31/23	4	R.M.	Post hurricane clean up and assessment of property
TOTAL	<u>9</u>		
MILES	<u>12</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/23

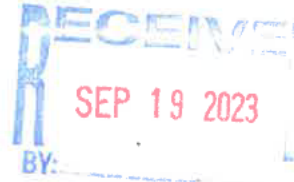
<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong	8/7/23	Soft Soap (4)	8.19	J.S.
	8/7/23	Soft Soap Refill 50oz	7.45	J.S.
	8/7/23	GermX Hand Sanitizer 67.60 oz	20.68	J.S.
	8/8/23	Gym Wipes Touchless Dispenser (2)	52.98	R.W.
	8/9/23	50' Wire Rope	26.43	J.S.
	8/9/23	Rope Ferrule and Stops Sets (3)	9.56	J.S.
	8/9/23	Rope Cutter	33.33	J.S.
	8/16/23	Wall Soap Dispenser	30.39	R.W.
	8/20/23	Mailbox	37.34	J.S.
	8/24/23	Ink Tank	29.66	R.W.
	8/25/23	Jumbo Toilet Paper 12 rolls	47.59	R.W.
	8/25/23	Urinal Screens 10pk	21.71	R.W.
	8/25/23	Cleaning Clothes 50pk	14.24	R.W.
	8/27/23	Self Drilling Sheet Screw (3)	3.17	J.S.
TOTAL			<u>\$342.71</u>	



Insight Partners
4850 Brookside Court
Suite 100
Norfolk, VA 23502

Phone: (757) 466-8800
AR@insightusa.com
www.insightusa.com

Bill to
Armstrong CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771



Work Order #: 11010

Job Name:

Customer PO #: Ryan/Jay

Transaction Date: 8/16/2023

Work Summary

Called for unit not cooling. Arrived checked in with customer and located system. Found unit tripped on high head pressure. I reset the unit and tested for proper operations. I determined the CDU fan motor was over amping causing it to overheat and shut down. This would cause the unit to trip on head pressure. At this time the unit is online. I recommend replacing the CDU fan motor.

Invoice #: i11852

Item	Description	Quantity	Price	Amount
Contractor Rate	GreyHawk Chris S 8/15/23 Called for unit not cooling. Arrived checked in with customer and located system. Found unit tripped on high head pressure. I reset the unit and tested for proper operations. I determined the CDU fan motor was over amping causing it to overheat and shut down. This would cause the unit to trip on head pressure. At this time the unit is online. I recommend replacing the CDU fan motor.	3	\$150.00	\$450.00
Mileage Charge	Trip Mileage	26	\$0.66	\$17.16

#74

Repairs + Maintenance

001.320.53800.46000

9-14-23

Subtotal: \$467.16

Tax: \$0.00

Total: \$467.16

Payments: \$0.00

Balance Due: \$467.16



INVOICE

Customer	Armstrong Community Development District
Acct #	688
Date	09/20/2023
Customer Service	Kristina Rudez
Page	1 of 1

Armstrong Community Development District
c/o Government Management Services, LLC
5385 N Nob Hill Road
Sunrise, FL 33351

Payment Information	
Invoice Summary	\$ 35,747.00
Payment Amount	
Payment for:	Invoice#19911
100123292	

Thank You

Please detach and return with payment



Customer: Armstrong Community Development District

Invoice	Effective	Transaction	Description	Amount
19911	10/01/2023	Renew policy	Policy #100123292 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/20/2023 #01 General Liability/Public Officials - \$6,818 Property Insurance - \$28,929 200-155-1	35,747.00
				Total
				\$ 35,747.00
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349				

RECEIVED
SEP 26 2023
 BY: _____

Thank You

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	09/20/2023
Atlanta, GA 30374-8555		