

ARMSTRONG

Community Development District

FEBRUARY 8, 2024

AGENDA

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

February 1, 2024

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, February 8, 2024 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. Approval of the Minutes of the January 18, 2024 Meeting
- IV. Discussion with Clay County Sherriff Office on Clay Community Connect
- V. Consideration of Requisition *(will be sent under separate cover)*
- VI. Consideration of Resolution 2024-03, Declaring Series 2017 Project Complete *(will be sent under separate cover)*
- VII. Ratification of Agreement for District Engineering Services
- VIII. Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2025 Budget
- IX. Consideration of Proposals
 - A. HVAC
 - B. Tree Amigos (Mulch)
 - C. Fencing

D. Solar Lighting

X. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

D. Facility Manager

1. Report

2. Monthly Quality Inspection Report

XI. Supervisor's Requests and Audience Comments

XII. Financial Reports

A. Financial Statements as of January 31, 2024

B. Check Register

XIII. Next Scheduled Meeting – March 14, 2024 @ 3:30 p.m. at Plantation Oaks Amenity Center

XIV. Adjournment

Board Oversight

Amenity Center

Security

Landscape

Ponds/Common Areas

THIRD 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, January 18, 2024 at 4:00 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
Jeffrey Deal	Supervisor

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 4:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 14, 2023 Meeting

On MOTION by Mr. Deal seconded by Mr. Brown with all in favor the minutes of the December 14, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution Declaring Series 2017 Project Complete

This item tabled.

FIFTH ORDER OF BUSINESS**Consideration of RFQ Responses for Engineering Services**

Ms. Giles stated the board tabled this item at the last meeting. The five supervisors can give me their scores and I can average them and get a total score or if there is a supervisor who wants to lead the discussion and talk through the scores we can do that too.

Mr. Taylor stated I ranked each company based on what was in the proposals for each category and in most cases giving the firm that scored the highest the most amount of points.

Mr. Taylor discussed each category and his scoring for each firm and stated I gave Alliant Engineering 86 points, Atwell 87 points, DEG 91 points and Taylor & white 68 points.

On MOTION by Mr. Deal seconded by Mr. Taylor with all in favor the ranking was accepted as presented with DEG Planners and Engineers being ranked number one with 91 points, Atwell, LLC number 2 with 87 points and staff was authorized to negotiate an agreement with the highest ranked bidder and if an agreement cannot be made then staff was authorized to go to the second highest bidder.

SIXTH ORDER OF BUSINESS**Authorization for Staff to Open an SBA Account for Capital Reserve Fund**

Ms. Giles stated item six is a request to authorize staff to open an SBA account, which is a local government surplus funds trust fund to help maximize earnings with competitive returns with minimum risk on the invested funds. It is only for your O&M funds, not the debt service funds. This is done by transferring the funds to the State Board of Administration account to be invested in accordance with Florida Statutes. Right now this fund is earning around in the 4% area.

On MOTION by Ms. Bowen seconded by Mr. Deal with all in favor staff was authorized to open an account with the SBA for the capital reserve fund.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel – Memorandum Regarding Ethics Training**

Ms. Buchanan stated this is a reminder that effective January 1st you are now required to complete four hours of ethics training every year. It has to be completed by December 31, 2024 and when you turn in your form 1 there is a place on that form where you attest that you have

completed the four-hour training requirement. The memo highlights several free online courses. As we identify other sources, we will pass those along as well.

Ms. Giles asked does the training they do this calendar year, get reported on next year's form 1?

Ms. Buchanan stated yes, that is correct. You will include that on the form that you submit in the summer of 2025.

B. District Engineer

There being none, the next item followed.

C. District Manager

Ms. Giles stated your 2024 election cycle is in June, and your seats stagger, three of your seats expire and the other two will expire the following election cycle. In 2024 there are two seats up for election and that is seat 1 with Mr. Vergara Molero and seat 5 with Mr. Deal. There is a one-week qualifying period in June to file to be on the ballot. If nobody runs against you, your name will not be on the ballot but if someone runs against you both names will be on the ballot.

We will start talking about your budget at the February meeting and if there is anything you want to see changed on the budget let us know so that we know we are moving in the direction you want for 2025.

D. Facility Manager

1. Report

Mr. Wilson gave an overview of the report and discussed the operation, issues and expense of the air-conditioning system.

Staff was directed to compile and prioritize a list of maintenance and/or replacement items to be discussed during the budgeting process and to bring proposals for a new a/c unit to the next meeting.

2. Monthly Quality Inspection Report

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Additional Supervisors comments: Staff to get proposals for a taller fence by amenity center/playground, broken umbrella, town hall or workshop meeting, update cameras, kids repeatedly jump over the fence, signage on the locked gate, break out miscellaneous income.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of December 31, 2023

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

B. Check Register

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

Next Scheduled Meeting – February 8, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for February 8, 2024 at 3:30 p.m. in the same location.

On MOTION by Mr. Taylor seconded by Mr. Brown with all in favor the meeting adjourned at 5:02 p.m.
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Secretary/Assistant Secretary

Chairperson/Vice Chairperson

SEVENTH ORDER OF BUSINESS

**AGREEMENT BETWEEN THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
AND DOMINION ENGINEERING GROUP, INC. FOR PROFESSIONAL ENGINEERING
SERVICES**

THIS AGREEMENT ("Agreement") is made and entered into this 5TH day of February, 2024, by and between:

Armstrong Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Clay County, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"); and

Dominion Engineering Group, Inc., a Florida corporation, providing professional engineering services with a mailing address of 4348 Southpoint Boulevard, Suite 201, Jacksonville, Florida 32216 (the "Engineer" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, (the "Act") as amended; and

WHEREAS, pursuant to the Act, the District was established for the purpose of planning, finance, constructing acquiring, and/or maintaining certain infrastructure improvements and services within the District; and

WHEREAS, pursuant to sections 190.033 and 287.055, *Florida Statutes*, the District solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

WHEREAS, the District's Board of Supervisors ranked the Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ the Engineer to perform professional engineering services including but not limited to construction administration, environmental management, and permitting, and the preparation of financial and economic studies, all as defined by a separate work authorization(s); and

WHEREAS, the Engineer shall serve as District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during the performance of Engineer's services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the Parties and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

Article 1. Scope of Services

- A. Engineer shall, when authorized by the Board, provide general professional engineering services, including:
 - 1. Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors.
 - 2. Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks.
 - 3. Providing professional engineering services including, but not limited to, review and execution of documents under any of the District's Trust Indentures and monitoring of District projects.
 - 4. Any other items requested by the Board of Supervisors.
- B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
 - 1. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
 - 2. Processing of contractors' pay estimates.
 - 3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
 - 4. Final inspection and requested certificates for construction including the final certificate of construction.
 - 5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 - 6. Any other activity related to construction as authorized by the Board.
- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

Article 2. Method of Authorization. Each service or project shall be pre-authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized and shall be in a form similar to the form set forth in **Exhibit A** hereto ("**Work Authorization**"). Authorization of services or projects under this Agreement shall be at the sole option of the District.

Article 3. Compensation. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

A. Lump Sum Amount – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the *Florida Statutes* for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.

B. Hourly Personnel Rates – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates outlined in **Exhibit B**, attached hereto and incorporated by this reference, shall apply. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

Article 4. Reimbursable Expenses. Reimbursable expenses consist of actual expenditures made by the Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

A. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.

B. Expense of reproduction, postage, and handling of drawings and specifications.

Article 5. Term of Agreement. It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by both parties until such time as either party terminates the Agreement as set forth herein.

Article 6. Special Consultants. When authorized in writing by the District, additional special consulting services may be utilized by the Engineer and paid for on a cost basis.

Article 7. Books and Records. The Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by the Engineer for a period of at least four (4) years from and after completion of any services hereunder or in accord with the District’s Records Retention Policy. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to the Engineer.

Article 8. Ownership of Documents.

- A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (“**Work Product**”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- B. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District’s sole discretion, to retain possession for a longer period of time. Upon early termination of Engineer’s services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the Project. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all liabilities which may result from such re-use, in the event Engineer does not consent to such use.
- C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

Article 9. Reuse of Documents. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District’s sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with section 287.055(10), *Florida Statutes*.

Article 10. Estimate of Cost. Since Engineer has no control over the cost of labor, materials or equipment or over a contractor’s methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

Article 11. Insurance. Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage	
Professional Liability for Errors and Omissions	\$1,000,000

If any such policy of insurance is a "claims made" policy, and not an "occurrence" policy, the Engineer shall, without interruption, maintain the aforementioned insurance for professional liability for errors and omissions for at least one (1) year after the completion or termination of this Agreement.

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties. Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

Article 12. Contingent Fee. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

Article 13. Compliance with Governmental Regulations. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation of an alleged violation, made by any local, State or Federal governmental body or agency or subdivision thereof with respect to the services being

rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

Article 14. Compliance with Professional Standards. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall maintain the highest standard of care, skill, diligence, and professional competency for such work and/or services. Any designs, drawings, reports, or specifications prepared or furnished by the Engineer that contain errors, conflicts, or omissions will be promptly corrected by the Engineer at no cost to the District.

Article 15. Audit. The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three (3) years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement or longer as required by law. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, (b) three (3) years after the expenditure of all funds under this Agreement, or (c) the public record retention period established by law and the District's Records Retention Policy, whichever comes later.

Article 16. Indemnification. The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold harmless the District, its officers, supervisors, agents, staff, and representatives from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, paralegal fees, and expert witness fee and costs for trial, alternative dispute resolution, or appellate proceedings, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Engineer and other persons employed or utilized by the Engineer in the performance of this Agreement. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**PURSUANT TO FLORIDA STATUTES SECTION 558.0035, F.S.,
AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD
INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

Article 17. Public Records. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is Marilee Giles (the "Public Records Custodian"). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records

to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MGILES@GMSNF.COM, OR 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

Article 18. E-Verify Requirements. The Engineer shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Engineer shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Engineer has knowingly violated Section 448.091, *Florida Statutes*.

If the Engineer anticipates entering into agreements with a subcontractor for the Work, Engineer will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Engineer shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Engineer has otherwise complied with its obligations hereunder, the District shall promptly notify the Engineer. The Engineer agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Engineer or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Engineer represents that no public employer has terminated a contract with the Engineer under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Article 19. Controlling Law: Jurisdiction and Venue. Engineer and District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Jurisdiction and venue for any proceeding with respect to this Agreement shall be in Clay County, Florida.

Article 20. Notices. All notices, requests, consents and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

A. If to the District: Armstrong Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Engineer: Dominion Engineering Group, Inc.
4348 Southpoint Boulevard, Suite 201
Jacksonville, Florida 32216
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) day’s written notice to the parties and addressees set forth herein.

Article 21. Acceptance. Acceptance of this Agreement is indicated by the signature of the authorized representative of District and Engineer in the spaces provided below.

Article 22. Assignment. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as the Engineer deems appropriate and consistent with this Agreement.

Article 23. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

Article 24. Termination. The District may terminate this Agreement for cause immediately upon notice to the Engineer. The District or Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as Engineer receives notification of the intent of the

District to terminate the contract, Engineer shall not perform any further services unless directed to do so by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential or other damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

Article 25. Recovery of Costs and Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs.

Article 26. Independent Contractor. The District and Engineer agree and acknowledge that Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any federal or state Unemployment or Insurance Laws or Old Age Laws or otherwise. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.

Article 27. No Third-Party Benefits. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

Article 28. Arm's Length Transaction. This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

Article 29. Compliance with Section 20.055, *Florida Statutes*. The Engineer agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

Article 30. Scrutinized Companies Statement. Engineer certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Engineer is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

IN WITNESS WHEREOF, the Parties hereto have caused these present to be executed the day and year first above written.

ATTEST:

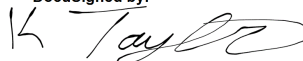
ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT

DocuSigned by:

 Marilee Giles


Secretary / Assistant Secretary

DocuSigned by:




Chairperson, Board of Supervisors

DOMINION ENGINEERING GROUP, INC.


Witness



By: WILLIAM E. SCHAEFER
Its: PRESIDENT / PRINCIPAL

Exhibit A: Form of Work Authorization

Exhibit B: Rate Schedule

EXHIBIT ■ A
Form of Work Authorization

_____, 2024

Armstrong Community Development District
Clay County, Florida

Subject: **Work Authorization Number _____**
 Armstrong Community Development District

Dear Chairperson, Board of Supervisors:

Dominion Engineering Group, Inc. ("Engineer"), is pleased to submit this work authorization to provide engineering services for the Armstrong Community Development District (the "District"). We will provide these services pursuant to our current agreement dated February ____, 2024 ("Engineering Agreement") as follows:

I. Scope of Work

The District will engage Engineer to perform those services [INSERT SERVICES TO BE PROVIDED].

II. Fees

The District will compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Dominion Engineering Group, Inc. We look forward to helping you create a quality project.

APPROVED AND ACCEPTED

Sincerely,

By: _____
 Authorized Representative of
 Armstrong Community
 Development District

Date: _____

EXHIBIT B - Rate Schedule

Dominion Engineering Group, LLC Hourly Rate Schedule - 2024

<u>POSITION</u>	<u>HOURLY RATE</u>
Principal	\$ 210 /Hr.
Professional Engineer	\$ 155 /Hr.
Engineer	\$ 135 /Hr.
Senior Engineering Designer	\$ 130 /Hr.
Cadd Technician	\$ 90 /Hr.
Administrative Support	\$ 85 /Hr.

NINTH ORDER OF BUSINESS

A.



McGowan's Heating and Air Conditioning

CALL US TODAY
(904) 278-0339

Your Proposal Single Stage Carrier

Ryan Wilson

Address: 3645 Royal Pines Drive Orange Park, FL 32065

Phone: (904) 203-7112

Email: greyhawkmanager@gmsnf.com

Consultation Code: ENG1SXFGQ

Date Presented: Jan 25, 2024

Expiration Date: Apr 24, 2024

Presented by: Luis Lara

Phone: (904) 838-0058

Email: llara@mcgowansac.com

Next Steps

1. Review your proposal below
2. Scroll down to easily

[Review Terms And Sign Proposal](#)

About Us

For over 50 years, McGowan's Heating & Air Conditioning has provided the best possible heating and air conditioning systems keeping you and your family comfortable. You can count on our system consultants to provide you with the right system to satisfy the most demanding comfort requirements.

We are a family owned and operated business with two generations of the family engaged in the day to day operations of McGowan's. We are proud to have built the business into the #1 Air Conditioning Dealer in greater Jacksonville. We insure that we are up to date with the latest in HVAC technology. The proposal options below have been created taking into mind our 20 point whole home audit. *We appreciate the opportunity to present this to you.*

HVAC License - CMC1250114

System
Carrier Comfort 25SCA5 Heat Pump 2 Ton

AHRI Matched
AHRI#: 210998515 | CC: 23600

add any of the following items that we've carefully selected to complement your proposal:



10 Year Parts & Labor Heat Pump -
Includes Refrigerant (JBALTJ)

\$1,325.00

Investment Details

Sale Price	\$9,195.83
DISCOUNT	
New Customer Discount	- \$400.00

Total Investment	\$8,795.83
-------------------------	-------------------

The Total Investment is the total cost of the goods and services described in this proposal

PAYMENT TERMS

All balance dues are required prior to work being completed. If financing, the financing approval must be received prior to scheduling.

SIGNATURE

DATE:



McGowan's Heating and Air Conditioning

CALL US TODAY
(904) 278-0339

Your Proposal Single Stage Bryant

Ryan Wilson

Address: 3645 Royal Pines Drive Orange Park, FL 32065

Phone: (904) 203-7112

Email: greyhawkmanager@gmsnf.com

Consultation Code: ENG1SXFGQ

Date Presented: Jan 25, 2024

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We are a family owned and operated business with two generations of the family engaged in the day to day operations of McGowan's. We are proud to have built the business into the #1 Air Conditioning Dealer in greater Jacksonville. We insure that we are up to date with the latest in HVAC technology. The proposal options below have been created taking into mind our 20 point whole home audit. *We appreciate the opportunity to present this to you.*

HVAC License - CMC1250114

System
Bryant Preferred 225SA Heat Pump 2 Ton

AHRI Matched
AHRI#: 210998531 | CC: 23600

an add any of the following items that we've carefully selected to complement your proposal:



10 Year Parts & Labor Heat Pump -
Includes Refrigerant (JBALTJ)

\$1,325.00

Investment Details

Sale Price	\$8,643.49
DISCOUNT	
New Customer Discount	- \$400.00

Total Investment	\$8,243.49
The Total Investment is the total cost of the goods and services described in this proposal	

PAYMENT TERMS

All balance dues are required prior to work being completed. If financing, the financing approval must be received prior to scheduling.

SIGNATURE

DATE:



B-Cool Air Conditioning & Heating
1033-301 Blanding Blvd.
Orange Park, FL 32065
904-375-9769
www.bcoolair.com

BILL TO

GreyHawk Community
3645 Royal Pines Drive
Orange Park, FL 32065 USA

ESTIMATE
46045207

ESTIMATE DATE
Jan 23, 2024

JOB ADDRESS

Amenities Center
3645 Royal Pines Drive
Orange Park, FL 32065 USA

Job: 46036476

ESTIMATE DETAILS

2.5 Ton 14.3 Seer Amana Heat Pump System (14.3 Seer 2.5 Ton): Proposal to remove the current unit and install a new 14.3 Seer, 2.5 Ton Amana Heat Pump System. Estimate includes a new air handler in the attic space with new metal drain pan, new condenser installed with new copper freon lines, safety float switch's & thermostat. connect to the existing ductwork and relocate the thermostat to the office.

5 Year Parts & Compressor Manufacturer Warranty.

Special Financing Available!

Credit is extended by Synchrony Bank. Subject to credit approval.

Minimum monthly payments required.

A 50% deposit is due to schedule the appointment and order the equipment.

The remaining balance is due in full at the time of installation.

TASK	DESCRIPTION	QTY
Amana Full System Estimate	Amana Heat Pump System Installation Estimate. (See estimate summary for full job details)	1.00
B66-356 ASZN403010 - 14.3	Installed an Amana 14.3 SEER, 2.5 Ton Heat Pump Condenser. Tested operation, unit functioning as designed.	1.00
Amana ASZN403010		
L60-742 AMST30BU14 -	Installed a Amana 14.3 SEER, 2.5 ton Multi-Speed ECM Air Handler. Tested operation, unit functioning as designed.	1.00

14.3

Amana AMST30BU14

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$7,086.17
TAX	\$0.00
TOTAL	\$7,086.17

Thank you for choosing B-Cool Air Conditioning & Heating

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by B-Cool Air Conditioning & Heating as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date



EQUIPMENT REPLACEMENT PROPOSAL

1/26/2024

SUBMITTED TO:	JOB INFORMATION:	
Grey Hawk 3645 Royal Pines Dr. Orange Park, Fl. 32065	NAME:	
	ADDRESS:	
	CITY/STATE:	
	CONTACT: Ryan Wilson	PHONE:

Howard Services is pleased to offer for your acceptance our Proposal to remove an AAON unit and replace with a conventional split heat pump system.

PRICE INCLUDES:

American Standard Heat Pump Split System
14 KW Heater
Board
Copper
Fused Disconnect
Insulated Stand
Grille
Thermostat
Wire
All Electrical and Start Up
Labor

WE PROPOSE to hereby furnish materials and labor in accordance with the above specifications, for the amount of:
Twelve Thousand Six Hundred and Eight Dollars and 50/100 Dollars \$12,608.50

B.



Tree Amigos

Outdoor Services

Quotation

Quote #: 202233

Date: 01/25/2024

Billed To: Armstrong CDD
6200 Lee Vista Boulevard
Suite 300
Orlando FL 32822

Project: 30104
Armstrong CDD Enhancements
6200 Lee Vista Boulevard
Suite 300
Orlando FL 32822

This quote is valid until: 02/24/2024

Description	Common Name	Quantity	Price	Ext Price
Playground Mulch Install @ Amenity Center				
(38) yds playground mulch		1.00	2,924.10	2,924.10
Notes				
			Total:	\$2,924.10

Approved: _____

Date: _____

5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045

Email: cryan@treeamigosoutdoor.com
website: www.TreeAmigosOutdoor.com

C.



Top Fence LLC
4507 Sunbeam Rd
Jacksonville, FL 32257
904-999-9779

Proposal For:

Greyhawk Amenity Center

This proposal is for the specified fencing for Greyhawk's Amenity Center. Below will list the specifications of material and scope of project.

- Remove AND Haul Off 441' of Existing 5' Black Aluminum (3 rail)
- Install 441' of 6' Black Aluminum (3 rail) with Flat Top
- Install Three 5' Wide Gates

Your Price Includes:

- Lifetime Warranty on Fence Material
- Our 30 Year Labor Warranty



Total cost of project as specified above = \$20,120

Thank you for the opportunity to earn your business!

Devon K

Top Fence LLC

904-903-1231



Top Fence LLC
4507 Sunbeam Rd
Jacksonville, FL 32257
904-999-9779

Proposal For:

Greyhawk Amenity Center

This proposal is for the specified fencing for Greyhawk's Amenity Center. Below will list the specifications of material and scope of project.

- Remove AND Haul Off 441' of Existing 5' Black Aluminum (3 rail)
- Install 441' of 6' Black Aluminum (3 rail) with Flat Top

Your Price Includes:

- Lifetime Warranty on Fence Material
- Our 30 Year Labor Warranty



Total cost of project as specified above = \$18,620

Thank you for the opportunity to earn your business!

Devon K

Top Fence LLC

904-903-1231

D.

 You saved by bundling! 





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[Categories](#)  [Blog](#)

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  10 [USD](#) 

Your cart

[Continue shopping](#)

Product	Price	Quantity	Total
	\$279.95 \$251.95	<input type="text" value="5"/>	\$1,399.75
19Ft Tall Street Light Pole, Street Lamp Post for Outdoor Lights, Solar Street Light Pole Accessory for Backyard, Street, Patio,Park,Parking Lots, Exterior House 1-Pack	<input type="text" value="5"/>		\$1,259.75
Remove			



2047 Reviews



3000W Solar Street Light, 180000 Lumens Dusk to Dawn Street Lights	\$309.95 \$278.95	<input type="text" value="5"/>	\$1,549.75
	<input type="text" value="5"/>	<input type="text" value="5"/>	\$1,394.75



 You saved by bundling! 



Solar Powered
Motion Sensor
IP66
Waterproof
Remove

Subtotal

~~\$2,949.50~~

 You saved by bundling! 

-\$295.00

\$2,654.50

Free USA shipping over \$50

CHECK OUT

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2047 Reviews

 ShopperApproved



MOST ORDERS SHIP WITHIN 24 HOURS
My Cart: 5 item(s)



LED LIGHTING SOLUTIONS
(<https://ledlighting-solutions.com/storefront.html>)



(<https://ledlighting-solutions.com/storefront.html>)



<https://ledlighting-solutions.com/storefront.html>
solution: contents

Search

20W Solar Powered LED Pole Light

COLOR TEMPERATURE: 5000K (Standard)

LIGHT POLE OPTIONS: 8 Ft. 3" Round Base Mount Pole

SIGN IN OR REGISTER ([HTTPS://LEDLIGHTING-SOLUTIONS.COM/CUSTOMER-LOGIN.HTML](https://ledlighting-solutions.com/customer-login.html))

~~\$6,014.90~~

(<https://ledlighting-solutions.com/20w-solar-powered-led-pole-light.html>)

[HOME \(HTTPS://LEDLIGHTING-SOLUTIONS.COM/STOREFRONT.HTML\)](https://ledlighting-solutions.com/storefront.html) / [SOLAR LIGHTING \(HTTPS://LEDLIGHTING-SOLUTIONS.COM/SOLAR-LIGHTING.HTML\)](https://ledlighting-solutions.com/solar-lighting.html) / [AREA AND WALKWAY \(HTTPS://LEDLIGHTING-SOLUTIONS.COM/AREA-AND-WALKWAY.HTML\)](https://ledlighting-solutions.com/area-and-walkway.html) / [20W SOLAR POWERED LED POLE LIGHT \(HTTPS://LEDLIGHTING-SOLUTIONS.COM/20W-SOLAR-POWERED-LED-POLE-LIGHT.HTML\)](https://ledlighting-solutions.com/20w-solar-powered-led-pole-light.html)

TOTAL

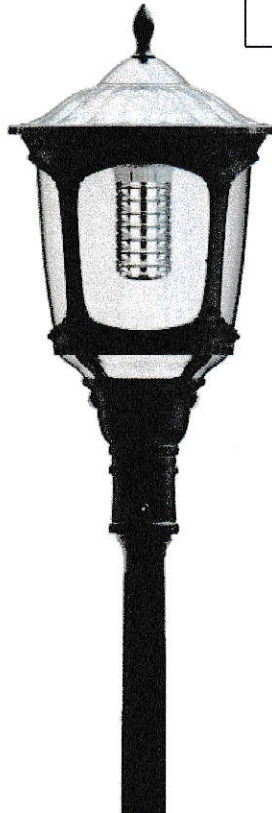
\$6,014.90

EDIT CART
([HTTPS://LEDLIGHTING-SOLUTIONS.COM/BASKET-CONTENTS.HTML](https://ledlighting-solutions.com/basket-contents.html))

CHECKOUT
([HTTPS://LEDLIGHTING-SOLUTIONS.COM/CHECKOUT.HTML](https://ledlighting-solutions.com/checkout.html))

CONTINUE SHOPPING

*+\$299.99
For Decorative
Base Per
Light*



Customers who viewed this item also viewed



Lovus 2Pack Solar LED
Street Light, 1000W
Outdoor Solar Parking
637
\$206⁹⁹ (\$103.50/Count)



Jadisi 2-Pack 3200W
Solar Street Light, Solar
Street Lights Outdoor
13
\$229⁰⁰ (\$114.50/Count)

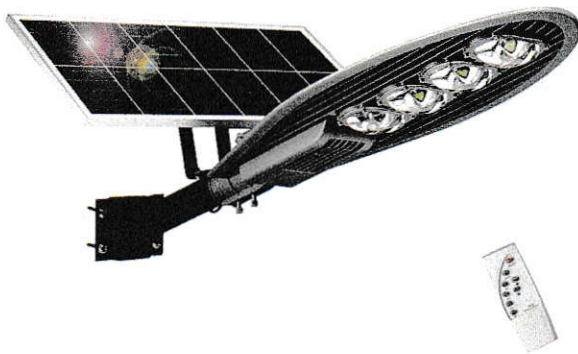


A-ZONE 1200W Solar
Street Lights Outdoor,
120000LM High
413
\$145⁹⁹

Tools & Home Improvement ▸ Lighting & Ceiling Fans ▸ Outdoor Lighting ▸ Flood & Security Lights



3 VIDEOS



Roll over image to zoom in

Lovus 1800W
Solar Street Light
Outdoor,
50000LM
Commercial Solar
LED Flood
Security Light
with Remote
Control and Dusk
to Dawn for
Highway, Parking
Lot, ST200-007

Visit the Lovus Store

3.9 ratings
314
| [Search this page](#)

\$284⁹⁹

Or \$20.72 /mo (18 mo). [Select from 1 plan](#)

One-Day

FREE Returns

Coupon: Apply \$100 coupon [Shop items](#) ▸ | [Terms](#)

Eligible for Return, Refund or Replacement within 30 days of receipt | [Product support included](#)

Wattage: **1800.0 Watts**

1800.0 Watts
\$284.99

2000.0 Watts
\$369.99

Brand Lovus
Color Black
Material Aluminum

\$284⁹⁹

One-Day

FREE Returns

**FREE delivery Tomorrow,
January 30. Order within 43
mins**

[Deliver to Brie - Middleburg
32068](#)

In Stock

Quantity: 1

[Add to Cart](#)

[Buy Now](#)

Ships from Amazon
Sold by Lovus
Returns Eligible for
Return, Refund or
Replacement...

Customer Service Amazon

[See more](#)

Add a Protection Plan:

☐ **4-Year Protection for \$47.99**

☐ Add a gift receipt for easy
returns

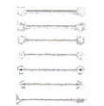
[Add to List](#)

amazon business

**Save up to 11% on this product
with business-only pricing.**

[Create a free account](#)

Sponsored



**Only 8 left in
stock - order
soon.**



Pay now



500W Solar Street Light 45000 Lumens
(50% OFF)

\$3,299.75

Discount code

Apply

Subtotal

\$3,299.75

Shipping

Enter shipping address

Total

USD \$3,299.75

without pole

TENTH 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: February 8th 2024

To: Board of Supervisors
From: GMS – GreyHawk Amenity Manager

Community:

Amenity Usage

- *Total Facilities Usage – fobs Scanned 3,184 times For December*

Card counts:

New Owners	0
Replacements	12

Room Rentals

rentals in month of January - 0

Special Events

None This month

Operations:

- Approved the Quote for 2 tree replacement.
- Tree Amigos added Mulch around the neighborhood 1/22 – 1/25. They will continue when the 3rd truck is delivered.
- Obtained 3 Quotes for AC replacement I'm still waiting for some to come back.
 - McGowans- \$8,643.49 /\$8,795.83
 - Bcool - \$7,086.17
 - Howard- \$12,608.50
- Obtained 1 Quote for Fence replacement I'm still waiting for a few more to come back.
- Contacted Robbie Tarter with CCSO about Clay Community Connect. He will attend the meeting.
- Revisit the topic of adding dog stations in the neighborhood.
- Received quote for playground mulch replacement.

Armstrong Community Development District (CDD)

3645 Royal Pines Dr, Orange Park, FL 32065

(904) 203-7112; Greyhawkmanager@gmsnf.com

Memorandum

Landscaping

- *Monthly reports for January . 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

TWELFTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
January 31, 2024



Table of Contents

1	Balance Sheet
2-3	General Fund Income Statement
4	Capital Reserve Fund
5	Debt Service Fund Series 2017A Income Statement
6	Debt Service Fund Series 2019 Income Statement
7	Capital Projects Fund Series 2017A Income Statement
8	Capital Projects Fund Series 2019 Income Statement
9-10	Month to Month
11	Long Term Debt Summary
12	Assessment Receipt Schedule
13-16	Construction Schedule Series 2017A
17-19	Construction Schedule Series 2019

Armstrong
Community Development District
Balance Sheet
January 31, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Wells Fargo Bank	\$ 59,819	\$ -	\$ -	\$ -	\$ 59,819
Investments:					
Series 2017A					
Reserve A	\$ -	\$ -	\$ 265,819	\$ -	\$ 265,819
Revenue A	\$ -	\$ -	\$ 282,393	\$ -	\$ 282,393
Construction A	\$ -	\$ -	\$ -	\$ 15,828	\$ 15,828
Reserve B	\$ -	\$ -	\$ 15,889	\$ -	\$ 15,889
Revenue B	\$ -	\$ -	\$ 3	\$ -	\$ 3
Prepayment B	\$ -	\$ -	\$ 100	\$ -	\$ 100
Construction B	\$ -	\$ -	\$ -	\$ 804	\$ 804
Series 2019					
Reserve	\$ -	\$ -	\$ 205,500	\$ -	\$ 205,500
Revenue	\$ -	\$ -	\$ 421,032	\$ -	\$ 421,032
Prepayment	\$ -	\$ -	\$ 3	\$ -	\$ 3
Investment - Custody	\$ 572,705	\$ -	\$ -	\$ -	\$ 572,705
Due from Other	\$ 2,378	\$ -	\$ -	\$ -	\$ 2,378
Total Assets	\$ 634,902	\$ -	\$ 1,190,739	\$ 16,632	\$ 1,842,273
Liabilities:					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Capital Project	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balances:					
Assigned For Debt Service 2017A	\$ -	\$ -	\$ 564,204	\$ -	\$ 564,204
Assigned For Debt Service 2019	\$ -	\$ -	\$ 626,535	\$ -	\$ 626,535
Assigned For Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -
Assigned For Capital Projects 2017A	\$ -	\$ -	\$ -	\$ 16,632	\$ 16,632
Assigned For Capital Projects 2019	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 634,902	\$ -	\$ -	\$ -	\$ 634,902
Total Fund Balances	\$ 634,902	\$ -	\$ 1,190,739.20	\$ 16,632	\$ 1,842,273
Total Liabilities & Fund Equity	\$ 634,902	\$ -	\$ 1,190,739	\$ 16,632	\$ 1,842,273

Armstrong
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<u>Revenues:</u>				
Assessments	\$ 637,369	\$ 624,106	\$ 624,106	\$ -
Cost Share - Tynes Blvd.	\$ 20,000	\$ 6,667	\$ 4,717	\$ (1,950)
Interest	\$ 3,000	\$ 1,000	\$ 3,590	\$ 2,590
Miscellaneous Income	\$ -	\$ -	\$ 1,540	\$ 1,540
Miscellaneous Income - Access Cards	\$ -	\$ -	\$ 275	\$ 275
Total Revenues	\$ 660,369	\$ 631,773	\$ 634,228	\$ 2,456
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 3,600	\$ 400
FICA Expense	\$ 918	\$ 306	\$ 275	\$ 31
Engineering Fees	\$ 6,000	\$ 2,000	\$ 424	\$ 1,576
Arbitrage	\$ 1,100	\$ 1,100	\$ 1,100	\$ -
Assessment Roll	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Dissemination	\$ 7,000	\$ 2,333	\$ 2,333	\$ 0
District Counsel	\$ 15,000	\$ 5,000	\$ 3,299	\$ 1,701
Annual Audit	\$ 4,300	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,800	\$ 7,758	\$ 7,758	\$ -
Management Fees	\$ 50,085	\$ 16,695	\$ 16,695	\$ -
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,250	\$ 417	\$ 417	\$ (0)
Telephone	\$ 350	\$ 117	\$ 110	\$ 6
Postage	\$ 300	\$ 100	\$ 97	\$ 3
Insurance	\$ 7,250	\$ 7,250	\$ 6,818	\$ 432
Printing & Binding	\$ 500	\$ 167	\$ 169	\$ (2)
Legal Advertising	\$ 2,500	\$ 833	\$ 235	\$ 598
Other Current Charges	\$ 600	\$ 200	\$ 24	\$ 176
Office Supplies	\$ 250	\$ 83	\$ 19	\$ 64
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 124,478	\$ 54,434	\$ 49,448	\$ 4,986
<u>Field Operations</u>				
Security	\$ 51,364	\$ 17,121	\$ 13,705	\$ 3,417
Electric	\$ 1,450	\$ 483	\$ 347	\$ 137
Water & Sewer/Irrigation	\$ 34,270	\$ 34,270	\$ 7,888	\$ 26,382
Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ 1,950	\$ (284)
Landscape - Contract	\$ 134,375	\$ 44,792	\$ 44,792	\$ 0
Landscape - Contingency	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Lake Maintenance	\$ 13,988	\$ 4,663	\$ 1,990	\$ 2,673
Irrigation Repairs	\$ 10,000	\$ 3,333	\$ 3,431	\$ (98)
Doggie Pot Stations	\$ 1,860	\$ 620	\$ 382	\$ 238
Total Field Operations:	\$ 257,307	\$ 108,616	\$ 74,484	\$ 34,132

Armstrong

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Amenities Center				
Property/Amenity Manager	\$ 75,000	\$ 75,000	\$ 25,000	\$ 50,000
Preventative Maintenance	\$ 15,000	\$ 5,000	\$ 4,408	\$ 592
Facility Attendant	\$ 7,200	\$ 2,400	\$ -	\$ 2,400
Insurance	\$ 38,567	\$ 38,567	\$ 28,929	\$ 9,638
Phone/Internet/Cable	\$ 2,750	\$ 917	\$ 814	\$ 103
Electric	\$ 18,900	\$ 6,300	\$ 3,366	\$ 2,934
Water/Irrigation	\$ 8,000	\$ 2,667	\$ 3,476	\$ (809)
Gas	\$ 1,575	\$ 525	\$ 297	\$ 228
Reuse Service	\$ 4,320	\$ 1,440	\$ 1,507	\$ (67)
Access Cards	\$ 5,000	\$ 1,667	\$ 1,767	\$ (100)
Janitorial Services	\$ 13,016	\$ 4,339	\$ 4,339	\$ (0)
Janitorial Supplies	\$ 4,000	\$ 1,333	\$ 322	\$ 1,012
Pool Maintenance	\$ 23,200	\$ 7,733	\$ 6,600	\$ 1,133
Pool Permit	\$ 125	\$ 42	\$ -	\$ 42
Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 1,900	\$ 1,433
Fitness Center Repairs/Supplies	\$ 2,500	\$ 833	\$ 1,318	\$ (485)
Office Supplies	\$ 500	\$ 167	\$ -	\$ 167
ASCAP/BMI License Fees	\$ 500	\$ 167	\$ -	\$ 167
Pest Control	\$ 800	\$ 267	\$ 135	\$ 132
Contingency	\$ 3,000	\$ 1,000	\$ 151	\$ 849
Total Amenities Cost Share	\$ 233,953	\$ 153,696	\$ 84,328	\$ 69,368
Reserves				
Capital Reserve Transfer	\$ 53,288	\$ -	\$ -	\$ -
Total Reserves	\$ 53,288	\$ -	\$ -	\$ -
Total Expenditures	\$ 669,025	\$ 316,745	\$ 208,260	\$ 108,485
Excess Revenues (Expenditures)	\$ (8,656)		\$ 425,968	
Fund Balance - Beginning	\$ 8,656		\$ 208,934	
Fund Balance - Ending	\$ -		\$ 634,902	

Armstrong
Community Development District
Capital Reserve
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues:				
Transfer In	\$ 53,288	\$ -	\$ -	\$ -
Interest	\$ 250	\$ 83	\$ -	\$ (83)
Total Revenues	\$ 53,538	\$ 83	\$ -	\$ (83)
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 53,538	\$ 83	\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 53,538		\$ -	

Armstrong

Community Development District

Debt Service Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<u>Revenues:</u>				
Special Assessments	\$ 265,819	\$ 260,286	\$ 260,286	\$ -
Interest	\$ 7,500	\$ 2,500	\$ 7,674	\$ 5,174
Total Revenues	\$ 273,319	\$ 262,786	\$ 267,961	\$ 5,174
<u>Expenditures:</u>				
Series 2017A				
Interest - 11/01	\$ 93,900	\$ 93,900	\$ 93,900	\$ -
Principal - 11/01	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Interest - 05/01	\$ 92,541	\$ -	\$ -	\$ -
Total Expenditures	\$ 261,441	\$ 168,900	\$ 168,900	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (5,013)	\$ 5,013
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (5,013)	\$ 5,013
Excess Revenues (Expenditures)	\$ 11,878		\$ 94,048	
Fund Balance - Beginning	\$ 187,544		\$ 470,156	
Fund Balance - Ending	\$ 199,422		\$ 564,204	

Armstrong

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues:				
Special Assessments	\$ 411,185	\$ 402,316	\$ 402,316	\$ -
Interest	\$ 13,500	\$ 4,500	\$ 7,636	\$ 3,136
Total Revenues	\$ 424,685	\$ 406,816	\$ 409,953	\$ 3,136
Expenditures:				
Series 2019				
Interest - 11/01	\$ 132,956	\$ 132,956	\$ 132,956	\$ -
Principal - 11/01	\$ 145,000	\$ 145,000	\$ 145,000	\$ -
Interest - 05/01	\$ 130,691	\$ -	\$ -	\$ -
Special Call - 05/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
Total Expenditures	\$ 408,647	\$ 277,956	\$ 282,956	\$ (5,000)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 12	\$ (12)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 12	\$ (12)
Excess Revenues (Expenditures)	\$ 16,038		\$ 127,009	
Fund Balance - Beginning	\$ 292,185		\$ 499,526	
Fund Balance - Ending	\$ 308,223		\$ 626,535	

Armstrong

Community Development District Capital Projects Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 297	\$ 297
Total Revenues	\$ -	\$ -	\$ 297	\$ 297
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 7,500	\$ (7,500)
Total Expenditures	\$ -	\$ -	\$ 7,500	\$ (7,500)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 5,013	\$ (5,013)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,013	\$ (5,013)
Excess Revenues (Expenditures)	\$ -		\$ (2,191)	
Fund Balance - Beginning	\$ -		\$ 18,823	
Fund Balance - Ending	\$ -		\$ 16,632	

Armstrong
Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,846	\$ 1,846
Total Revenues	\$ -	\$ -	\$ 1,846	\$ 1,846
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 213,476	\$ (213,476)
Total Expenditures	\$ -	\$ -	\$ 213,476	\$ (213,476)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (12)	\$ 12
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (12)	\$ 12
Excess Revenues (Expenditures)	\$ -		\$ (211,643)	
Fund Balance - Beginning	\$ -		\$ 211,643	
Fund Balance - Ending	\$ -		\$ -	

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 32,858	\$ 589,869	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 624,106
Cost Share - Tynes Blvd.	\$ 1,100	\$ 1,239	\$ 1,180	\$ 1,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,717
Interest	\$ 765	\$ 556	\$ 329	\$ 1,940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,590
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ 1,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,540
Miscellaneous Revenues- Access Cards	\$ 150	\$ 100	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Total Revenues	\$ 2,015	\$ 34,753	\$ 591,403	\$ 6,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 634,228
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 600	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expense	\$ 77	\$ 77	\$ 46	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Engineering Fees	\$ 124	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 424
Arbitrage	\$ -	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Assessment Roll	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,333
District Counsel	\$ 1,691	\$ 1,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,299
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,717	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,758
Management Fees	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,695
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Website Maintenance	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Telephone	\$ 30	\$ -	\$ 41	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110
Postage	\$ 48	\$ 39	\$ 1	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,818
Printing & Binding	\$ 39	\$ 48	\$ 56	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169
Legal Advertising	\$ 44	\$ 145	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235
Other Current Charges	\$ -	\$ 12	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Office Supplies	\$ 12	\$ 1	\$ 7	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 24,086	\$ 12,281	\$ 6,873	\$ 6,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,448
Field Operations													
Security	\$ 3,405	\$ 3,386	\$ 3,582	\$ 3,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,705
Electric	\$ 113	\$ -	\$ 116	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 347
Water & Sewer/Irrigation	\$ 1,916	\$ 2,729	\$ 1,755	\$ 1,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,888
Repairs & Maintenance	\$ 1,712	\$ 145	\$ 94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950
Landscape - Contract	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,792
Landscape - Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 995	\$ -	\$ -	\$ 995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,990
Irrigation Repairs	\$ 740	\$ 1,150	\$ -	\$ 1,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,431
Doggie Pot Stations	\$ 155	\$ 155	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 382
Total Field Operations:	\$ 20,233	\$ 18,763	\$ 16,818	\$ 18,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,484

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Amenity Center													
Property/Amenity Manager	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,000
Preventative Maintenance	\$ -	\$ 1,228	\$ 3,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,408
Facility Attendant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Propoerty Insurance	\$ 28,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,929
Phone/Internet/Cable	\$ 204	\$ 204	\$ -	\$ 407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	814
Electric	\$ 1,105	\$ -	\$ 1,030	\$ 1,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,366
Water/Irrigation	\$ 409	\$ 1,564	\$ 649	\$ 855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,476
Gas	\$ 80	\$ 80	\$ 136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	297
Reuse Service	\$ 354	\$ 354	\$ 354	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,507
Access Cards	\$ -	\$ -	\$ 1,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,767
Janitorial Services	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,339
Janitorial Supplies	\$ -	\$ 117	\$ 204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	322
Pool Maintenance	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,600
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ 400	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,900
Fitness Center Repairs/Supplies	\$ 350	\$ 968	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,318
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
ASCAP/BMI License Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 45	\$ 45	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	135
Contingency	\$ -	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	151
Total Amenities	\$ 40,461	\$ 14,096	\$ 17,851	\$ 11,921	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	84,328
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 84,780	\$ 45,139	\$ 41,541	\$ 36,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	208,260
Excess Revenues (Expenditures)	\$ (82,764)	\$ (10,386)	\$ 549,862	\$ (30,743)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	425,968

Armstrong

Community Development District

Long Term Debt Report

SERIES 2017A, SPECIAL ASSESSMENT BONDS	
OPTIONAL REDEMPTION DATE:	11/1/2027
INTEREST RATES:	3.625%, 4.500%, 5.000%, 5.125%
MATURITY DATE:	11/1/2048
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$265,819
RESERVE FUND BALANCE	\$265,819
BONDS OUTSTANDING - 09/30/17	\$4,035,000
LESS: NOVEMBER 1, 2019	(\$65,000)
LESS: NOVEMBER 1, 2020	(\$70,000)
LESS: NOVEMBER 1, 2021	(\$70,000)
LESS: NOVEMBER 1, 2022	(\$75,000)
LESS: NOVEMBER 1, 2023	(\$75,000)
CURRENT BONDS OUTSTANDING	\$3,680,000

SERIES 2019A, SPECIAL ASSESSMENT BONDS	
OPTIONAL REDEMPTION DATE:	11/1/2029
INTEREST RATES:	3.125%, 3.550%, 4.000%, 4.100%
MATURITY DATE:	11/1/2050
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$205,500
RESERVE FUND BALANCE	\$205,500
BONDS OUTSTANDING - 10/31/19	\$7,500,000
LESS: FEBRUARY 1, 2021	(\$140,000)
LESS: MAY 1, 2021 (SPECIAL CALL)	(\$10,000)
LESS: AUGUST 1, 2021 (SPECIAL CALL)	(\$90,000)
LESS: NOVEMBER 1, 2021 (SPECIAL CALL)	(\$130,000)
LESS: NOVEMBER 1, 2021	(\$140,000)
LESS: FEBRUARY 1, 2022 (SPECIAL CALL)	(\$10,000)
LESS: MAY 1, 2022 (SPECIAL CALL)	(\$5,000)
LESS: NOVEMBER 1, 2022	(\$140,000)
LESS: NOVEMBER 1, 2023	(\$145,000)
LESS: NOVEMBER 1, 2023 (SPECIAL CALL)	(\$5,000)
CURRENT BONDS OUTSTANDING	\$6,685,000

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

-

1. Recap of Capital Project Fund Activity Through January 31, 2024

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds: Interest Earned on Series 2017	\$10,138.02
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$14,864.85
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	(\$568,117.54)
Adjusted Balance in Construction Account at January 31, 2024	\$16,632.03

2. Funds Available For Construction at January 31, 2024

Book Balance of Construction Fund at January 31, 2024	\$16,632.03
Contracts in place at January 31, 2024	

3. Investments - US Bank

January 31, 2024	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight				\$16,632.03
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					\$16,632.03

Armstrong Community Development District
Series 2017

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets												
						Internal Roads	Water, Sewer and Reuse Facilities	Stormwater Management Facilities	Amenity Center & Neighborhood Parks	Contingency	Hadden Eng	Basham & Lucas	Jr Davis	Eiland & Assoc	Gemini Eng	Scherer Constr	Misc. Professional Fees
COI		US Bank	\$5,275.00	\$5,275.00													
COI		GMS	\$27,500.00	\$27,500.00													
COI		Holland & Knight	\$5,250.50	\$5,250.50													
COI		Feldman Mahoney	\$15,000.00	\$15,000.00													
COI		Akerman LP	\$45,000.00	\$45,000.00													
COI		Gray Robinson	\$40,000.00	\$40,000.00													
COI		Hadden Eng	\$17,400.00	\$17,400.00													
COI		Hopping Green	\$55,000.00	\$55,000.00													
COI		Imagemaster	\$1,250.00	\$1,250.00													
		Underwriters Discount	\$138,500.00	\$138,500.00													
		Org Issue Discount	\$59,050.00	\$59,050.00													
1	1/8/18	JR Davis Construction	\$278,449.66		\$278,449.66	\$187,245.50	\$0.00	\$91,204.16	\$0.00	\$0.00							
2	1/8/18	Greyhawk Ventures	\$99,008.80		\$99,008.80												\$99,008.80
3	1/8/18	JR Davis Construction	\$97,731.74		\$97,731.74	\$55,188.22		\$42,543.52									
4	2/22/18	Hadden Eng	\$18,315.06		\$18,315.06						\$18,315.06						
5	3/13/18	JR Davis Construction	\$345,751.13		\$345,751.13	\$32,734.18	\$185,121.50	\$127,895.46									\$0.00
6	3/27/18	JR Davis Construction	\$695,421.48		\$695,421.48	\$15,184.94	\$398,471.37	\$269,108.78	\$1,876.67	\$10,779.72							
7	4/12/18	Basham & Lucas	\$48,900.00		\$48,900.00							\$48,900.00					
8	5/4/18	Hadden Eng	\$29,125.85		\$29,125.85						\$29,125.85						
9	5/4/18	JR Davis Construction	\$599,395.74		\$599,395.74	\$33,697.71	\$382,705.89	\$182,992.14									\$0.00
10	5/14/18	JR Davis Construction	\$707,585.42		\$707,585.42	\$51,383.46	\$353,489.30	\$264,743.41	\$5,630.00	\$32,339.25							\$0.00
11	5/14/18	Clay Electric	\$273,690.00		\$273,690.00	\$273,690.00											
12	6/12/18	JR Davis Construction	\$530,798.76		\$530,798.76	\$164,551.42	\$291,904.25	\$31,085.74									
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												
25	9/20/18	Gemini Engineering	\$3,000.00		\$3,000.00												
26	9/20/18	Eiland & Assoc	\$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												
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	
81	10/27/23	England-Thims & Miller	\$3,750.00		\$3,750.00											\$3,750.00	
82	10/27/23	England-Thims & Miller	\$2,250.00		\$2,250.00											\$2,250.00	
83	10/27/23	England-Thims & Miller	\$1,500.00		\$1,500.00											\$1,500.00	
Grand Total			\$8,800,439.41	\$409,225.50	\$8,391,213.88	\$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	\$108,753.80

Armstrong Community Development District Series 2017

SUMMARY:		
BOND PROCEEDS	\$6,111,819.56	
DEVELOPER CONTRIBUTIONS	\$2,599,016.82	
INT REC'D TO DATE	\$10,138.01	
TRANS FROM DEBT SERVICE	\$14,864.85	
PREPAID CEC FEES	\$81,232.20	
LESS: REQ. PAID	(\$8,800,439.41)	
BALANCE	\$16,632.03	

RECONCILIATION		
TRUST STATEMENT	\$16,632.03	
O/S REQ.	\$0.00	
ADJ BALANCE	\$16,632.03	
DEVELOPER CONTRIBUTIONS RE	\$0.00	
VARIANCE	(\$0.00)	

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

Prepaid CEC Fees:

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

INT REC'D	A	COI
Oct-17	\$54.56	\$2.28
Nov-17	\$563.76	\$9.57
Dec-17	\$545.58	\$0.01
Jan-18	\$563.94	\$0.01
Feb-18	\$528.11	\$0.01
Mar-18	\$466.85	\$0.01
Apr-18	\$468.11	\$0.01
May-18	\$492.70	\$0.00
Jun-18	\$370.12	
Jul-18	\$260.98	
Aug-18	\$256.31	
Sep-18	\$209.82	

\$4,780.84	\$11.90	Transfer In
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Oct-18	\$175.10	
Nov-18	\$153.12	
Dec-18	\$138.72	\$106.38
Jan-19	\$123.60	\$109.93
Feb-19	\$60.39	\$109.93
Mar-19	\$2.38	\$99.29
Apr-19	\$6.39	\$109.93
May-19	\$14.20	\$106.38
Jun-19	\$14.41	\$99.03
Jul-19	\$1.87	\$95.83
Aug-19	\$0.27	\$82.52
Sep-19	\$8.96	\$53.76

\$699.41		\$972.98
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Oct-19	\$9.28	\$46.83
Nov-19	\$2.48	\$40.31
Dec-19	\$2.11	\$32.77
Jan-20	\$2.19	\$33.86
Feb-20	\$2.19	\$33.77
Mar-20	\$1.81	\$27.96
Apr-20	\$0.82	\$12.60
May-20	\$0.14	\$2.18
Jun-20	\$0.15	\$2.25
Jul-20	\$0.09	\$1.31
Aug-20	\$0.08	\$1.23
Sep-20	\$0.07	\$1.13

\$21.41		\$236.20
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INT REC'D	A	B	COI	Transfer In	INT REC'D	A	B	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16	Oct-23	\$79.77	\$2.20		\$1,238.74
Nov-20	\$0.07	\$0.00		\$1.20	Nov-23	\$83.03	\$2.62		\$1,280.22
Dec-20	\$0.07	\$0.00		\$1.16	Dec-23	\$58.10	\$2.86		\$1,229.87
Jan-21	\$0.07	\$0.00		\$1.20	Jan-24	\$64.84	\$3.24		\$1,263.97
Feb-21	\$0.07	\$0.00		\$1.20	Feb-24	\$0.00	\$0.00		\$0.00
Mar-21	\$0.07	\$0.00		\$1.08	Mar-24	\$0.00	\$0.00		\$0.00
Apr-21	\$0.07	\$0.00		\$1.20	Apr-24	\$0.00	\$0.00		\$0.00
May-21	\$0.07	\$0.00		\$1.16	May-24	\$0.00	\$0.00		\$0.00
Jun-21	\$0.07	\$0.00		\$1.20	Jun-24	\$0.00	\$0.00		\$0.00
Jul-21	\$0.06	\$0.00		\$1.16	Jul-24	\$0.00	\$0.00		\$0.00
Aug-21	\$0.04	\$0.00		\$1.20	Aug-24	\$0.00	\$0.00		\$0.00
Sep-21	\$0.04	\$0.00		\$1.20	Sep-24	\$0.00	\$0.00		\$0.00

\$0.77	\$0.00		\$14.12	\$285.74	\$10.92		\$5,012.80
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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
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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
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Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds: Interest Earned on Series 2019	\$4,597.80
Developer Contributions/Add'l Revenue	\$3,629,302.23
Transfer from Debt Service	\$220,442.87
Use of Funds:	
Transfer Out	
Disbursements:	(\$2,747.04)
Cost of Issuance	(\$397,308.14)
Roadway Improvements	(\$2,570,945.09)
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 December 31, 2023	<u>(\$0.00)</u>

2. Funds Available For Construction at December 31, 2023

Book Balance of Construction Fund at December 31, 2023	(\$0.00)
Contracts in place at December 31, 2023	

3. Investments - US Bank

December 31, 2023	Type	Yield	Maturity	Principal
Construction Fund:	Overnight			\$0.00
			Due fom Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<u>\$0.00</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			\$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		
86	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						
104	10/30/23	Greyhawk Ventures	\$213,476.41		\$213,476.41							
Grand Total			\$10,620,338.57	\$397,308.14	\$10,223,031.43	\$2,570,945.09	\$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	\$4,597.80
TRANSFER FROM DEBT SERVICE	\$220,442.87
LESS: TRANSFER OUT	(\$2,747.04)
LESS: REQ. PAID	(\$10,620,338.57)
BALANCE	\$0.00

RECONCILIATION	
TRUST STATEMENT	\$0.00
O/S REQ.	\$0.00
ADJ BALANCE	\$0.00
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
	\$1,314.24	\$0.00

Oct-23	\$929.54	\$0.00
Nov-23	\$907.02	\$0.00
Dec-23	\$8.97	\$0.00
	\$1,845.53	\$0.00

Gross Assessments	\$ 678,035.40	\$ 282,777.90	\$ 437,080.83	\$ 1,397,894.13
Net Assessments	\$ 637,353.28	\$ 265,811.23	\$ 410,855.98	\$ 1,314,020.48

48.50%	20.23%	31.27%	100.00%
--------	--------	--------	---------

97.92%	Net Percent Collected
\$ 27,311.97	Balance Remaining to Collect

B.

Armstrong

Community Development District

Summary of Invoices

January 01, 2024 - January 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	1/3/24	1062-1066	\$ 26,465.08
	1/17/24	1067-1073	11,352.02
	1/23/24	1074-1075	3,023.92
	1/30/24	1076-1078	15,524.86
			<hr/> \$ 56,365.88
TOTAL			\$ 56,365.88

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/03/24	00001	12/14/23 120	202311 330-57200-46400	TRASHBAG/PDLOCK/LYSOL/FAB	*	117.18	
		12/14/23 120	202311 320-53800-46900	RMV DBRS PRKLOT/DECK/TRSH	*	1,227.91	
		1/01/24 121	202401 310-51300-34000	MANAGEMENT FEES JAN24	*	4,173.75	
		1/01/24 121	202401 310-51300-49500	WEBSITE ADMIN JAN24	*	104.17	
		1/01/24 121	202401 310-51300-35100	INFORMATION TECH JAN24	*	150.00	
		1/01/24 121	202401 310-51300-31500	DISSEMINATION FEE JAN24	*	583.33	
		1/01/24 121	202401 310-51300-51000	OFFICE SUPPLIES	*	.15	
		1/01/24 121	202401 310-51300-42000	POSTAGE	*	9.35	
		1/01/24 121	202401 310-51300-42500	COPIES	*	25.65	
		1/01/24 121	202401 310-51300-41000	TELEPHONE	*	39.73	
				GOVERNMENTAL MANAGEMENT SERVICES			6,431.22 001062
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
1/03/24	00061	12/28/23 3329095	202311 310-51300-31500	REV.PRJ.COMPLETE STAT/MTG	*	1,608.00	
				KUTAK ROCK LLP			1,608.00 001063
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
1/03/24	00072	12/27/23 1860124	202312 320-53800-46900	DRAIN POOL/INST.TILE/MRKR	*	1,163.50	
		12/27/23 1860136	202312 320-53800-46900	RPLC TILE/MARKER/REFILL	*	832.50	
		1/01/24 1859406	202401 330-57200-46700	POOL CHEM & CLEAN JAN24	*	1,650.00	
				POOL TROOPERS			3,646.00 001064
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
1/03/24	00075	12/01/23 9574	202312 330-57200-34500	SCRTY OFFICER DEC23	*	1,437.60	
		12/01/23 9574	202312 330-57200-34500	VEHICLE PATROL DEC23	*	1,669.35	
		12/01/23 9574	202312 330-57200-34500	FUEL CHARGE	*	100.00	
		12/01/23 9574	202312 330-57200-34500	CHRISTMAS/NEWYEAR SVC-DEC	*	375.00	
				SECURITY DEVELOPMENT GROUP LLC			3,581.95 001065
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
1/03/24	00021	12/28/23 202038	202312 320-53800-46200	LANDSCAPE MAINT DEC23	*	4,363.75	

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/28/23	202038 202312 320-53800-46200 LANDSCAPE AMENITY DEC23		*	2,552.58	
		12/28/23	202038 202312 320-53800-46200 TYNES BLVD EXT DEC23		*	800.97	
		12/28/23	202038 202312 320-53800-46200 GREYHAWK PHASE II DEC23		*	2,233.41	
		12/28/23	202038 202312 320-53800-46400 GREYHAWK LAKES DEC23		*	1,160.20	
		12/28/23	202038 202312 320-53800-46200 VIBURNAM HDGE DEC23		*	87.00	
TREE AMIGOS OUTDOOR SERVICES INC.							11,197.91 001066
1/17/24	00016	1/05/24	567729JA 202401 320-53800-43100 3518 ROYAL PINES DR IRRG		*	195.69	
		1/05/24	568411JA 202401 320-53800-43100 3682 ROYAL PINES DR IRRG		*	249.89	
		1/05/24	574046JA 202401 330-57200-43100 3645 ROYAL PINES DR POOL		*	532.35	
		1/05/24	574047JA 202401 330-57200-43100 3645 ROYAL PINES DR CLBHS		*	322.52	
		1/05/24	574048JA 202401 320-53800-43100 3645 ROYAL PINES DR IRRG		*	225.43	
		1/05/24	577060JA 202401 320-53800-43100 875 TYNES BLVD IRRG-JAN24		*	231.44	
		1/05/24	577061JA 202401 320-53800-43100 705 TYNES BLVD IRRG-JAN24		*	122.52	
		1/05/24	586607JA 202401 320-53800-43100 3976 HEATHERBROOK PL IRRG		*	66.69	
		1/05/24	586608JA 202401 320-53800-43100 4121 HEATHERBROOK PL IRRG		*	71.29	
		1/05/24	588041JA 202401 320-53800-43100 3846 SUNBERRY LN - JAN24		*	100.84	
		1/05/24	594522JA 202401 320-53800-43100 4173 HEATHERBRK PL-JAN24		*	63.01	
		1/05/24	596272JA 202401 320-53800-43100 1980 AMBERLY DR - JAN24		*	84.46	
		1/05/24	596274JA 202401 320-53800-43100 544 TYNES BLVD - JAN24		*	75.89	
CLAY COUNTY UTILITY AUTHORITY							2,342.02 001067
1/17/24	00100	1/12/24	9054872J 202401 320-53800-43000 3599 ROYAL PINES DR IRRG		*	48.00	
		1/12/24	9082120J 202401 330-57200-43000 3645 ROYAL PINES DR AMNTY		*	1,231.00	
		1/12/24	9082351J 202401 320-53800-43000 705 TYNES BLVD IRRG-JAN24		*	35.00	
ARMS ARMSTRONG				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		1/12/24 9143346J	202401 320-53800-43000		*	34.32	
		3814 ROYAL PINES - JAN24		CLAY ELECTRIC COOPERATIVE, INC.			1,348.32 001068
1/17/24 00007		1/11/24 2024-270	202401 310-51300-48000		*	46.20	
		NOT.OF MEETING 01/18/24		OSTEEN MEDIA GROUP			46.20 001069
1/17/24 00048		9/29/23 5	202309 310-51300-31300		*	100.00	
		REV.AMORT-SER2019A PREPAY		DISCLOSURE SERVICES LLC			100.00 001070
1/17/24 00001		1/01/24 122	202401 320-53800-12200		*	6,250.00	
		PROPERTY MANAGER JAN24					
		1/01/24 122	202401 330-57200-46300		*	1,084.67	
		JANITORIAL JAN24		GOVERNMENTAL MANAGEMENT SERVICES			7,334.67 001071
1/17/24 00070		12/21/23 54558079	202312 330-57200-46500		*	45.00	
		MTHLY PEST CONTROL DEC23		ARROW EXTERMINATORS INC DBA			45.00 001072
1/17/24 00027		1/08/24 22100762	202312 330-57200-43200		*	135.81	
		3645 ROYAL PINES DR-DEC23		TECO			135.81 001073
1/23/24 00001		1/12/24 123	202312 320-53800-46900		*	1,184.40	
		RMV DEBRIS POOL DECK/CLN					
		1/12/24 123	202312 330-57200-46400		*	204.37	
		PT/GYM WIPE/DISPNS/SOAP					
		1/12/24 123	202312 320-53800-46000		*	94.15	
		WORM DRIVE CLAMP/PROPANE		GOVERNMENTAL MANAGEMENT SERVICES			1,482.92 001074
1/23/24 00021		1/15/24 202188A	202401 320-53800-46500		*	1,541.00	
		13SPRAY/9ROTOR/7NOZZ/6BAT		TREE AMIGOS OUTDOOR SERVICES INC.			1,541.00 001075
1/30/24 00077		1/30/24 1859937	202401 320-53800-46800		*	995.00	
		MTHLY WATER MGMT JAN24		THE LAKE DOCTORS, INC.			995.00 001076
1/30/24 00075		1/01/24 9672	202401 330-57200-34500		*	1,437.60	
		SCRTY OFFICER JAN24					
		1/01/24 9672	202401 330-57200-34500		*	1,669.35	
		VEHICLE PATROL JAN24					

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		1/01/24 9672	202401 330-57200-34500		*	100.00	
			FUEL CHARGE JAN24				
		1/01/24 9672	202401 330-57200-34500		*	125.00	
			NEW YEARS DAY SRVC JAN24				
				SECURITY DEVELOPMENT GROUP LLC			3,331.95 001077
1/30/24 00021		1/28/24 202246	202401 320-53800-46200		*	4,363.75	
			LANDSCAPE MAINT JAN24				
		1/28/24 202246	202401 320-53800-46200		*	2,552.58	
			LANDSCAPE AMENITY JAN24				
		1/28/24 202246	202401 320-53800-46200		*	800.97	
			TYNES BLVD EXT JAN24				
		1/28/24 202246	202401 320-53800-46200		*	2,233.41	
			GREYHAWK PHASE II JAN24				
		1/28/24 202246	202401 320-53800-46400		*	1,160.20	
			GREYHAWK LAKES JAN24				
		1/28/24 202246	202401 320-53800-46200		*	87.00	
			VIBURNAM HDGE JAN24				
				TREE AMIGOS OUTDOOR SERVICES INC.			11,197.91 001078
				TOTAL FOR BANK A		56,365.88	
				TOTAL FOR REGISTER		56,365.88	

ARMS ARMSTRONG

TVISCARRA

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

Invoice

Invoice #: 120
Invoice Date: 12/14/23
Due Date: 12/14/23
Case:
P.O. Number:

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

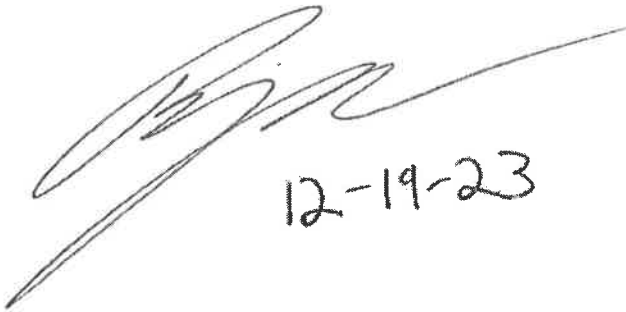
RECEIVED
DEC 21 2023
BY: _____

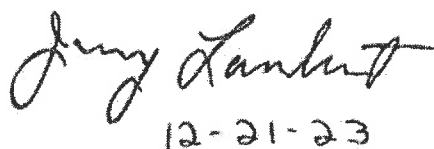
Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1 - November 30, 2023		1,205.20	1,205.20
Maintenance Supplies		139.89	139.89

#1

Janitorial Supplies \$117.18
001.330.57200.46400

Preventative Maintenance \$1,227.91
001.320.53800.46900


12-19-23


12-21-23

Total	\$1,345.09
Payments/Credits	\$0.00
Balance Due	\$1,345.09

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/1/23	2.02	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
11/6/23	3.07	J.M.	Straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trail, checked and changed all trash receptacles, blew leaves and debris off patio, cleaned tables
11/8/23	3.65	J.M.	Removed debris from field, parking lot, pool deck, amenity center and surrounding trail, checked and changed all trash receptacles, blew leaves and debris off patio, cleaned tables, straightened and organized outside furniture
11/10/23	3.02	J.M.	Straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trail, checked and changed all trash receptacles, blew leaves and debris off patio, cleaned tables
11/15/23	4	J.M.	Removed roadside dirt, removed debris from field, parking lot, pool deck, amenity center and surrounding trail, checked and changed all trash receptacles, blew leaves and debris off patio, cleaned tables, straightened and organized outside furniture
11/17/23	4.02	J.M.	Blew leaves and debris off pool deck and under tables, removed dirt on curbs, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trail, checked and changed all trash receptacles, blew leaves and debris off patio, cleaned tables
11/20/23	2.12	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
11/22/23	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails
11/24/23	3.2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways, lakes and surrounding trails, checked and changed all trash receptacles, straightened and organized outside furniture
11/27/23	2.03	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails
11/30/23	1	R.A.	Drilled bolt holes through metal frame of gate, installed new gate latch, reviewed umbrella project and added to schedule

TOTAL 30.13

MILES 0

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 12/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong				
	11/8/23	33 Gallon Trash Bags 50ct	19.52	F.S.
	11/8/23	Fabuloso (2)	11.48	F.S.
	11/8/23	CLX Germicidal Bleach	10.90	F.S.
	11/8/23	Lysol 2pk	13.29	F.S.
	11/15/23	40 Gallon Trash Bags 250ct	61.99	R.W.
	11/21/23	Bolt Slide Blk	8.59	R.W.
	11/21/23	Mag 1 3/4 Lam Pdck 1-1/2	14.12	R.W.
		TOTAL	<u>\$139.89</u>	

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 121**Invoice Date:** 1/1/24**Due Date:** 1/1/24**Case:****P.O. Number:****Bill To:**

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

Description	#	Hours/Qty	Rate	Amount
Management Fees - January 2024	210-517-2-4		4,173.75	4,173.75
Website Administration - January 2024	461		104.17	104.17
Information Technology - January 2024	351		150.00	150.00
Dissemination Agent Services - January 2024	715		583.33	583.33
Office Supplies	51		0.15	0.15
Postage	42		9.35	9.35
Copies	1125		25.65	25.65
Telephone	41		39.73	39.73

Total \$5,086.13**Payments/Credits** \$0.00**Balance Due** \$5,086.13

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 28, 2023

#61
310-513715

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #1

First National Bank of Omaha

Kutak Rock LLP

A/C #:

Reference: Invoice No. 3329095

Client Matter No. 1323-1

Notification Email: eftgroup@kutakrock.com

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



Invoice No. 3329095
1323-1

Re: General Counsel

For Professional Legal Services Rendered

10/03/23	K. Buchanan	2.00	670.00	Review status of project completion;
				confer with developer representative
11/09/23	K. Buchanan	2.00	670.00	Prepare for and attend board meeting
11/15/23	K. Buchanan	0.80	268.00	Confer with district manager;
				perform meeting follow up; review
				matters relating to project
				completion

TOTAL HOURS 4.80

TOTAL FOR SERVICES RENDERED \$1,608.00

TOTAL CURRENT AMOUNT DUE \$1,608.00



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

CUSTOMER ID:	196869
INVOICE ID:	1860124
INVOICE DATE:	12/27/2023
DUE DATE:	12/27/2023
PO#:	N/A

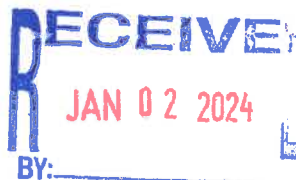
Billing Address:

Armstrong CDD
3645 Royal Pines Dr 3645 Royal Pines Dr. , Middleburg, FL 32068
- Pool
Middleburg, FL
32068

Service Address:

3645 Royal Pines Dr 3645 Royal
Pines Dr. , Middleburg, FL 32068 -
Pool
Middleburg, FL
32068

Description	Quantity	Unit Price	Total
BAPSTILE4 - Tile repair material to include tile	3	\$79.50	\$238.50
Commercial 5 hour labor- Commercial			\$925.00



Subtotal:	\$1,163.50
Taxes:	\$0.00
Payments/Credits:	\$0.00
Total Due:	\$1,163.50
Due Date:	12/27/2023

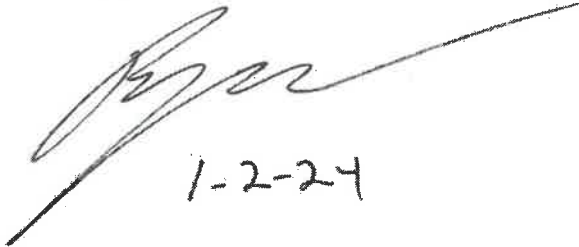
NOTES: [jwamer - 12/21/2023 01:00 PM]:

Drained pool down below slope break tile to install a section of 2 x 2 white tile, set and applied grout, and made a pool patch to area that was missing next to slope break, also installed 2 new depth marker tiles at water line and started filling pool

#72

Preventative Maintenance

001.320.53800.46900


1-2-24



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

CUSTOMER ID:	196869
INVOICE ID:	1860136
INVOICE DATE:	12/27/2023
DUE DATE:	12/27/2023
PO#:	N/A

Billing Address:

Armstrong CDD
3645 Royal Pines Dr 3645 Royal Pines Dr. , Middleburg, FL 32068
- Pool
Middleburg, FL
32068

Service Address:

3645 Royal Pines Dr 3645 Royal
Pines Dr. , Middleburg, FL 32068 -
Pool
Middleburg, FL
32068

Description	Quantity	Unit Price	Total
Commercial 5 hour labor- Commercial			\$832.50



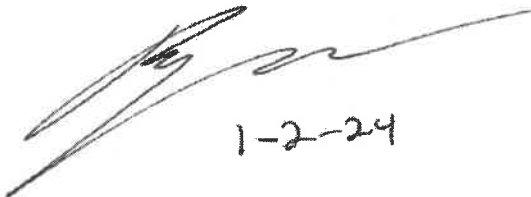
Subtotal:	\$832.50
Taxes:	\$0.00
Payments/Credits:	\$0.00
Total Due:	\$832.50
Due Date:	12/27/2023

NOTES: This is the additional labor 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
QUOTE: 51235

#72

Preventative Maintenance

001. 320. 53800. 46900


1-2-24



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#: 1859406
INVOICE DATE: 1/1/2024
SERVICE MONTH: JANUARY
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 <u>Chemical</u> and <u>Cleaning</u>	\$1,650.00

Taxes

\$0.00

Payments/Credits

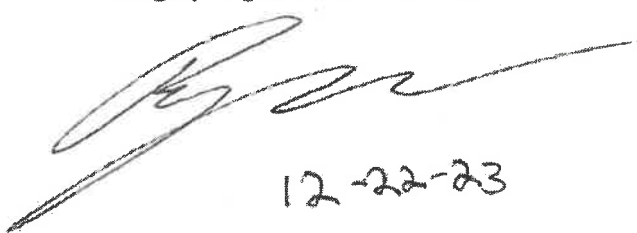
\$0.00

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

#72

Pool Maintenance

001.330.57200.46700


12-22-23

MONTHLY POOL/SPA MAINTENANCE

Amount Due

\$1,650.00

Payment Due: 1/1/2024

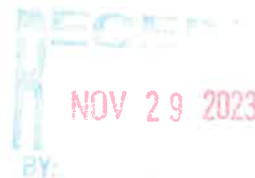


Security Development Group, LLC
8130 Baymeadows Way W., Suite 302
Jacksonville, FL 32256
cathie@sthreesecurity.com
www.sthreesecurity.com

INVOICE

BILL TO

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

**INVOICE #** 9574**DATE** 12/01/2023**DUE DATE** 12/31/2023**TERMS** End of the month**SERVICE MONTH**

December

#28
200.572.245

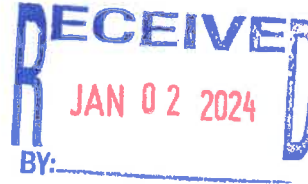
ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Friday and Saturday Dec 1 - Dec 31	48	29.95	1,437.60
Vehicle Patrol 6 Patrols Sunday and Thursdays, 3 Patrols Monday, Tuesday, Wednesday Dec 1 - Dec 31	93	17.95	1,669.35
Fuel Charge Fuel Charge	1	100.00	100.00
Holiday Service Holiday Charge - Christmas Eve & Day, New Years Eve	3	125.00	375.00T

SUBTOTAL	3,581.95
TAX	0.00
TOTAL	3,581.95
BALANCE DUE	\$3,581.95



Tree Amigos

Outdoor Services



Invoice

Invoice#: 202038

Date: 12/28/2023

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

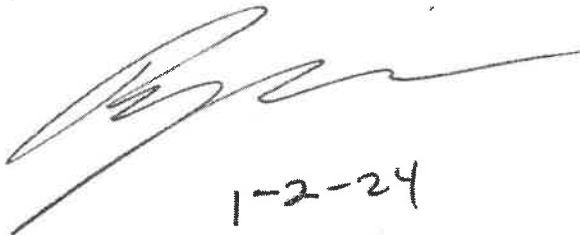
Project: Armstrong CDD Maintenance
475 West Town Place Suite 114
St. Augustine FL 32092

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

Notes:

Invoice Total: \$11,197.91

Landscape Maintenance
001.320.53800.46200


1-2-24



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/

Customer Name: ARMSTRONG CDD

Bill Date: 01/05/2024

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)	01/05/24 to 02/08/24					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
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Sewer

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

Reuse

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

82100744	1	12/29/23	28	4318	4400	82
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	34.5	X	0.92		\$31.74
Proration Factor: 0.9333	Tier 2	12.2	X	1.79		\$21.84
	Tier 3	35.3	X	2.71		\$95.66

Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$195.69
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$195.69

Your lawn needs water only every other week during winter months, so skip a week! To learn more visit www.sjrwmd.com/skip-a-week.

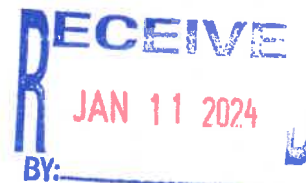
Apply moderate amounts of water to create a healthy, drought and stress-tolerant lawn. Over watering promotes weed growth, disease and fungus.

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Please pay \$195.69 by 1/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$160.46 was posted to your account on 12/18/2023.

#16
320-538-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00567729

3518 Royal Pines Drive Reclaimed Irrigation

Route #:MC05533398

Route Group:27

ADDRESSEE:

AYC0104B 2000000778 26/2

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

Bill Summary

Bill Date	01/05/24
Current Charges	\$195.69
Current Charges Past Due After	01/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$195.69

MAIL PAYMENT TO:



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

00567729 3 MC05533398 0000019569 0000000 01262024 0 0



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

Customer Name: ARMSTRONG CDD

Bill Date: 01/05/2024

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)	01/05/24 to 02/08/24					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
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Sewer

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

Reuse

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

83801396	1	12/29/23	28	4835	4937	102
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	34.5	X	0.92		\$31.74
Proration Factor: 0.9333	Tier 2	12.2	X	1.79		\$21.84
	Tier 3	55.3	X	2.71		\$149.86

Other Charges

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

Current Charges						\$249.89
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00

TOTAL AMOUNT DUE						\$249.89
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Your lawn needs water only every other week during winter months, so skip a week! To learn more visit www.sjrwmd.com/skip-a-week.

Apply moderate amounts of water to create a healthy, drought and stress-tolerant lawn. Over watering promotes weed growth, disease and fungus.

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Please pay \$249.89 by 1/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$168.59 was posted to your account 12/18/2023.

#16
320-538-631



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:

AYC0104B 2000000779 26/3

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

Bill Summary

Bill Date	01/05/24
Current Charges	\$249.89
Current Charges Past Due After	01/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$249.89

MAIL PAYMENT TO:



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

00568411 4 MC05530006 0000024989 0000000 01262024 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/

Customer Name: ARMSTRONG CDD

Bill Date: 01/05/2024

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	12/29/23	28	4780	4977	197

Base Charges (Prepaid)	01/05/24 to 02/08/24					\$30.79
Consumption Charges	Tier 1	197.0	X	2.54		\$500.38
Proration Factor: 0.9333	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.18

Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges		0.0	X	5.07		\$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	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$532.35
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$532.35

Your lawn needs water only every other week during winter months, so skip a week! To learn more visit www.sjrwmd.com/skip-a-week.

Apply moderate amounts of water to create a healthy, drought and stress-tolerant lawn. Over watering promotes weed growth, disease and fungus.

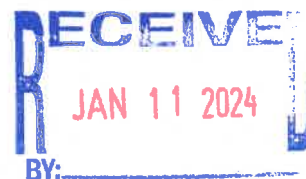
Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Please pay \$532.35 by 1/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$318.99 was posted to your account 12/18/2023.

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
320-542-43



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:

AYC0104B 2000000780 26/4

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

Bill Summary

Bill Date	01/05/24
Current Charges	\$532.35
Current Charges Past Due After	01/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$532.35

MAIL PAYMENT TO:



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

00574046 3 MC05560400 0000053235 0000000 01262024 0 0



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

Customer Name: ARMSTRONG CDD
Service Address: 3645 Royal Pines Drive Clubhouse

Bill Date: 01/05/2024

Customer #: 00574047
Route #: MC05560402

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86276213	2	12/29/23	28	157	157	0

Base Charges (Prepaid)	01/05/24 to 02/08/24					\$98.43
Consumption Charges	Tier 1	0.0	X	2.54		\$0.00
Proration Factor: 0.9333	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.18

Sewer

Base Charges (Prepaid)						\$222.91
Consumption Charges		0.0	X	5.07		\$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	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$322.52
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$322.52

Your lawn needs water only every other week during winter months, so skip a week! To learn more visit www.sjrwmd.com/skip-a-week.

Apply moderate amounts of water to create a healthy, drought and stress-tolerant lawn. Over watering promotes weed growth, disease and fungus.

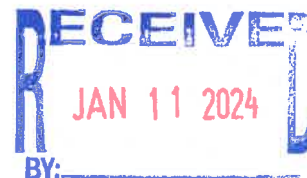
Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Please pay \$322.52 by 1/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$330.13 was posted to your account on 12/18/2023.

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
330.532.43



Please return this portion with payment



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

ARMSTRONG CDD
3645 Royal Pines Drive Clubhouse

Customer #:00574047
Route #:MC05560402
Route Group:26

ADDRESSEE:

AYC0104B 2000000781 26/5

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

Bill Summary

Bill Date	01/05/24
Current Charges	\$322.52
Current Charges Past Due After	01/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$322.52

MAIL PAYMENT TO:



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

00574047 3 MC05560402 0000032252 0000000 01262024 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

[6/1

Customer Name: ARMSTRONG CDD

Bill Date: 01/05/2024

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)	01/05/24 to 02/08/24					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

95885845	1.5	01/03/24	29	9924	29	105
Base Charges (Prepaid)						\$92.92
Consumption Charges	Tier 1	72.5	X	0.92		\$66.70
Proration Factor: 0.9667	Tier 2	24.2	X	1.79		\$43.32
	Tier 3	8.3	X	2.71		\$22.49

Other Charges

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

Current Charges	\$225.43
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$225.43

Your lawn needs water only every other week during winter months, so skip a week! To learn more visit www.sjrwmd.com/skip-a-week.

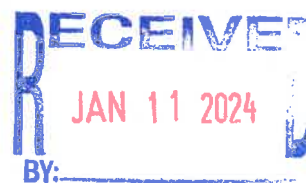
Apply moderate amounts of water to create a healthy, drought and stress-tolerant lawn. Over watering promotes weed growth, disease and fungus.

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Please pay \$225.43 by 1/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$737.51 was posted to your account 12/18/2023.

#16
320-538 43



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574048

3645 Royal Pines Drive Reclaimed Irrigation

Route #:MC05560404

Route Group:26

ADDRESSEE:

AYC0104B 2000000782 26/6

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

Bill Summary

Bill Date	01/05/24
Current Charges	\$225.43
Current Charges Past Due After	01/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$225.43

MAIL PAYMENT TO:



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

00574048 9 MC05560404 0000022543 0000000 01262024 0 0



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

[8/1

Customer Name: ARMSTRONG CDD

Bill Date: 01/05/2024

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)	01/05/24 to 02/08/24					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

92332970	1	01/03/24	33	120	220	100
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	40.7	X	0.92		\$37.44
Proration Factor: 1.1000	Tier 2	14.3	X	1.79		\$25.60
	Tier 3	45.0	X	2.71		\$121.95

Other Charges

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

Current Charges	\$231.44
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$231.44

Your lawn needs water only every other week during winter months, so skip a week! To learn more visit www.sjrwmd.com/skip-a-week.

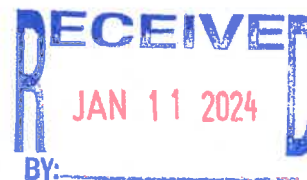
Apply moderate amounts of water to create a healthy, drought and stress-tolerant lawn. Over watering promotes weed growth, disease and fungus.

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Please pay \$231.44 by 1/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$144.20 was posted to your account 12/18/2023.

#16
320-538-43



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:

AYC0104B 2000000784 26/8

ARMSTRONG CDD
C/O GMS, LLC, ANTHONY PEREGRINO
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

Bill Summary

Bill Date	01/05/24
Current Charges	\$231.44
Current Charges Past Due After	01/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$231.44

MAIL PAYMENT TO:



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

00577060 4 MC05560359 0000023144 0000000 01262024 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

[7/1

Customer Name: ARMSTRONG CDD

Bill Date: 01/05/2024

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)	01/05/24 to 02/08/24					\$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	12/29/23	28	7179	7234	55
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	34.5	X	0.92		\$31.74
Proration Factor: 0.9333	Tier 2	12.2	X	1.79		\$21.84
	Tier 3	8.3	X	2.71		\$22.49

Other Charges

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

Current Charges	\$122.52
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$122.52
-------------------------	-----------------

Your lawn needs water only every other week during winter months, so skip a week! To learn more visit www.sjrwmd.com/skip-a-week.

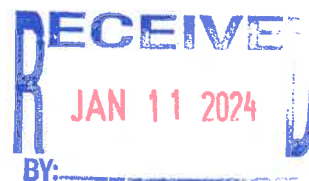
Apply moderate amounts of water to create a healthy, drought and stress-tolerant lawn. Over watering promotes weed growth, disease and fungus.

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Please pay \$122.52 by 1/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$84.46 was posted to your account on 12/22/2023.

#16
320-538-43



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:

AYC0104B 2000000783 26/7

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

Bill Summary

Bill Date	01/05/24
Current Charges	\$122.52
Current Charges Past Due After	01/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$122.52

MAIL PAYMENT TO:



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

00577061 1 MC05560361 0000012252 0000000 01262024 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

[9/1

Customer Name: ARMSTRONG CDD

Bill Date: 01/05/2024

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)	01/05/24 to 02/08/24					\$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	12/29/23	28	1942	1964	22
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	22.0	X	0.92		\$20.24
Proration Factor: 0.9333	Tier 2	0.0	X	1.79		\$0.00
	Tier 3	0.0	X	2.71		\$0.00

Other Charges

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

Current Charges	\$66.69
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$66.69
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Your lawn needs water only every other week during winter months, so skip a week! To learn more visit www.sjrwmd.com/skip-a-week.

Apply moderate amounts of water to create a healthy, drought and stress-tolerant lawn. Over watering promotes weed growth, disease and fungus.

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Please pay \$66.69 by 1/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$68.53 was posted to your account on 12/18/2023.

#16
20-538-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00586607

3976 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560323

Route Group:26

ADDRESSEE:

AYC0104B 2000000785 26/9

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

Bill Summary

Bill Date	01/05/24
Current Charges	\$66.69
Current Charges Past Due After	01/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$66.69

MAIL PAYMENT TO:



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

00586607 & MC05560323 0000006669 0000000 01262024 0 0



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

Customer Name: ARMSTRONG CDD

Bill Date: 01/05/2024

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)	01/05/24 to 02/08/24					\$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	12/29/23	28	1541	1568	27
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	27.0	X	0.92		\$24.84
Proration Factor: 0.9333	Tier 2	0.0	X	1.79		\$0.00
	Tier 3	0.0	X	2.71		\$0.00

Other Charges

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

Current Charges	\$71.29
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$71.29

Your lawn needs water only every other week during winter months, so skip a week! To learn more visit www.sjrwmd.com/skip-a-week.

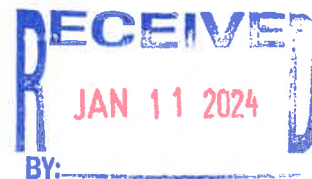
Apply moderate amounts of water to create a healthy, drought and stress-tolerant lawn. Over watering promotes weed growth, disease and fungus.

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Please pay \$71.29 by 1/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$71.29 was posted to your account on 12/18/2023.

#16
320-538-4321



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:

AYC0104B 2000000786 26/10

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

Bill Summary

Bill Date	01/05/24
Current Charges	\$71.29
Current Charges Past Due After	01/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$71.29

MAIL PAYMENT TO:



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

00586608 9 MC05560249 0000007129 0000000 01262024 0 0



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

Customer Name: ARMSTRONG CDD

Bill Date: 01/05/2024

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)	01/05/24 to 02/08/24					\$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	12/29/23	28	1810	1857	47
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	34.5	X	0.92		\$31.74
Proration Factor: 0.9333	Tier 2	12.2	X	1.79		\$21.84
	Tier 3	0.3	X	2.71		\$0.81

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$100.84
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$100.84

Your lawn needs water only every other week during winter months, so skip a week! To learn more visit www.sjrwmd.com/skip-a-week.

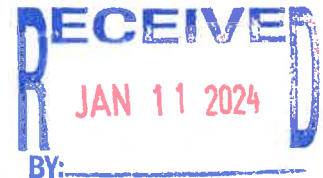
Apply moderate amounts of water to create a healthy, drought and stress-tolerant lawn. Over watering promotes weed growth, disease and fungus.

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Please pay \$100.84 by 1/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$98.78 was posted to your account on 12/18/2023.

#16
320-518-431



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:

AYC0104B 2000000787 26/11

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

Bill Summary

Bill Date	01/05/24
Current Charges	\$100.84
Current Charges Past Due After	01/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$100.84

MAIL PAYMENT TO:



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

00588041 1 MC05560097 0000010084 0000000 01262024 0 0



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

Customer Name: ARMSTRONG CDD
Service Address: 4173 Heatherbrook Place

Bill Date: 01/05/2024

Customer #: 00594522
Route #: MC05560399

Water

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

Base Charges (Prepaid)	01/05/24 to 02/08/24					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge	\$0.00
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Sewer

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

Reuse

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

87777245	1	12/29/23	28	857	875	18
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	18.0	X	0.92		\$16.56
Proration Factor: 0.9333	Tier 2	0.0	X	1.79		\$0.00
	Tier 3	0.0	X	2.71		\$0.00

Other Charges

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

Current Charges	\$63.01
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$63.01
-------------------------	----------------

Your lawn needs water only every other week during winter months, so skip a week! To learn more visit www.sjrwmd.com/skip-a-week.

Apply moderate amounts of water to create a healthy, drought and stress-tolerant lawn. Over watering promotes weed growth, disease and fungus.

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Please pay \$63.01 by 1/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$63.01 was posted to your account on 12/18/2023.

#16
320-538431

RECEIVE
JAN 11 2024
BY: _____

Please return this portion with payment



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

ARMSTRONG CDD
4173 Heatherbrook Place

Customer #:00594522
Route #:MC05560399
Route Group:26

ADDRESSEE:

AYC0104B 2000000788 26/12

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

Bill Summary

Bill Date	01/05/24
Current Charges	\$63.01
Current Charges Past Due After	01/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$63.01

MAIL PAYMENT TO:



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

00594522 6 MC05560399 0000006301 00000000 01262024 0 0



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

Customer Name: ARMSTRONG CDD

Bill Date: 01/05/2024

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)	01/05/24 to 02/08/24					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
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Sewer

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

Reuse

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

89187072	1	12/29/23	28	1557	1595	38
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	34.5	X	0.92		\$31.74
Proration Factor: 0.9333	Tier 2	3.5	X	1.79		\$6.27
	Tier 3	0.0	X	2.71		\$0.00

Other Charges

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

Current Charges						\$84.46
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00

TOTAL AMOUNT DUE						\$84.46
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Your lawn needs water only every other week during winter months, so skip a week! To learn more visit www.sjrwmd.com/skip-a-week.

Apply moderate amounts of water to create a healthy, drought and stress-tolerant lawn. Over watering promotes weed growth, disease and fungus.

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Please pay \$84.46 by 1/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$82.67 was posted to your account on 12/18/2023.

#16
320-536-431



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:

AYC0104B 2000000789 26/13

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

Bill Summary

Bill Date	01/05/24
Current Charges	\$84.46
Current Charges Past Due After	01/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$84.46

MAIL PAYMENT TO:



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

00596272 6 MC05560415 0000008446 0000000 01262024 0 0



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

Customer Name: ARMSTRONG CDD

Bill Date: 01/05/2024

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)	01/05/24 to 02/08/24					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
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Sewer

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

Reuse

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

89187071	1	12/29/23	28	1047	1079	32
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	32.0	X	0.92		\$29.44
Proration Factor: 0.9333	Tier 2	0.0	X	1.79		\$0.00
	Tier 3	0.0	X	2.71		\$0.00

Other Charges

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

Current Charges						\$75.89
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00

TOTAL AMOUNT DUE						\$75.89
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Your lawn needs water only every other week during winter months, so skip a week! To learn more visit www.sjrwmd.com/skip-a-week.

Apply moderate amounts of water to create a healthy, drought and stress-tolerant lawn. Over watering promotes weed growth, disease and fungus.

Outdoors, lawn & landscape irrigation accounts for more than half of all residential water use. If everyone skipped a week of irrigation this season, it could save nearly 1 billion gallons of water.

Please pay \$75.89 by 1/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$75.89 was posted to your account on 12/18/2023.

#16
310-578-431

RECEIVED
JAN 11 2024
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:

AYC0104B 2000000790 26/14

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

Bill Summary

Bill Date	01/05/24
Current Charges	\$75.89
Current Charges Past Due After	01/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$75.89

MAIL PAYMENT TO:



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

00596274 & MC05560677 0000007589 0000000 01262024 0 0

Statement Date: 01/12/2024
Current Bill Due Date: 02/02/2024

Previous Balance: \$47.00
Payment Received 12/21/23: -\$47.00
Balance Forward: \$0.00
Current Charges Due 02/02/24: \$48.00

Important Messages

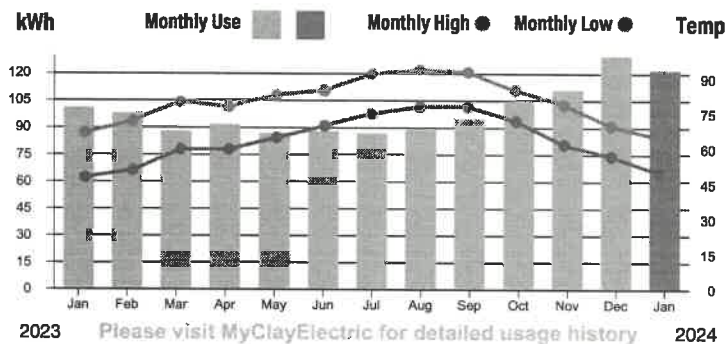
With the cold weather, your electric bill this month may reflect higher than normal energy usage. Setting your thermostat to 68 degrees or lower is recommended for the winter months. You can track your energy usage and more in your MyClayElectric account.

Total Amount Due
\$48.00
Due Date: 02/02/2024

RECEIVED
JAN 13 2024

Service Address: 3599 ROYAL PINES DR IRRIGATION

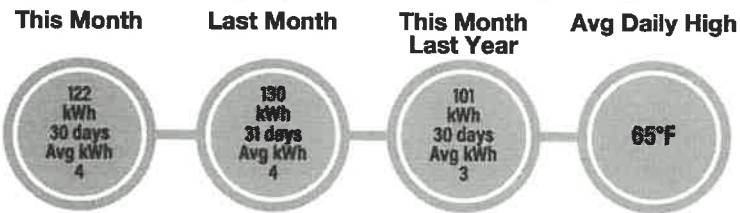
Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	12/12/23	01/11/24	4890	5012	1	122



Current Service Detail

Access Charge		\$32.00
Energy Charge	122 kWh @ 0.0813	\$9.92
Power Cost Adjustment	122 kWh @ 0.0200	\$2.44
FLA Gross Receipts Tax		\$1.14
Clay Co Public Ser Utility Tax		\$1.63
Operation Round Up		\$0.87
Total Current Charges for this Location		\$48.00

#100
320.57843



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.



5551 2 MB 0.561
ARMSTRONG CDD
6200 LEE VISTA BLVD, SUITE 300
ORLANDO FL 32822-5149

5 5551
C-21

Account Number	9054872
Current Charges Due 02/02/24	\$48.00
Total Amount Due	\$48.00

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



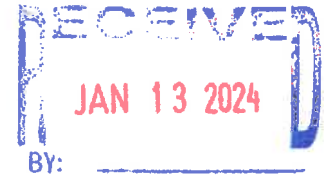
09054872 0000048002

Important Messages

With the cold weather, your electric bill this month may reflect higher than normal energy usage. Setting your thermostat to 68 degrees or lower is recommended for the winter months. You can track your energy usage and more in your MyClayElectric account.

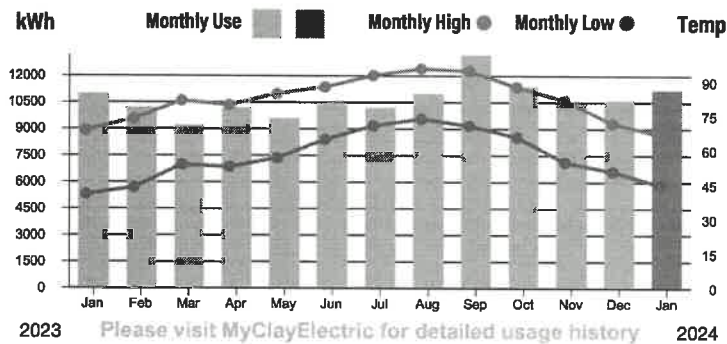
Total Amount Due
\$1,231.00
Due Date:
02/02/2024

Previous Balance \$1,030.00
Payment Received 12/21/23 -\$1,030.00
Balance Forward \$0.00
Current Charges Due 02/02/24 \$1,231.00



Service Address: 3645 ROYAL PINES DR AMENITY CENTER

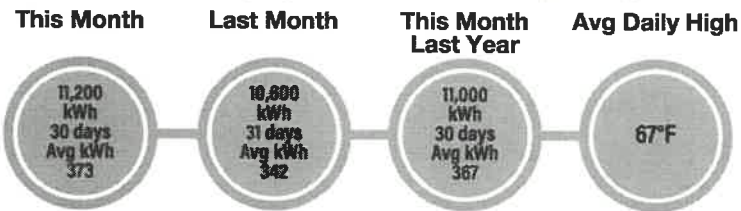
Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	12/12/23	01/11/24	2846	2902	200	11,200



Current Service Detail

Access Charge		\$32.00
Energy Charge	11,200 kWh @ 0.0813	\$910.56
Power Cost Adjustment	11,200 kWh @ 0.0200	\$224.00
FLA Gross Receipts Tax		\$29.89
Clay Co Public Ser Utility Tax		\$33.85
Operation Round Up		\$0.70
Total Current Charges for this Location		\$1,231.00

#100
330-572-413



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

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
6200 LEE VISTA BLVD, SUITE 300
ORLANDO FL 32822-0000

Account Number	9082120
Current Charges Due 02/02/24	\$1,231.00
Total Amount Due	\$1,231.00

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



Important Messages

With the cold weather, your electric bill this month may reflect higher than normal energy usage. Setting your thermostat to 68 degrees or lower is recommended for the winter months. You can track your energy usage and more in your MyClayElectric account.

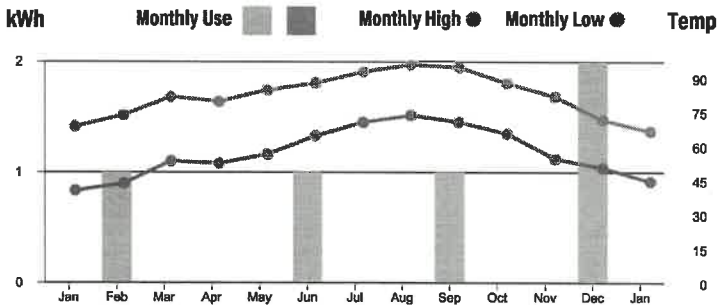
Total Amount Due
\$35.00
Due Date:
02/02/2024

Previous Balance \$35.00
Payment Received 12/21/23 -\$35.00
Balance Forward \$0.00
Current Charges Due 02/02/24 \$35.00

RECEIVED
JAN 13 2024
BY:

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	12/12/23	01/11/24	38	38	1	0

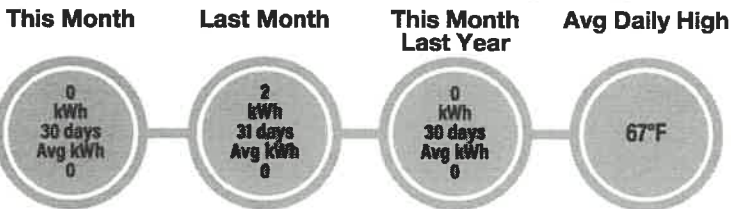


Current Service Detail

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

#100
720-538-43

Please visit MyClayElectric.com for detailed usage history



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.



Account Number	9082351
Current Charges Due 02/02/24	\$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



Important Messages

With the cold weather, your electric bill this month may reflect higher than normal energy usage. Setting your thermostat to 68 degrees or lower is recommended for the winter months. You can track your energy usage and more in your MyClayElectric account.

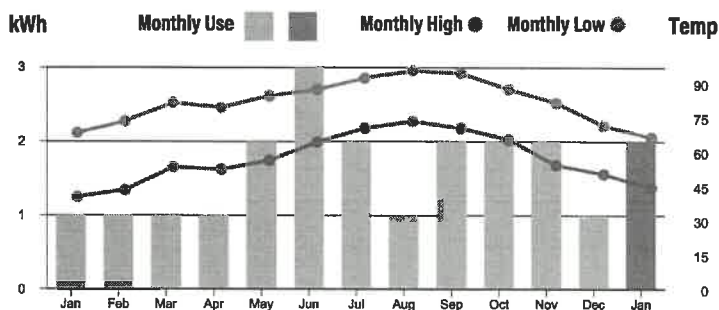
Total Amount Due
\$34.32
Due Date:
02/02/2024

Previous Balance \$34.19
Payment Received 12/21/23 -\$34.19
Balance Forward \$0.00
Current Charges Due 02/02/24 \$34.32

RECEIVED
JAN 13 2024
BY:

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	12/12/23	01/11/24	79	81	1	2



Current Service Detail

Access Charge		\$32.00
Energy Charge	2 kWh @ 0.0813	\$0.16
Power Cost Adjustment	2 kWh @ 0.0200	\$0.04
FLA Gross Receipts Tax		\$0.83
Clay Co Public Ser Utility Tax		\$1.29
Total Current Charges for this Location		\$34.32

#100
320-538-43

2023 Please visit MyClayElectric for detailed usage history 2024

This Month Last Month This Month Last Year Avg Daily High



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.



Account Number	9143346
Current Charges Due 02/02/24	\$34.32
Total Amount Due	\$34.32

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



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



CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2024-270481
Invoice Date: 1/11/2024
Due Date: 2/10/2024

RECEIVED
JAN 16 2024
BY:

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

#7
21031748

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 96296	Notice of Meeting January 18, 2024	CT - Clay Today	Jan 11	2024		Column Inch	Black & White	4.4000	\$46.20
									\$46.20

Total:									\$46.20
---------------	--	--	--	--	--	--	--	--	----------------

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 January 18, 2024

LEGAL: 96296

Was published in said newspaper in the issues:

1/11/2024

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 01/11/2024

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, January 18, 2024 at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (804) 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 (804) 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 96296 Published 1/11/2024 in Clay County's Clay Today newspaper

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
9/29/2023	5

Bill To
Armstrong CDD C/O GMS

#48
310-917-3113
Rev. -

RECEIVED
JAN 10 2024
BY: _____

Terms	Due Date
Net 30	10/29/2023

Description	Amount
<u>Amortization Schedule</u> Series <u>2019A</u> A2 11-1-23 <u>Prepay</u> \$5,000	100.00

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

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

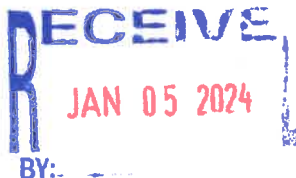
Invoice #: 122

Invoice Date: 1/1/24

Due Date: 1/1/24

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 - January 2024	520-538-122		6,250.00	6,250.00
Janitorial - January 2024	330-572-140		1,084.67	1,084.67

Jimmy Lambert
1-5-24

Total \$7,334.67**Payments/Credits** \$0.00**Balance Due** \$7,334.67



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: 12/28/23 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 3645 Royal Pines Dr, Middleburg, FL 32068					
12/21/23	54558079	Pest Control Service	\$45.00	\$0.00	\$45.00

#70
Mithy Pest Control Dec 23
330-872-465

RECEIVED
JAN 03 2024
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
6200 LEE VISTA BLVD 1356
ORLANDO FL 32822-5147



Please check Invoice(s) paid below.

	Invoice #	Amount	Invoice #	Amount
<input checked="" type="checkbox"/>	54558079	\$45.00	<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	
If you are paying by credit card, please see reverse side.				

Please make checks payable and remit to:

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



Statement Date: 12/28/23
Customer Number: 2634163

Balance Forward: \$0.00
Amount: \$45.00

Amount Due: \$45.00
Check # _____



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

Statement Date: January 08, 2024

Amount Due: \$135.81

Due Date: January 29, 2024

Account #: 221007627575

Account Summary

Current Service Period: November 30, 2023 - January 03, 2024

Previous Amount Due	\$80.43
Payment(s) Received Since Last Statement	-\$80.43
Miscellaneous Credits	-\$3.24
Credit balance after payments and credits	-\$3.24
Current Month's Charges	\$139.05

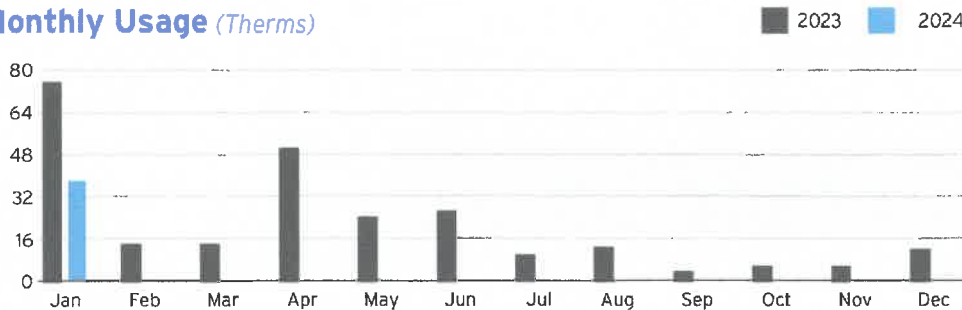
Amount Due by January 29, 2024 \$135.81

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

#27
230-572-432

RECEIVED
JAN 16 2024
BY: _____

Monthly Usage (Therms)



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

Your Energy Insight



Your average daily THMS used was **47.62% lower** than the same period last year.



Your average daily THMS used was **266.67% higher** than it was in your previous period.



Scan here to view your account online.

Sometimes being safe stinks

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

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

PeoplesGas.com/Safety



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

Account #: 221007627575

Due Date: January 29, 2024



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: \$135.81

Payment Amount: \$ 135.81

666198760235



00003084 FTECO101082423364810 00000 01 01000000 3084 002

ARMSTRONG CDD
6200 LEE VISTA BLVD, STE 300
ORLANDO, FL 32822-5149

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.

6661987602352210076275750000000135815



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

Account #: 221007627575
Statement Date: January 08, 2024
Charges Due: January 29, 2024

Meter Read

Service Period: Nov 30, 2023 - Jan 03, 2024

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	01/03/2024	697	660	37 CCF	1.036	1.0000	38.3 Therms	35 Days

Charge Details



Natural Gas Charges

Customer Charge		\$42.98
Distribution Charge	38.3 THMS @ \$0.62853	\$24.07
PGA	38.3 THMS @ \$0.80000	\$30.64
Florida Gross Receipts Tax		\$1.12
Natural Gas Service Cost		\$98.81
Municipal Public Service Tax		\$2.83
State Tax		\$7.41
Total Natural Gas Cost, Local Fees and Taxes		\$109.05



Other Fees and Charges

Miscellaneous Charges

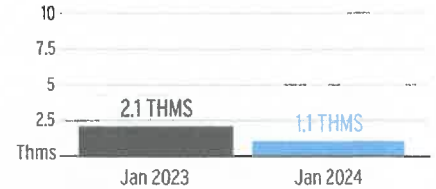
Gas Management	1 X \$30.0000	\$30.00
Total Miscellaneous Charges		\$30.00

Total Current Month's Charges

\$139.05

Billing information continues on next page →

Avg THMS Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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

All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Residential Customer Care:

813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:

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

Phone:

Commercial Customer Care:

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


Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Account #: 221007627575
Statement Date: January 08, 2024
Charges Due: January 29, 2024

Charge Details *Continued...*

	Miscellaneous Credits	
	Interest for Cash Security Deposit - Gas	-\$3.24
	Total Current Month's Credits	-\$3.24

00003084-0006330-Page 3 of 4





More savings. More efficiency. More value.

Peoples Gas can help your business continue to save in the new year with cash-back conservation rebates. Purchase and install new, efficient natural gas equipment, and take advantage of more value, lower energy costs.

Potential Rebate:
Cooking up to \$2,000
Fryers up to \$3,500

PeoplesGas.com/BizRebates



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

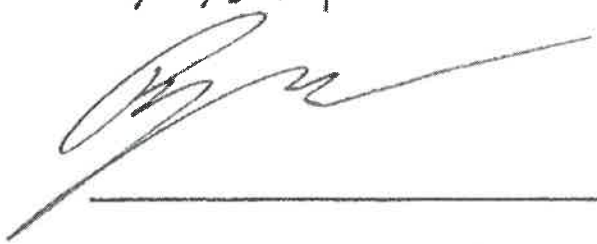
Invoice


Invoice #: 123
Invoice Date: 1/12/24
Due Date: 1/12/24

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

Case:
P.O. Number:



Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2023		1,184.40	1,184.40
Maintenance Supplies		298.52	298.52
#1 Preventative Maintenance — \$1,184.40 001-320-53800-46900			
Sanitorial Supplies 001-330-57200-46400 — \$204.37			
Repairs & Maintenance — \$94.15 001-320-53800-46000			
1-16-24 			


1-17-24

Total	\$1,482.92
Payments/Credits	\$0.00
Balance Due	\$1,482.92

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/23	2.08	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
12/4/23	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
12/6/23	3	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
12/7/23	2.83	R.A.	Disassembled portions of large commercial umbrellas to route a cable through pulleys and control arms to operate umbrella, planned out light installation for signage, Christmas decorations and pressure washing areas
12/8/23	2	J.M.	Straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trail, checked and changed all trash receptacles
12/11/23	2.12	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
12/13/23	2.13	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
12/15/23	1	R.A.	Assisted hanging Christmas wreaths at community entrance pillars
12/15/23	2.47	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
12/18/23	4.28	J.M.	Cleaned doggy park, straightened and organized all outside furniture, blew leaves and debris off pool deck, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
12/20/23	2.6	J.M.	Removed debris from around ponds, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
12/27/23	3.1	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
TOTAL	<u>29.61</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong				
	12/11/23	6" Adjustable Metal Worm Drive Clamp (2)	9.15	R.W.
	12/11/23	Amerigas Propane Exchange	75.83	R.W.
	12/13/23	Multifold Towels	44.84	R.W.
	12/13/23	Gym Wipes 3200 wipes	103.83	R.W.
	12/14/23	Bradley 2055 Dispenser Key 3pk	10.06	R.W.
	12/14/23	Bobrick Cat 74 Dispenser Key 3pk	10.06	R.W.
	12/15/23	6" Adjustable Metal Worm Drive Clamp (2)	9.15	R.W.
	12/27/23	Hand Sanitizer Pump	20.66	F.S.
	12/27/23	Soft-soap Refill (2)	14.90	F.S.
		TOTAL	<u>\$298.52</u>	



Tree Amigos

Outdoor Services



Invoice

Invoice#: 202188a

Date: 01/15/2024

Billed To: Armstrong CDD
6200 Lee Vista Boulevard
Suite 300
Orlando FL 32822

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

Description	Quantity	Price	Ext Price
Inspected Irrigation System and Made Necessary Repairs Completed 01-10-24			
(13) 6" Sprays	13.00		
(9) Rotors	9.00		
(7) Nozzles	7.00		
(4) 1/2" Zone line	4.00		
(1) 3/4" Zone line	1.00		
(1) 1" Zone line	1.00		
(6) 9 Volt Batteries	6.00		
Labor	1.00		
Total	1.00	1,541.00	1,541.00

Notes:

Invoice Total: \$1,541.00

#21

Irrigation Repairs

001. 320. 53400. 46500

1/18/24

MAKE CHECK PAYABLE TO:



PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

Armstrong CDD - Greyhawk
C/O Governmental Management Services
475 West Town Pl
Suite 114
St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
731209	1/30/2024	\$995.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

0000000731209600100000001531500000009950055

Please Return this invoice with your payment and notify us of any changes to your contact information.

Armstrong CDD - Greyhawk
Invoice Due Date 1/16/2024

3645 Royal Pines Dr Orange Park, FL 32065
Invoice 1859937 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
1/16/2024	Water Management - Monthly		\$995.00	\$0.00	\$995.00

Treated ponds 1,2,3,5 and 6 for minimal emergent vegetation. Please allow up to two weeks for full results.

fff
Lake Maintenance
001.320.53800.46800

~~1-30-24~~ 1-30-24



Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$0.00
Adjustment	\$0.00
AMOUNT DUE	

Total Account Balance including this invoice:

\$995.00

This Invoice Total:

\$995.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 731209
Portal Registration #: 4A64AE61
Customer E-mail(s): greyhawkmanager@gmsnf.com, jsoriano@gmsnf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



Security Development Group, LLC
8130 Baymeadows Way W., Suite 302
Jacksonville, FL 32256
cathie@sthreeseecurity.com
www.sthreeseecurity.com

RECEIVED
JAN 25 2024
BY: _____

INVOICE

BILL TO

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

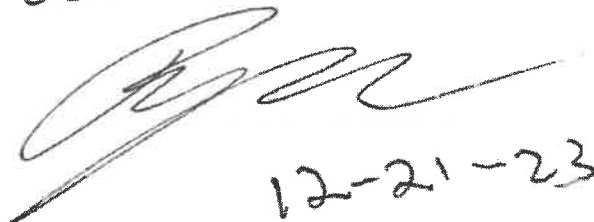
INVOICE # 9672**DATE 01/01/2024****DUE DATE 01/31/2024****TERMS End of the month****SERVICE MONTH**

January

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Friday and Saturday Jan 1 - Jan 31	48	29.95	1,437.60
Vehicle Patrol 6 Patrols Sunday and Thursdays, 3 Patrols Monday, Tuesday, Wednesday Jan 1 - Jan 31	93	17.95	1,669.35
Fuel Charge Fuel Charge	1	100.00	100.00
Holiday Service Holiday Charge - New Years Day	1	125.00	125.00T

SUBTOTAL	3,331.95
TAX	0.00
TOTAL	3,331.95
BALANCE DUE	\$3,331.95

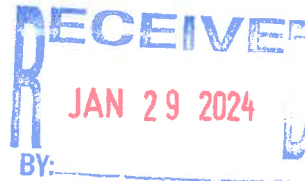
Security Monitoring
001.330.57200.34500


12-21-23



Tree Amigos

Outdoor Services



Invoice

Invoice#: 202246

Date: 01/28/2024

Billed To: Armstrong CDD
6200 Lee Vista Boulevard
Suite 300
Orlando FL 32822

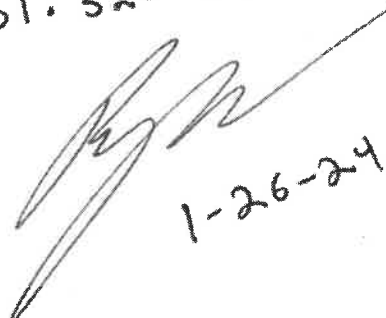
Project: Armstrong CDD Maintenance
475 West Town Place Suite 114
St. Augustine FL 32092

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

Notes:

Invoice Total: \$11,197.91

Landscape Maintenance
001. 320. 53800.46200


1-26-24