

***ARMSTRONG***

*Community Development District*

*MARCH 14, 2024*

## *AGENDA*

Armstrong  
Community Development District  
475 West Town Place  
Suite 114  
St. Augustine, Florida 32092  
District Website: [www.armstrongcdd.com](http://www.armstrongcdd.com)

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March 6, 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, March 14, 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 February 8, 2024 Meeting
- IV. Consideration of Proposals:
  - A. HVAC
  - B. Mulch
  - C. Fencing
  - D. Solar Lighting
  - E. Dog Waste Stations
  - F. Orange Umbrella Repair Kit
  - G. Amenity Center/Pool Deck Landscaping (Re-mulch & New Flowers)
- V. Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2025 Budget

- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager – 2024 General Elections
  - D. Facility Manager
    - 1. Report
    - 2. Monthly Quality Inspection Report
- VII. Supervisor's Requests and Audience Comments
- VIII. Financial Reports
  - A. Financial Statements as of February 29, 2024
  - B. Check Register
- IX. Next Scheduled Meeting – April 11, 2024 @ 3:30 p.m. at Plantation Oaks Amenity Center
- X. Adjournment

**Board Oversight**

Amenity Center – Chairman Taylor  
Security – Vice Chairman Brown  
Landscape and Common Areas – Supervisor Vergara Molero  
Pond Maintenance – Supervisor Deal  
Finance and Accounting – Supervisor Bowen



### *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, February 8, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Kendrick Taylor	Chairman
Cameron Brown	Vice Chairman by telephone
Christine Bowen	Supervisor
Jorge Vergara Molero	Supervisor
Jeffrey Deal	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Deputy Tarter	Clay County Sheriff's Office

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 3:30 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the January 18, 2024 Meeting**

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the minutes of the January 18, 2024 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Discussion with Clay County Sheriff's Office on Clay Community Connect**

Deputy Tarter gave an overview of the Clay County Connect program, how it works, the usefulness and the cost.

Mr. Brown joined the meeting by telephone during this discussion.

After discussion the board took the following action.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the purchase of the Fusus box at \$200 and the connection fee of \$150 was approved.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Requisition**

Ms. Buchanan stated in the fall we were trying to clear out the construction account, the 2017 and 2019 bonds. We closed the 2019 accounts. There was a small amount of money left in the 2017 account, but we didn't release it because you had asked the developer to pay for the street cleaning. What you have in front of you are two requisitions, the first is to pay for the street cleaning and that is requisition 86 for \$3,370. The second would be a requisition for \$14,588 and this will essentially sweep the 2017 construction account and be applied towards that large invoice that was partially funded in the 2019 requisition. At that point, the construction accounts are no more and they are going to pay the street cleaning directly rather than us having to pay for it.

On MOTION by Mr. Taylor seconded by Mr. Deal with all in favor requisitions 85 & 86 were approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2024-03 Declaring the Series 2017 Project Complete**

Ms. Buchanan stated Resolution 2024-03 declares the project complete and says your assessments are done because you have the right amount of lots based on your assessment methodology report and it finalizes the lien. Essentially, it is saying nothing is changing but the construction process is done at this point. When we call it done then they don't have anything they can come to us for, but we also don't have anything that we can look to them for. We want this resolution to be effective upon return of the signed completion agreement.

On MOTION by Mr. Vergara Molero seconded by Mr. Taylor with all in favor Resolution 2024-03 was approved.

**SEVENTH ORDER OF BUSINESS****Ratification of Agreement for District Engineering Services**

Ms. Giles stated a couple of months ago we went through the RFQ process for a new engineer and the board selected Dominion Engineer Group, often referred to as DEG. Their rate schedule is attached to the agreement and is considerably less than your previous engineer. I don't see this as an issue with your current budget. I will work with the accountant to see if she wants to make any adjustments on the FY25 budget, but I never like to zero that. Maybe we can make an adjustment on the next budget.

Mr. Taylor asked are we going to ask the engineer to call in for the meetings?

Ms. Giles stated I will ask him to attend a meeting and maybe walk the site with Jay or Ryan. It is normal that we don't have an engineer at the meeting for districts like yours that is fully developed. A lot of times questions can be answered by your onsite staff.

Mr. Taylor stated I don't think we need him to call in for every meeting if there is not an outstanding item for the engineer.

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the agreement for engineering services with DEG Planners and Engineers was ratified.

**EIGHTH ORDER OF BUSINESS****Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2025 Budget**

Ms. Giles stated this item is on the agenda so that we can start discussions as we prepare for the next budget season. Some items I have been keeping track of are the HVAC repair, fountain bubblers, fence, doggie waste stations, things like that. If there is something that the board wants us to get proposals for now is the time to let us know so we have enough time to get proposals, bring it to the board so that you have time to talk about and budget it. If we don't plan for those types of big-ticket items, it won't be in the budget and you will be tempted to dip into your capital reserve fund. If there is something now that you know of let me know and we will get proposals.

Mr. Vergara Molero stated we can send to Marilee and staff the needs and wants according to our perception. We can discuss how we maintain the property and how we can improve in areas such as the ponds in the back of the property that have been a headache. We can talk about aerators

in the back ponds. The board can prepare a list and staff can come back to us before we start talking about the budget.

Ms. Giles stated if you want to do that between now and the next meeting, email the list to us and we can talk about bringing back proposals for those.

Ms. Bowen asked would this be the time to talk about making the roads private? Two-thirds of our community is paying for our road maintenance, Phase 1 is not, they are owned by the county, the rest of Phases 2 and 3 pay our maintenance through our property taxes. It goes into the assessments and will not go away. The lady at the county attorney's office said we had an option. This was brought from the county to the developers at the time and they chose to do that. Two-thirds of us are paying for our road maintenance and we have no benefit as far as enforcing anything. I would like to see an option of what that cost would be and then everyone is paying the same thing then we can look at enforcing a lot of the problems we have in this community with illegal parking and speeding.

Ms. Buchanan stated these are all good things. The cost to repave the roads is going to be incredibly high. I don't have a number, that is an engineering thing but nine out of ten times a community is going to want to shift to the county because you are going to be unable to grow the reserves necessary to repave your community roads. You could potentially look at refinancing your bonds, a lot of communities do that when interest rates are good. Interest rates are not good so I don't know that you can rely on that as a financing option. That aside, if the CDD owns the roads for us to tow it is going to require that we put tow signs almost every 25 feet on your roads, it is a lot of visual clutter that most people don't like to see. As to traffic enforcement, we will never have the authority to set a speed limit.

Ms. Bowen stated it doesn't seem right that two-thirds of us are paying for this, but we have no control over it.

Ms. Buchanan stated they really didn't put that into place until mid-development at Armstrong. It is unfortunate that you have the one-third two-thirds break and Eagle Landing has the last phase like that too.

Mr. Soriano stated the county would do that work.

Ms. Bowen stated in Phase 1 there are issues and the county took that responsibility and if something happens that is on the county.

Ms. Buchanan stated if you have questions, send them to me and I will try to get you a well-researched answer.

Ms. Giles asked is there an actionable item or did you just want to talk through that?

Ms. Bowen stated I just wanted to bring it up as something to look at down the road.

Mr. Taylor stated it would be good to have some dollar figures and the additional cost it would take and what would be the budget going forward if we did privatize it. How much will it be for maintenance and repair?

Mr. Soriano asked is that something they said could easily be done for the district?

Ms. Bowen stated I don't know if it is easy, but she said that is an option.

Mr. Vergara Molero asked would you want to take on the research with Katie?

Ms. Bowen stated that is fine.

Ms. Buchanan asked were you speaking with Courtney?

Ms. Bowen stated I'm not sure. I went to Green Cove and she said it was the county.

Ms. Giles asked is the consensus that you are going to email us a list and at the next meeting we will talk about the items to see if you want proposals or quotes?

Mr. Taylor stated yes, the same budget numbers in here for solar lighting and AC and Tree Amigos, can we put it in the next agenda package as well?

Mr. Soriano stated yes.

## **NINTH ORDER OF BUSINESS**

### **Consideration of Proposals**

#### **A. HVAC**

#### **B. Tree Amigos (Mulch)**

#### **C. Fencing**

#### **D. Solar Lighting**

These items were tabled.

## **TENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Ms. Buchanan stated some of you may get the Capital Conversations, which is a summary of a legislative update. One of the things we are paying attention to is they are looking to increase the sovereign immunity limits. Essentially, that means that if someone slips on the CDD sidewalk

and falls, they have a maximum amount they can collect from the district and that is \$200,000 per person or if more than one person is involved then it is \$300,000 total. That is important because that allows the district to have lower insurance premiums because your insurer knows that most likely this is the maximum amount they are going to have to pay out in a claim. They essentially are looking at doubling that next year. I'm not a budget person but I am flagging it because you have probably had a pretty steady increase in your premium cost over the years and I wouldn't be surprised if we get hit with that again if it changed.

#### **B. District Engineer**

There being none, the next item followed.

#### **C. District Manager**

Ms. Giles stated the next couple of months we will keep talking about the budget and we will approve the budget at your May 9<sup>th</sup> meeting and adopt it at your July 11<sup>th</sup> meeting. Even if we come in high at the May meeting, we can lower that when we adopt it in July, we just can't go in reverse.

#### **D. Facility Manger**

##### **1. Report**

##### **2. Monthly Quality Inspection Report**

### **ELEVENTH ORDER OF BUSINESS**

#### **Supervisor's Requests and Audience Comments**

Additional Supervisors comments: significant improvement with vendors, dead palm tree needs replacement, mulch in playground, hold contractors responsible, plan for doggie stations and signage, Tynes Boulevard landscaping cost breakdown, signage for residents to wipe down gym equipment after use.

Supervisors' responsibility: Mr. Vergara Molero - landscape maintenance, Ms. Bowen - finance and budgeting, Mr. Brown - security, Mr. Taylor – amenity center, Mr. Deal – ponds.

### **TWELFTH ORDER OF BUSINESS**

#### **Financial Reports**

**A. Financial Statements as of January 31, 2024**

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

**B. Check Register**

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

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

Ms. Giles stated the next meeting will be held March 14, 2024 at 3:30 p.m. in the same location.

On MOTION by Mr. Vergara Molero seconded by Mr. Taylor with all in favor the meeting adjourned at 4:50 p.m.
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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



## *FOURTH 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

<b>Total Investment</b>	<b>\$8,795.83</b>
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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

Expiration Date: Apr 24, 2024

Presented by: Luis Lara

Phone: (904) 838-0058

Email: llara@mcgowansac.com

### Next Steps

1. Review your proposal below
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### 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**  
**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

<b>Total Investment</b>	<b>\$8,243.49</b>
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](mailto:cryan@treeamigosoutdoor.com)  
website: [www.TreeAmigosOutdoor.com](http://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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  10 [USD](#) 

## Your cart

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Product	Price	Quantity	Total
	<del>\$279.95</del> \$251.95	<input type="text" value="5"/>	<del>\$1,399.75</del>
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
<a href="#">Remove</a>			



2047 Reviews



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



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Solar Powered  
Motion Sensor  
IP66  
Waterproof  
Remove

Subtotal

~~\$2,949.50~~

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**-\$295.00**

**\$2,654.50**

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LED LIGHTING SOLUTIONS  
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20W Solar Powered LED Pole Light

COLOR TEMPERATURE: 5000K (Standard)

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



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

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~~\$6,014.90~~

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

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TOTAL

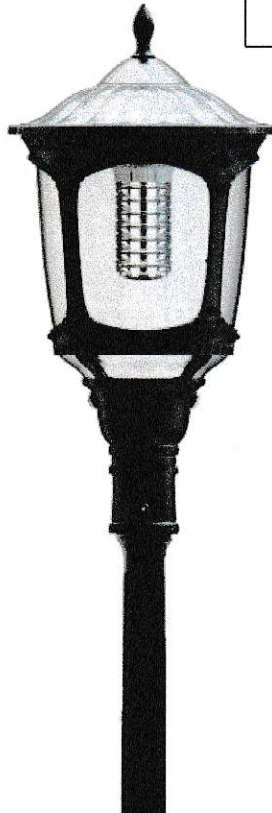
\$6,014.90

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

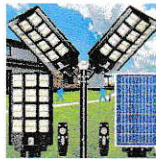


## Customers who viewed this item also viewed

Sponsored



Lovus 2Pack Solar LED  
Street Light, 1000W  
Outdoor Solar Parking  
637  
\$206<sup>99</sup> (\$103.50/Count)



Jadisi 2-Pack 3200W  
Solar Street Light, Solar  
Street Lights Outdoor  
13  
\$229<sup>00</sup> (\$114.50/Count)

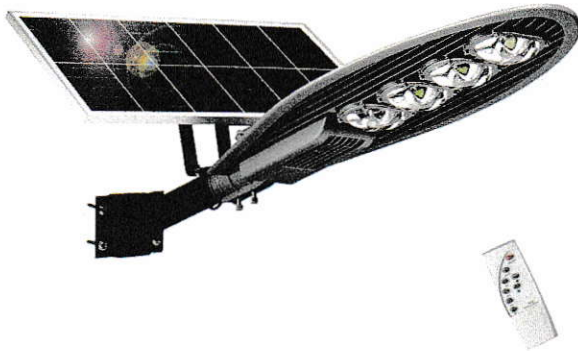


A-ZONE 1200W Solar  
Street Lights Outdoor,  
120000LM High  
413  
\$145<sup>99</sup>

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

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3.9 ratings  
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\$284<sup>99</sup>

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

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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

\$284<sup>99</sup>

One-Day

**FREE Returns**

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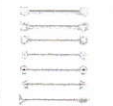
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Shipping

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Total

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without pole



## *SIXTH ORDER OF BUSINESS*

*D.*



*1.*



## Armstrong Community Development District (CDD)

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

### Memorandum

Date: March 14<sup>th</sup> 2024

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

#### Community:

##### Amenity Usage

- *Total Facilities Usage – Fobs Scanned 3,067 in February*

##### *Card counts:*

New Owners	0
Replacements	9

##### Room Rentals

*Rentals in February - 0*

##### Special Events

None This month

#### Operations:

- Ordered and hung up 2 “wipe down the equipment” signs for the gym
- Dead Palm Tree on Tynes Blvd was removed and replaced
- Replaced the broken shower valve on a pool side shower
- I called the AC company about quotes and no hidden costs will be added. They can start replacing the day after approved
- Ride along with Jorge and Tree Amigos Completed and found out we have 2 missing trees on Heatherbrook
- All Clay community connect devices have been installed
- The 2 trees on Royal pines have been planted
- Completed fixing the poolside umbrella
- Continue the discussion for dog stations
- Discussion about changing gym equipment service company

#### Landscaping

- *Monthly reports for February 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](mailto:greyhawkmanager@gmsnf.com)  
[isoriano@gmsnf.com](mailto:isoriano@gmsnf.com)

*EIGHTH ORDER OF BUSINESS*

*A.*

***Armstrong***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 29, 2024***



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**Armstrong**  
**Community Development District**  
**Balance Sheet**  
**February 29, 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>
<b>Assets:</b>					
Cash - Wells Fargo Bank	\$ 91,293	\$ -	\$ -	\$ -	\$ 91,293
Cash - Truist Bank	\$ -	\$ 3,288	\$ -	\$ -	\$ 3,288
Investments:					
Series 2017A					
Reserve A	\$ -	\$ -	\$ 265,819	\$ -	\$ 265,819
Revenue A	\$ -	\$ -	\$ 283,648	\$ -	\$ 283,648
Reserve B	\$ -	\$ -	\$ 15,889	\$ -	\$ 15,889
Revenue B	\$ -	\$ -	\$ 3	\$ -	\$ 3
Prepayment B	\$ -	\$ -	\$ 101	\$ -	\$ 101
Series 2019					
Reserve	\$ -	\$ -	\$ 205,400	\$ -	\$ 205,400
Revenue	\$ -	\$ -	\$ 423,816	\$ -	\$ 423,816
Prepayment	\$ -	\$ -	\$ 103	\$ -	\$ 103
Investment - Custody	\$ 475,357	\$ -	\$ -	\$ -	\$ 475,357
State Board of Administration	\$ -	\$ 50,106	\$ -	\$ -	\$ 50,106
Assessment Receivable	\$ -	\$ -	\$ -	\$ -	\$ -
Due From General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Capital Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Capital	\$ -	\$ -	\$ -	\$ -	\$ -
Due from Other	\$ 2,320	\$ -	\$ -	\$ -	\$ 2,320
<b>Total Assets</b>	<b>\$ 568,969</b>	<b>\$ 53,394</b>	<b>\$ 1,194,778</b>	<b>\$ -</b>	<b>\$ 1,817,142</b>
<b>Liabilities:</b>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Capital Project	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2017A	\$ -	\$ -	\$ 565,459	\$ -	\$ 565,459
Assigned For Debt Service 2019	\$ -	\$ -	\$ 629,319	\$ -	\$ 629,319
Assigned For Capital Reserves	\$ -	\$ 53,394	\$ -	\$ -	\$ 53,394
Assigned For Capital Projects 2017A	\$ -	\$ -	\$ -	\$ -	\$ -
Assigned For Capital Projects 2019	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 568,969	\$ -	\$ -	\$ -	\$ 568,969
<b>Total Fund Balances</b>	<b>\$ 568,969</b>	<b>\$ 53,394</b>	<b>\$ 1,194,778.24</b>	<b>\$ -</b>	<b>\$ 1,817,142</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 568,969</b>	<b>\$ 53,394</b>	<b>\$ 1,194,778</b>	<b>\$ -</b>	<b>\$ 1,817,142</b>

**Armstrong**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 29, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<b><u>Revenues:</u></b>				
Assessments	\$ 637,369	\$ 624,106	\$ 624,106	\$ -
Cost Share - Tynes Blvd.	\$ 20,000	\$ 8,333	\$ 5,856	\$ (2,477)
Interest	\$ 3,000	\$ 1,250	\$ 6,242	\$ 4,992
Miscellaneous Income	\$ -	\$ -	\$ 1,540	\$ 1,540
Miscellaneous Income - Access Cards	\$ -	\$ -	\$ 475	\$ 475
Miscellaneous Income - Rental	\$ -	\$ -	\$ 100	\$ 100
<b>Total Revenues</b>	<b>\$ 660,369</b>	<b>\$ 633,689</b>	<b>\$ 638,319</b>	<b>\$ 4,630</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,600	\$ 400
FICA Expense	\$ 918	\$ 383	\$ 352	\$ 31
Engineering Fees	\$ 6,000	\$ 2,500	\$ 424	\$ 2,076
Arbitrage	\$ 1,100	\$ 1,100	\$ 1,100	\$ -
Assessment Roll	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Dissemination	\$ 7,000	\$ 2,917	\$ 2,917	\$ 0
District Counsel	\$ 15,000	\$ 6,250	\$ 4,704	\$ 1,547
Annual Audit	\$ 4,300	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,800	\$ 7,758	\$ 7,758	\$ -
Management Fees	\$ 50,085	\$ 20,869	\$ 20,869	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,250	\$ 521	\$ 521	\$ (0)
Telephone	\$ 350	\$ 146	\$ 125	\$ 21
Postage	\$ 300	\$ 125	\$ 107	\$ 18
Insurance	\$ 7,250	\$ 7,250	\$ 6,818	\$ 432
Printing & Binding	\$ 500	\$ 208	\$ 230	\$ (22)
Legal Advertising	\$ 2,500	\$ 1,042	\$ 235	\$ 807
Other Current Charges	\$ 600	\$ 250	\$ 24	\$ 226
Office Supplies	\$ 250	\$ 104	\$ 87	\$ 17
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 124,478</b>	<b>\$ 62,647</b>	<b>\$ 57,095</b>	<b>\$ 5,552</b>
<b><u>Field Operations</u></b>				
Security	\$ 51,364	\$ 21,402	\$ 16,858	\$ 4,544
Electric	\$ 1,450	\$ 604	\$ 463	\$ 141
Water & Sewer/Irrigation	\$ 34,270	\$ 34,270	\$ 9,596	\$ 24,674
Repairs & Maintenance	\$ 5,000	\$ 2,083	\$ 1,950	\$ 133
Landscape - Contract	\$ 134,375	\$ 55,990	\$ 33,594	\$ 22,396
Landscape - Contingency	\$ 5,000	\$ 2,083	\$ 707	\$ 1,377
Lake Maintenance	\$ 13,988	\$ 5,828	\$ 2,985	\$ 2,843
Irrigation Repairs	\$ 10,000	\$ 4,167	\$ 3,431	\$ 736
Doggie Pot Stations	\$ 1,860	\$ 775	\$ 382	\$ 393
<b>Total Field Operations:</b>	<b>\$ 257,307</b>	<b>\$ 127,202</b>	<b>\$ 69,966</b>	<b>\$ 57,237</b>



# Armstrong

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<b>Amenities Center</b>				
Property/Amenity Manager	\$ 75,000	\$ 75,000	\$ 31,250	\$ 43,750
Preventative Maintenance	\$ 15,000	\$ 6,250	\$ 5,461	\$ 789
Facility Attendant	\$ 7,200	\$ 3,000	\$ -	\$ 3,000
Insurance	\$ 38,567	\$ 38,567	\$ 28,929	\$ 9,638
Phone/Internet/Cable	\$ 2,750	\$ 1,146	\$ 814	\$ 332
Electric	\$ 18,900	\$ 7,875	\$ 4,704	\$ 3,171
Water/Irrigation	\$ 8,000	\$ 3,333	\$ 4,412	\$ (1,079)
Gas	\$ 1,575	\$ 656	\$ 422	\$ 234
Reuse Service	\$ 4,320	\$ 1,800	\$ 1,950	\$ (150)
Access Cards	\$ 5,000	\$ 2,083	\$ 1,767	\$ 316
Janitorial Services	\$ 13,016	\$ 5,423	\$ 5,423	\$ (0)
Janitorial Supplies	\$ 4,000	\$ 1,667	\$ 322	\$ 1,345
Pool Maintenance	\$ 23,200	\$ 9,667	\$ 8,250	\$ 1,417
Pool Permit	\$ 125	\$ 52	\$ -	\$ 52
Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 1,900	\$ 2,267
Fitness Center Repairs/Supplies	\$ 2,500	\$ 1,042	\$ 1,668	\$ (626)
Office Supplies	\$ 500	\$ 208	\$ -	\$ 208
ASCAP/BMI License Fees	\$ 500	\$ 208	\$ -	\$ 208
Pest Control	\$ 800	\$ 333	\$ 180	\$ 153
Contingency	\$ 3,000	\$ 1,250	\$ 151	\$ 1,099
<b>Total Amenities Cost Share</b>	<b>\$ 233,953</b>	<b>\$ 163,728</b>	<b>\$ 97,603</b>	<b>\$ 66,124</b>
<b><u>Reserves</u></b>				
Capital Reserve Transfer	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
<b>Total Reserves</b>	<b>\$ 53,288</b>	<b>\$ 53,288</b>	<b>\$ 53,288</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 669,025</b>	<b>\$ 406,864</b>	<b>\$ 277,952</b>	<b>\$ 128,913</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (8,656)</b>		<b>\$ 360,367</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 8,656</b>		<b>\$ 208,602</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 568,969</b>	

**Armstrong**  
**Community Development District**  
**Capital Reserve**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 29, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<b>Revenues:</b>				
Transfer In	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Interest	\$ 250	\$ 104	\$ 106	\$ 2
<b>Total Revenues</b>	<b>\$ 53,538</b>	<b>\$ 53,392</b>	<b>\$ 53,394</b>	<b>\$ 2</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 53,538</b>	<b>\$ 53,392</b>	<b>\$ 53,394</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 53,538</b>		<b>\$ 53,394</b>	

# Armstrong

## Community Development District

### Debt Service Fund - Series 2017A

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 265,819	\$ 260,286	\$ 260,286	\$ -
Interest	\$ 7,500	\$ 3,125	\$ 10,182	\$ 7,057
<b>Total Revenues</b>	<b>\$ 273,319</b>	<b>\$ 263,411</b>	<b>\$ 270,468</b>	<b>\$ 7,057</b>
<b>Expenditures:</b>				
<b>Series 2017A</b>				
Interest - 11/01	\$ 93,900	\$ 93,900	\$ 93,900	\$ -
Principal - 11/01	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Interest - 05/01	\$ 92,541	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 261,441</b>	<b>\$ 168,900</b>	<b>\$ 168,900</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (6,265)	\$ 6,265
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (6,265)</b>	<b>\$ 6,265</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 11,878</b>		<b>\$ 95,303</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 187,544</b>		<b>\$ 470,156</b>	
<b>Fund Balance - Ending</b>	<b>\$ 199,422</b>		<b>\$ 565,459</b>	

# Armstrong

## Community Development District

### Debt Service Fund - Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 411,185	\$ 402,316	\$ 402,316	\$ -
Interest	\$ 13,500	\$ 5,625	\$ 10,420	\$ 4,795
<b>Total Revenues</b>	<b>\$ 424,685</b>	<b>\$ 407,941</b>	<b>\$ 412,737</b>	<b>\$ 4,795</b>
<b>Expenditures:</b>				
<b>Series 2019</b>				
Interest - 11/01	\$ 132,956	\$ 132,956	\$ 132,956	\$ -
Principal - 11/01	\$ 145,000	\$ 145,000	\$ 145,000	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest - 05/01	\$ 130,691	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 408,647</b>	<b>\$ 277,956</b>	<b>\$ 282,956</b>	<b>\$ (5,000)</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 12	\$ (12)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12</b>	<b>\$ (12)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 16,038</b>		<b>\$ 129,793</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 292,185</b>		<b>\$ 499,526</b>	
<b>Fund Balance - Ending</b>	<b>\$ 308,223</b>		<b>\$ 629,319</b>	

# Armstrong

## Community Development District Capital Projects Fund - Series 2017A

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 436	\$ 436
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 436</b>	<b>\$ 436</b>
<b>Expenditures:</b>				
Capital Outlay - 2017A	\$ -	\$ -	\$ 24,643	\$ (24,643)
Capital Outlay - 2017B	\$ -	\$ -	\$ 881	\$ (881)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,524</b>	<b>\$ (25,524)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 6,265	\$ (6,265)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,265</b>	<b>\$ (6,265)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (18,823)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 18,823</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ -</b>	

**Armstrong**  
**Community Development District**  
**Capital Projects Fund - Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 29, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 1,846	\$ 1,846
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,846</b>	<b>\$ 1,846</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 213,476	\$ (213,476)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 213,476</b>	<b>\$ (213,476)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (12)	\$ 12
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (12)</b>	<b>\$ 12</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (211,643)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 211,643</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ -</b>	

Armstrong  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ 32,858	\$ 589,869	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	624,106
Cost Share - Tynes Blvd.	\$ 1,100	\$ 1,239	\$ 1,180	\$ 1,198	\$ 1,139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,856
Interest	\$ 765	\$ 556	\$ 329	\$ 1,940	\$ 2,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,242
Miscellaneous Income	\$ -	\$ -	\$ -	\$ 1,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,540
Miscellaneous Income - Access Cards	\$ 150	\$ 100	\$ 25	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	475
Miscellaneous Income - Rental	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100
<b>Total Revenues</b>	<b>\$ 2,015</b>	<b>\$ 34,753</b>	<b>\$ 591,403</b>	<b>\$ 6,056</b>	<b>\$ 4,091</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>638,319</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,600
FICA Expense	\$ 77	\$ 77	\$ 46	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	352
Engineering Fees	\$ 124	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	424
Arbitrage	\$ -	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,100
Assessment Roll	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,300
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,917
District Counsel	\$ 1,691	\$ 1,608	\$ 1,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,704
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ 3,717	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,758
Management Fees	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,869
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750
Website Maintenance	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	521
Telephone	\$ 30	\$ -	\$ 41	\$ 40	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	125
Postage	\$ 48	\$ 39	\$ 1	\$ 9	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	107
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,818
Printing & Binding	\$ 39	\$ 48	\$ 56	\$ 26	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	230
Legal Advertising	\$ 44	\$ 145	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	235
Other Current Charges	\$ -	\$ 12	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24
Office Supplies	\$ 12	\$ 1	\$ 7	\$ 68	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	87
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative:</b>	<b>\$ 24,086</b>	<b>\$ 12,281</b>	<b>\$ 8,277</b>	<b>\$ 6,277</b>	<b>\$ 6,174</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>57,095</b>
<b><u>Field Operations</u></b>													
Security	\$ 3,405	\$ 3,386	\$ 3,582	\$ 3,332	\$ 3,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,858
Electric	\$ 113	\$ -	\$ 116	\$ 117	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	463
Water & Sewer/Irrigation	\$ 1,916	\$ 2,729	\$ 1,755	\$ 1,487	\$ 1,708	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,596
Repairs & Maintenance	\$ 1,712	\$ 145	\$ 94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,950
Landscape - Contract	\$ 11,198	\$ 11,198	\$ -	\$ 11,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,594
Landscape - Contingency	\$ -	\$ -	\$ -	\$ -	\$ 707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	707
Lake Maintenance	\$ 995	\$ -	\$ -	\$ 995	\$ 995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,985
Irrigation Repairs	\$ 740	\$ 1,150	\$ -	\$ 1,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,431
Doggie Pot Stations	\$ 155	\$ 155	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	382
<b>Total Field Operations:</b>	<b>\$ 20,233</b>	<b>\$ 18,763</b>	<b>\$ 5,620</b>	<b>\$ 18,670</b>	<b>\$ 6,679</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>69,966</b>

Armstrong  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Amenity Center</b>													
Property/Amenity Manager	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	31,250
Preventative Maintenance	\$ -	\$ 1,228	\$ 3,180	\$ 1,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,461
Facility Attendant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Propoerty Insurance	\$ 28,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,929
Phone/Internet/Cable	\$ 204	\$ 204	\$ -	\$ 407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	814
Electric	\$ 1,105	\$ -	\$ 1,030	\$ 1,231	\$ 1,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,704
Water/Irrigation	\$ 409	\$ 1,564	\$ 649	\$ 855	\$ 936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,412
Gas	\$ 80	\$ 80	\$ 136	\$ -	\$ 126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	422
Reuse Service	\$ 354	\$ 354	\$ 354	\$ 443	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,950
Access Cards	\$ -	\$ -	\$ 1,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,767
Janitorial Services	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,423
Janitorial Supplies	\$ -	\$ 117	\$ 204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	322
Pool Maintenance	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,250
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ 400	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,900
Fitness Center Repairs/Supplies	\$ 350	\$ 968	\$ -	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,668
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
ASCAP/BMI License Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 45	\$ 45	\$ 45	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	180
Contingency	\$ -	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	151
<b>Total Amenities</b>	<b>\$ 40,461</b>	<b>\$ 14,096</b>	<b>\$ 17,851</b>	<b>\$ 13,018</b>	<b>\$ 12,178</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>97,603</b>
<b><u>Reserves</u></b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 53,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	53,288
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 53,288</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>53,288</b>
<b>Total Expenditures</b>	<b>\$ 84,780</b>	<b>\$ 45,139</b>	<b>\$ 31,748</b>	<b>\$ 37,965</b>	<b>\$ 78,319</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>277,952</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (82,764)</b>	<b>\$ (10,386)</b>	<b>\$ 559,655</b>	<b>\$ (31,909)</b>	<b>\$ (74,228)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>360,367</b>



# Armstrong

## Community Development District

### Long Term Debt Report

<b>SERIES 2017A, SPECIAL ASSESSMENT BONDS</b>	
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,680,000</b>

<b>SERIES 2019A, SPECIAL ASSESSMENT BONDS</b>	
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	\$205,400
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,685,000</b>

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

-

**1. Recap of Capital Project Fund Activity Through February 29, 2024**

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds: Interest Earned on Series 2017	\$10,277.58
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$16,117.54
Prepaid CEC Fees	\$81,232.20
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$409,225.50)
Roadway Improvements	(\$1,763,477.65)
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)
<b>Adjusted Balance in Construction Account at February 29, 2024</b>	<b>\$0.00</b>

**2. Funds Available For Construction at February 29, 2024**

Book Balance of Construction Fund at February 29, 2024	\$0.00
Contracts in place at February 29, 2024	

**3. Investments - US Bank**

February 29, 2024	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight				\$0.00
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<b>\$0.00</b>

Armstrong Community Development District  
Series 2017

						B	C	A	D	F	E	E	E	E	E	E	E
REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Internal Roads	Water, Sewer and Reuse Facilities	Stormwater Management Facilities	Amenity Center & Neighborhood Parks	Contingency	Hadden Eng	Basham & Lucas	Jr Davis	Eiland & Assoc	Gemini Eng	Scherer Constr	Misc. Professional Fees
COI		US Bank	\$5,275.00	\$5,275.00													
COI		GMS	\$27,500.00	\$27,500.00													
COI		Holland & Knight	\$5,250.50	\$5,250.50													
COI		Feldman Mahoney	\$15,000.00	\$15,000.00													
COI		Akerman LP	\$45,000.00	\$45,000.00													
COI		Gray Robinson	\$40,000.00	\$40,000.00													
COI		Hadden Eng	\$17,400.00	\$17,400.00													
COI		Hopping Green	\$55,000.00	\$55,000.00													
COI		Imagemaster	\$1,250.00	\$1,250.00													
		Underwriters Discount	\$138,500.00	\$138,500.00													
		Org Issue Discount	\$59,050.00	\$59,050.00													
1	1/8/18	JR Davis Construction	\$278,449.66		\$278,449.66	\$187,245.50	\$0.00	\$91,204.16	\$0.00	\$0.00							
2	1/8/18	Greyhawk Ventures	\$99,008.80		\$99,008.80												\$99,008.80
3	1/8/18	JR Davis Construction	\$97,731.74		\$97,731.74	\$55,188.22		\$42,543.52									
4	2/22/18	Hadden Eng	\$18,315.06		\$18,315.06						\$18,315.06						
5	3/13/18	JR Davis Construction	\$345,751.13		\$345,751.13	\$32,734.18	\$185,121.50	\$127,895.46									\$0.00
6	3/27/18	JR Davis Construction	\$695,421.48		\$695,421.48	\$15,184.94	\$398,471.37	\$269,108.78	\$1,876.67	\$10,779.72							
7	4/12/18	Basham & Lucas	\$48,900.00		\$48,900.00							\$48,900.00					
8	5/4/18	Hadden Eng	\$29,125.85		\$29,125.85						\$29,125.85						
9	5/4/18	JR Davis Construction	\$599,395.74		\$599,395.74	\$33,697.71	\$382,705.89	\$182,992.14									\$0.00
10	5/14/18	JR Davis Construction	\$707,585.42		\$707,585.42	\$51,383.46	\$353,489.30	\$264,743.41	\$5,630.00	\$32,339.25							\$0.00
11	5/14/18	Clay Electric	\$273,690.00		\$273,690.00	\$273,690.00											
12	6/12/18	JR Davis Construction	\$530,798.76		\$530,798.76	\$164,551.42	\$291,904.25	\$31,085.74									
13	5/25/18	Basham & Lucas	\$9,440.00		\$9,440.00							\$9,440.00					
14	6/13/18	Hadden Eng	\$600.00		\$600.00						\$600.00						
15	7/17/18	Basham & Lucas	\$3,630.00		\$3,630.00												
16	7/13/18	JR Davis Construction	\$354,226.41		\$354,226.41	\$147,736.14	\$192,396.38	\$13,661.88									
17	7/13/18	Hadden Eng	\$750.00		\$750.00						\$750.00						
18	7/13/18	Hadden Eng	\$5,763.81		\$5,763.81						\$5,763.81						
19	7/24/18	Basham & Lucas	\$106,556.74		\$106,556.74							\$106,556.74					
20	8/21/18	Vallencourt Construction	\$24,363.73		\$24,363.73		\$24,363.73										
21	8/21/18	Vallencourt Construction	\$45,853.39		\$45,853.39		\$45,853.39										
22	8/21/18	Hadden Eng	\$3,543.02		\$3,543.02						\$3,543.02						
23	8/21/18	JR Davis Construction	\$220,610.05		\$220,610.05	\$176,204.27	\$28,420.17	\$15,985.61									
24	8/21/18	Eiland & Assoc	\$2,240.00		\$2,240.00												
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		
85	2/28/24	Greyhawk Ventures	\$14,654.28			\$14,654.28											
86	2/21/21	Star Cleaning USA, Inc.	\$3,370.00		\$3,370.00	\$3,370.00											
Grand Total			\$8,818,463.69	\$409,225.50	\$8,394,583.88	\$1,763,477.65	\$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

<b>SUMMARY:</b>		
BOND PROCEEDS	\$6,111,819.56	
DEVELOPER CONTRIBUTIONS	\$2,599,016.82	
INT REC'D TO DATE	\$10,277.57	
TRANS FROM DEBT SERVICE	\$16,117.54	
PREPAID CEC FEES	\$81,232.20	
LESS: REQ. PAID	(\$8,818,463.69)	
<b>BALANCE</b>	<b>\$0.00</b>	

<b>RECONCILIATION</b>		
TRUST STATEMENT	\$0.00	
O/S REQ.	\$0.00	
ADJ BALANCE	\$0.00	
DEVELOPER CONTRIBUTIONS RE	\$0.00	
<b>VARIANCE</b>	<b>\$0.00</b>	

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

Prepaid CEC Fees:

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

INT REC'D	A	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	

<b>\$4,780.84</b>	<b>\$11.90</b>	<b>Transfer In</b>
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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

<b>\$699.41</b>		<b>\$972.98</b>
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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

<b>\$21.41</b>		<b>\$236.20</b>
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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	\$132.62	\$6.94		\$1,252.69
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

<b>\$0.77</b>	<b>\$0.00</b>		<b>\$14.12</b>	<b>\$418.36</b>	<b>\$17.86</b>		<b>\$6,265.49</b>
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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

<b>\$6.88</b>	<b>\$0.01</b>		<b>\$198.73</b>
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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

<b>\$409.11</b>	<b>\$7.24</b>		<b>\$8,430.02</b>
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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)
<b>Adjusted Balance in Construction Account at December 31, 2023</b>	<b><u>(\$0.00)</u></b>

**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
				<b><u>\$0.00</u></b>

Armstrong Community Development District  
Series 2019

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

# Armstrong Community Development District

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

<b>SUMMARY:</b>	
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)
<b>BALANCE</b>	<b>\$0.00</b>

<b>RECONCILIATION</b>	
TRUST STATEMENT	\$0.00
O/S REQ.	\$0.00
ADJ BALANCE	\$0.00
<b>VARIANCE</b>	<b>\$0.00</b>

Add'l Revenue/Developer Contributions:

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

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

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

INT REC'D	A	COI
Oct-22	\$54.98	\$0.00
Nov-22	\$67.52	\$0.00
Dec-22	\$71.67	\$0.00
Jan-23	\$83.69	\$0.00
Feb-23	\$89.18	\$0.00
Mar-23	\$80.84	\$0.00
Apr-23	\$109.06	\$0.00
May-23	\$131.04	\$0.00
Jun-23	\$101.75	\$0.00
Jul-23	\$74.24	\$0.00
Aug-23	\$9.45	\$0.00
Sep-23	\$440.82	\$0.00
	<b>\$1,314.24</b>	<b>\$0.00</b>

Oct-23	\$929.54	\$0.00
Nov-23	\$907.02	\$0.00
Dec-23	\$8.97	\$0.00
	<b>\$1,845.53</b>	<b>\$0.00</b>



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

*B.*

# Armstrong

## Community Development District

### Summary of Invoices

February 01, 2024 - February 29, 2024

Fund	Date	Check No.'s	Amount
General Fund	2/6/24	1079-1083	\$ 61,440.17
	2/13/24	1084-1088	11,080.85
	2/20/24	1089-1090	4,607.30
	2/27/24	1091-1093	2,447.84
			<hr/> \$ 79,576.16
TOTAL			\$ 79,576.16

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/06/24	00014	2/05/24 020524	202402 320-58100-10000 INITIAL FNDS-OPEN CAP.RES	ARMSTRONG CDD	*	3,288.00	3,288.00 001079
2/06/24	00078	2/05/24 020524	202402 320-58100-10000 INITIAL FND-OPEN CAP.SBA	ARMSTRONG CDD C/O STATE BOARD	*	50,000.00	50,000.00 001080
2/06/24	00001	2/01/24 124	202402 310-51300-34000 MANAGEMENT FEES FEB24		*	4,173.75	
		2/01/24 124	202402 310-51300-49500 WEBSITE ADMIN FEB24		*	104.17	
		2/01/24 124	202402 310-51300-35100 INFORMATION TECH FEB24		*	150.00	
		2/01/24 124	202402 310-51300-31300 DISSEMINATION FEE FEB24		*	583.33	
		2/01/24 124	202402 310-51300-51000 OFFICE SUPPLIES		*	.15	
		2/01/24 124	202402 310-51300-42000 POSTAGE		*	10.35	
		2/01/24 124	202402 310-51300-42500 COPIES		*	61.50	
		2/01/24 124	202402 310-51300-41000 TELEPHONE		*	14.42	
			GOVERNMENTAL MANAGEMENT SERVICES			5,097.67	001081
2/06/24	00061	1/31/24 3342497	202312 310-51300-31500 MTG/RFQ ENG/LAKE DOC AGR	KUTAK ROCK LLP	*	1,404.50	1,404.50 001082
2/06/24	00072	2/01/24 1878649	202402 330-57200-46700 POOL CHEM & CLEAN FEB24	POOL TROOPERS	*	1,650.00	1,650.00 001083
2/13/24	00016	2/08/24 567729FE	202402 320-53800-43100 3518 ROYAL PINES DR IRRG		*	78.65	
		2/08/24 568411FE	202402 320-53800-43100 3682 ROYAL PINES DR IRRG		*	502.65	
		2/08/24 574046FE	202402 330-57200-43100 3645 ROYAL PINES DR POOL		*	598.39	
		2/08/24 574047FE	202402 330-57200-43100 3645 ROYAL PINES DR CLBHS		*	337.74	
		2/08/24 574048FE	202402 320-53800-43100 3645 ROYAL PINES DR IRRG		*	312.36	
		2/08/24 577060FE	202402 320-53800-43100 875 TYNES BLVD IRRG-FEB24		*	204.03	
			ARMS ARMSTRONG	TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/08/24	577061FE 202402 320-53800-43100 705 TYNES BLVD IRRG-FEB24		*	182.87	
		2/08/24	586607FE 202402 320-53800-43100 3976 HEATHERBROOK PL IRRG		*	73.13	
		2/08/24	586608FE 202402 320-53800-43100 4121 HEATHERBROOK PL IRRG		*	72.21	
		2/08/24	588041FE 202402 320-53800-43100 3846 SUNBERRY LN IRRG-FEB		*	74.97	
		2/08/24	594522FE 202402 320-53800-43100 4173 HEATHERBROOK PL-FEB		*	58.41	
		2/08/24	596272FE 202402 320-53800-43100 1980 AMBERLY DR - FEB24		*	84.17	
		2/08/24	596274FE 202402 320-53800-43100 544 TYNES BLVD - FEB24		*	64.85	
				CLAY COUNTY UTILITY AUTHORITY			2,644.43 001084
2/13/24	00001	2/01/24	125 202402 320-53800-12200 PROPERTY MANAGER FEB24		*	6,250.00	
		2/01/24	125 202402 330-57200-46300 JANITORIAL FEB24		*	1,084.67	
				GOVERNMENTAL MANAGEMENT SERVICES			7,334.67 001085
2/13/24	00070	1/29/24	54908074 202401 330-57200-46500 MTHLY PEST CONTROL JAN24		*	45.00	
				ARROW EXTERMINATORS INC DBA			45.00 001086
2/13/24	00079	2/09/24	123408 202402 320-53800-46300 RPLC SABAL PALM/SOIL/BNML		*	706.75	
				PAT'S NURSERY INC			706.75 001087
2/13/24	00032	2/07/24	103644 202402 330-57200-46100 QTRLY PREVENT MAINT FEB24		*	350.00	
				SOUTHEAST FITNESS REPAIR			350.00 001088
2/20/24	00100	2/13/24	9054872F 202402 320-53800-43000 3599 ROYAL PINES DR-IRRG		*	47.00	
		2/13/24	9082120F 202402 330-57200-43000 3645 ROYAL PINES DR AMNTY		*	1,338.00	
		2/13/24	9082351F 202402 320-53800-43000 705 TYNES BLVD IRRG-FEB24		*	35.00	
		2/13/24	9143346F 202402 320-53800-43000 3814 ROYAL PINES - FEB24		*	34.20	
				CLAY ELECTRIC COOPERATIVE, INC.			1,454.20 001089
2/20/24	00075	2/01/24	9751 202402 330-57200-34500 SECURITY OFFICER FEB24		*	1,437.60	

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/01/24 9751	202402 330-57200-34500		*	1,615.50	
		VEHICLE PATROL FEB24					
		2/01/24 9751	202402 330-57200-34500		*	100.00	
		FUEL CHARGE FEB24					
SECURITY DEVELOPMENT GROUP LLC							3,153.10 001090
2/27/24	00020	6/30/23 ARMCD062	202306 330-57200-46000		*	302.00	
		ROTO-ROOTER-TOILET PLUMB					
		6/30/23 ARMCD062	202306 320-53800-49100		*	30.20	
		DIVVY 10% FEE - JUN24					
EVERGREEN LIFESTYLES MANAGEMENT LLC							332.20 001091
2/27/24	00077	2/08/24 1859938	202402 320-53800-46800		*	995.00	
		MTHLY WATER MGMT FEB24					
THE LAKE DOCTORS, INC.							995.00 001092
2/27/24	00001	2/19/24 128	202401 320-53800-46900		*	1,052.80	
		RMV DBRS/BLOW LEAVES/TRSH					
		2/19/24 128	202401 310-51300-51000		*	67.84	
		500PK BADGE LANYARD/2KEYS					
GOVERNMENTAL MANAGEMENT SERVICES							1,120.64 001093
TOTAL FOR BANK A						79,576.16	
TOTAL FOR REGISTER						79,576.16	

ARMS ARMSTRONG TVISCARRA

# CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Armstrong Community Development District

DATE: 2/5/24

PAYABLE TO: Armstrong Community Development District #14

AMOUNT REQUESTED: \$3,288.00

REQUESTED BY: T.Viscarra

ACCOUNT # 001-320-58100-10000

DESCRIPTION OF NEED: Initial funds to open Capital Reserve checking account.

APPROVED BY: T. Viscarra

SIGNATURE: T. Viscarra

# CHECK REQUEST FORM

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DISTRICT/ASSOCIATION: Armstrong Community Development District

DATE: 2/5/24

PAYABLE TO: Armstrong CDD c/o State Board of Administration #78

AMOUNT REQUESTED: \$50,000.00

REQUESTED BY: T.Viscarra

ACCOUNT # 001-320-58100-10000

DESCRIPTION OF NEED: Initial funds to open Capital Reserve SBA account.

\_\_\_\_\_

\_\_\_\_\_

APPROVED BY: T. Viscarra

SIGNATURE: *T. Viscarra*



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 124**Invoice Date:** 2/1/24**Due Date:** 2/1/24**Case:****P.O. Number:****Bill To:**

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

**RECEIVED**  
**FEB 07 2024**  
BY:

Description	#1	Hours/Qty	Rate	Amount
Management Fees - February 2024	510-513-34		4,173.75	4,173.75
Website Administration - February 2024	445		104.17	104.17
Information Technology - February 2024	351		150.00	150.00
Dissemination Agent Services - February 2024	213		583.33	583.33
Office Supplies	51		0.15	0.15
Postage	42		10.35	10.35
Copies	423		61.50	61.50
Telephone	41		14.42	14.42

**Total** \$5,097.67**Payments/Credits** \$0.00**Balance Due** \$5,097.67

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2024

#61  
310-310-311**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #

First National Bank of Omaha

Kutak Rock LLP

A/C #:

Reference: Invoice No. 3342497

Client Matter No. 1323-1

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

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

Invoice No. 3342497  
1323-1

Re: General Counsel

## For Professional Legal Services Rendered

12/02/23	L. Whelan	0.30	115.50	Perform legislative monitoring activities
12/07/23	K. Buchanan	0.70	234.50	Review responses to RFQ for engineering services
12/14/23	K. Buchanan	1.30	435.50	Prepare for and attend board meeting
12/15/23	K. Buchanan	0.90	301.50	Perform meeting follow up; prepare Lake Doctors agreement
12/18/23	K. Buchanan	0.30	100.50	Review pool maintenance agreement
12/18/23	J. Gillis	0.10	16.00	Review and revise board supervisor email list for Capitol Conversations
12/20/23	K. Buchanan	0.30	100.50	Review meeting minutes
12/29/23	K. Buchanan	0.30	100.50	Review outstanding action items
TOTAL HOURS		4.20		

**KUTAK ROCK LLP**

Armstrong CDD

January 31, 2024

Client Matter No. 1323-1

Invoice No. 3342497

Page 2

TOTAL FOR SERVICES RENDERED

\$1,404.50

TOTAL CURRENT AMOUNT DUE

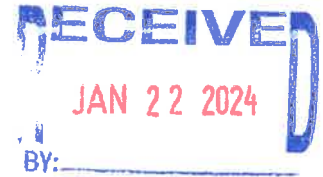
\$1,404.50



PO Box 160726  
Altamonte Springs, Florida 32716-0726  
(813) 889-9091  
FL Lic: CPC058833  
TX Lic: TICL742  
AZ Lic: R6311341

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

INVOICE#: 1878649  
INVOICE DATE: 2/1/2024  
SERVICE MONTH: FEBRUARY  
CUST ID: 196869



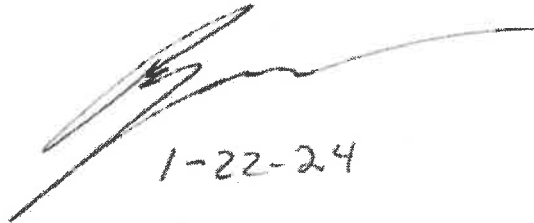
Armstrong CDD			
3645 Royal Pines Dr. , Middleburg, FL 32068			\$1,650.00
Pool			\$1,650.00
Item	Type	Description	Charges
1	Service	AM - Commercial <u>Chemical</u> and <u>Cleaning</u>	\$1,650.00
Taxes			\$0.00
Payments/Credits			\$0.00

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

  
1-22-24

MONTHLY POOL/SPA MAINTENANCE

Amount Due

\$1,650.00

Payment Due: 2/1/2024



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

[2/

Customer Name: ARMSTRONG CDD

Bill Date: 02/08/2024

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)	02/08/24 to 03/08/24					\$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	02/02/24	35	4400	4435	35
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	35.0	X	0.92		\$32.20
Proration Factor: 1.1667	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	\$78.65
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$78.65</b>

Water lawns during early morning hours before 10 am after 4 pm, when temperatures and winds are lower. Know your Days: During Eastern Standard Time, you should water one day per week.

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

Florida's water is worth saving! To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/>.

Please pay \$78.65 by 2/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$195.69 was posted to your account 01/22/2024.

#16  
320-538-421



Please return this portion with payment

### Bill Summary



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:

### MAIL PAYMENT TO:

AYC0207B 2000000752 24/2

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



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

00567729 1 MC05533398 0000007865 0000000 02292024 0 0



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

[3/

Customer Name: ARMSTRONG CDD

Bill Date: 02/08/2024

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)	02/08/24 to 03/08/24					\$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	02/02/24	35	4937	5139	202
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	43.2	X	0.92		\$39.74
Proration Factor: 1.1667	Tier 2	15.1	X	1.79		\$27.03
	Tier 3	143.7	X	2.71		\$389.43

### Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$502.65
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
<b>TOTAL AMOUNT DUE</b>						<b>\$502.65</b>

**Water lawns during early morning hours before 10 am after 4 pm, when temperatures and winds are lower. Know your Days: During Eastern Standard Time, you should water one day per week.**

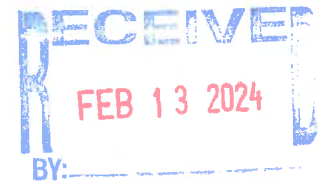
**Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.**

Florida's water is worth saving! To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/>.

**Please pay \$502.65 by 2/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$249.89 was posted to your account 01/22/2024.

#16  
320-578 431



**Please return this portion with payment**



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

ARMSTRONG CDD

Customer #:00568411

3682 Royal Pines Drive Reclaimed Irrigation

Route #:MC05530006

Route Group:26

### ADDRESSEE:

AYC0207B 2000000753 24/3

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

### Bill Summary

Bill Date	02/08/24
Current Charges	\$502.65
<b>Current Charges Past Due After</b>	<b>02/29/24</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$502.65

### MAIL PAYMENT TO:



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

00568411 6 MC05530006 0000050265 00000000 02292024 0 0





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

[4/

Customer Name: ARMSTRONG CDD

Bill Date: 02/08/2024

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	02/02/24	35	4977	5200	223

Base Charges (Prepaid)	02/08/24 to 03/08/24					\$30.79
Consumption Charges	Tier 1	223.0	X	2.54		\$566.42
Proration Factor: 1.1667	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.18

### 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	\$598.39
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$598.39</b>

Water lawns during early morning hours before 10 am after 4 pm, when temperatures and winds are lower. Know your Days: During Eastern Standard Time, you should water one day per week.

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Please pay \$598.39 by 2/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$532.35 was posted to your account 01/22/2024.

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

#16  
330.572-43



Please return this portion with payment

### Bill Summary



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:

### MAIL PAYMENT TO:

AYC0207B 2000000754 24/4

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



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

00574046 3 MC05560400 0000059839 00000000 02292024 0 0



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

[5/

Customer Name: ARMSTRONG CDD

Bill Date: 02/08/2024

Customer #: 00574047

Service Address: 3645 Royal Pines Drive Clubhouse

Route #: MC05560402



### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86276213	2	02/02/24	35	157	159	2

Base Charges (Prepaid)	02/08/24 to 03/08/24					\$98.43
Consumption Charges	Tier 1	2.0	X	2.54		\$5.08
Proration Factor: 1.1667	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.18

### Sewer

Base Charges (Prepaid)						\$222.91
Consumption Charges		2.0	X	5.07		\$10.14

### 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	\$337.74
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$337.74</b>

Water lawns during early morning hours before 10 am after 4 pm, when temperatures and winds are lower. Know your Days: During Eastern Standard Time, you should water one day per week.

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Florida's water is worth saving! To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/>.

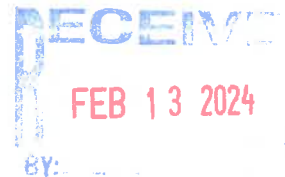
Please pay \$337.74 by 2/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$322.52 was posted to your account 01/22/2024.

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

#16

330-572-431



Please return this portion with payment

### Bill Summary



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

ARMSTRONG CDD

Customer #:00574047

3645 Royal Pines Drive Clubhouse

Route #:MC05560402

Route Group:26

### ADDRESSEE:

### MAIL PAYMENT TO:

AYC0207B 2000000755 24/5

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



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

00574047 2 MC05560402 0000033774 0000000 02292024 0 0





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

[6]

Customer Name: ARMSTRONG CDD

Bill Date: 02/08/2024

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)	02/08/24 to 03/08/24					\$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
95885845	1.5	02/02/24	30	29	168	139
Base Charges (Prepaid)						\$92.92
Consumption Charges	Tier 1	75.0	X	0.92		\$69.00
Proration Factor: 1.0000	Tier 2	25.0	X	1.79		\$44.75
	Tier 3	39.0	X	2.71		\$105.69

### Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$312.36
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
<b>TOTAL AMOUNT DUE</b>						<b>\$312.36</b>

Water lawns during early morning hours before 10 am after 4 pm, when temperatures and winds are lower. Know your Days: During Eastern Standard Time, you should water one day per week.

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

Florida's water is worth saving! To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/>.

Please pay \$312.36 by 2/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$225.43 was posted to your account 01/22/2024.

#16

320-518-431



Please return this portion with payment

### Bill Summary



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

ARMSTRONG CDD

Customer #:00574048

3645 Royal Pines Drive Reclaimed Irrigation

Route #:MC05560404

Route Group:26

### ADDRESSEE:

### MAIL PAYMENT TO:

AYC0207B 2000000756 24/6

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



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

00574048 4 MC05560404 0000031236 0000000 02292024 0 0



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

[8/

Customer Name: ARMSTRONG CDD

Bill Date: 02/08/2024

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)		02/08/24 to 03/08/24				\$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	02/02/24	30	220	307	87
Base Charges (Prepaid)						\$46.45
Consumption Charges		Tier 1	37.0	X	0.92	\$34.04
Proration Factor: 1.0000		Tier 2	13.0	X	1.79	\$23.27
		Tier 3	37.0	X	2.71	\$100.27

### Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$204.03
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$204.03

Water lawns during early morning hours before 10 am after 4 pm, when temperatures and winds are lower. Know your Days: During Eastern Standard Time, you should water one day per week.

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

Florida's water is worth saving! To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/>.

Please pay \$204.03 by 2/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$231.44 was posted to your account 01/22/2024.

#16  
320558-431

RECEIVED  
FEB 13 2024  
BY:

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:

AYC0207B 2000000758 24/8

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

### Bill Summary

Bill Date	02/08/24
Current Charges	\$204.03
Current Charges Past Due After	02/29/24
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$204.03

MAIL PAYMENT TO:



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

00577060 & MC05560359 0000020403 0000000 02292024 0 0



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

[7]

Customer Name: ARMSTRONG CDD

Bill Date: 02/08/2024

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) 02/08/24 to 03/08/24 \$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	02/02/24	35	7234	7318	84
Base Charges (Prepaid)						\$46.45
Consumption Charges Tier 1 43.2 X 0.92						\$39.74
Proration Factor: 1.1667 Tier 2 15.1 X 1.79						\$27.03
Tier 3 25.7 X 2.71						\$69.65

### Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$182.87
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
<b>TOTAL AMOUNT DUE</b>						<b>\$182.87</b>

Water lawns during early morning hours before 10 am after 4 pm, when temperatures and winds are lower. Know your Days: During Eastern Standard Time, you should water one day per week.

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

Florida's water is worth saving! To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/>.

Please pay \$182.87 by 2/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$122.52 was posted to your account 01/22/2024.

#16  
320-578-431



Please return this portion with payment

### Bill Summary



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:

### MAIL PAYMENT TO:

AYC0207B 2000000757 24/7

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



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

00577061 0 MC05560361 0000018287 0000000 02292024 0 0



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

[9/

Customer Name: ARMSTRONG CDD

Bill Date: 02/08/2024

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)	02/08/24 to 03/08/24					\$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	02/02/24	35	1964	1993	29
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	29.0	X	0.92		\$26.68
Proration Factor: 1.1667	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	\$73.13
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$73.13</b>

**Water lawns during early morning hours before 10 am after 4 pm, when temperatures and winds are lower. Know your Days: During Eastern Standard Time, you should water one day per week.**

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Florida's water is worth saving! To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/>.

**Please pay \$73.13 by 2/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$66.69 was posted to your account on 01/22/2024.

#16  
320-538-431



**Please return this portion with payment**

### Bill Summary



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

ARMSTRONG CDD

Customer #:00586607

3976 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560323

Route Group:26

### ADDRESSEE:

### MAIL PAYMENT TO:

AYC0207B 2000000759 24/9

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



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

00586607 7 MC05560323 0000007313 0000000 02292024 0 0





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

[10/

Customer Name: ARMSTRONG CDD

Bill Date: 02/08/2024

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)	02/08/24 to 03/08/24					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

87137740	1	02/02/24	35	1568	1596	28
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	28.0	X	0.92		\$25.76
Proration Factor: 1.1667	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						\$72.21
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
<b>TOTAL AMOUNT DUE</b>						<b>\$72.21</b>

**Water lawns during early morning hours before 10 am after 4 pm, when temperatures and winds are lower. Know your Days: During Eastern Standard Time, you should water one day per week.**

**Homes with odd numbered addresses should water or Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.**

Florida's water is worth saving! To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/>.

**Please pay \$72.21 by 2/29/2024 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 01/22/2024.

#16  
020-578-431

PAID  
FEB 13 2024

**Please return this portion with payment**

### Bill Summary



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:

### MAIL PAYMENT TO:

AYC0207B 2000000760 24/10

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



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

00586608 & MC05560249 0000007221 0000000 02292024 0 0



Customer Name: ARMSTRONG CDD

Bill Date: 02/08/2024

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)	02/08/24 to 03/08/24					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

87777241	1	02/02/24	35	1857	1888	31
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	31.0	X	0.92		\$28.52
Proration Factor: 1.1667	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						\$74.97
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
<b>TOTAL AMOUNT DUE</b>						<b>\$74.97</b>

Water lawns during early morning hours before 10 am after 4 pm, when temperatures and winds are lower. Know your Days: During Eastern Standard Time, you should water one day per week.

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

Florida's water is worth saving! To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/>.

Please pay \$74.97 by 2/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$100.84 was posted to your account 01/22/2024.

#16  
220 528-1131



Please return this portion with payment

### Bill Summary



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

ARMSTRONG CDD

Customer #:00588041

3846 Sunberry Lane Reclaimed Irrigation

Route #:MC05560097

Route Group:26

### ADDRESSEE:

### MAIL PAYMENT TO:

AYC0207B 2000000761 24/11

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



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

00588041 1 MC05560097 0000007497 0000000 02292024 0 0



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

[12/

Customer Name: ARMSTRONG CDD

Bill Date: 02/08/2024

Customer #: 00594522

Service Address: 4173 Heatherbrook Place

Route #: MC05560399



### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)		02/08/24 to 03/08/24				\$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
87777245	1	02/02/24	35	875	888	13
Base Charges (Prepaid)						\$46.45
Consumption Charges		Tier 1	13.0	X	0.92	\$11.96
Proration Factor: 1.1667		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		\$58.41
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$58.41</b>

**Water lawns during early morning hours before 10 am after 4 pm, when temperatures and winds are lower. Know your Days: During Eastern Standard Time, you should water one day per week.**

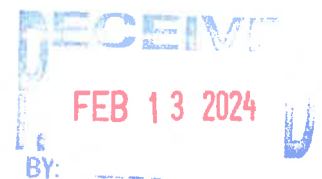
**Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.**

Florida's water is worth saving! To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/>.

**Please pay \$58.41 by 2/29/2024 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 01/22/2024.

#16  
32057843



**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:

AYC0207B 2000000762 24/12

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

### Bill Summary

Bill Date	02/08/24
Current Charges	\$58.41
<b>Current Charges Past Due After</b>	<b>02/29/24</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$58.41

### MAIL PAYMENT TO:



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

00594522 7 MC05560399 0000005841 0000000 02292024 0 0



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

[13/

Customer Name: ARMSTRONG CDD

Bill Date: 02/08/2024

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)	02/08/24 to 03/08/24					\$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	02/02/24	35	1595	1636	41
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	41.0	X	0.92		\$37.72
Proration Factor: 1.1667	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	\$84.17
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$84.17
------------------	---------

Water lawns during early morning hours before 10 am after 4 pm, when temperatures and winds are lower. Know your Days: During Eastern Standard Time, you should water one day per week.

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

Florida's water is worth saving! To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/>.

Please pay \$84.17 by 2/29/2024 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 01/22/2024.

#16  
320-538-431



Please return this portion with payment



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

ARMSTRONG CDD

1980 Amberly Drive

Customer #:00596272

Route #:MC05560415

Route Group:26

### ADDRESSEE:

AYC0207B 2000000763 24/13

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

### Bill Summary

Bill Date	02/08/24
Current Charges	\$84.17
Current Charges Past Due After	02/29/24
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$84.17

### MAIL PAYMENT TO:



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

00596272 3 MC05560415 0000008417 0000000 02292024 0 0





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

[14/

Customer Name: ARMSTRONG CDD

Bill Date: 02/08/2024

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)	02/08/24 to 03/08/24					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

89187071	1	02/02/24	35	1079	1099	20
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	20.0	X	0.92		\$18.40
Proration Factor: 1.1667	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						\$64.85
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
<b>TOTAL AMOUNT DUE</b>						<b>\$64.85</b>

**Water lawns during early morning hours before 10 am after 4 pm, when temperatures and winds are lower. Know your Days: During Eastern Standard Time, you should water one day per week.**

**Homes with odd numbered addresses should water or Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.**

Florida's water is worth saving! To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/>.

**Please pay \$64.85 by 2/29/2024 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 01/22/2024.

#16  
320-538-631

**PAID**  
FEB 13 2024

**Please return this portion with payment**

### Bill Summary



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

ARMSTRONG CDD

Customer #:00596274

544 Tynes Blvd

Route #:MC05560677

Route Group:26

### ADDRESSEE:

### MAIL PAYMENT TO:

AYC0207B 2000000764 24/14

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



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

00596274 7 MC05560677 0000006485 00000000 02292024 0 0

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

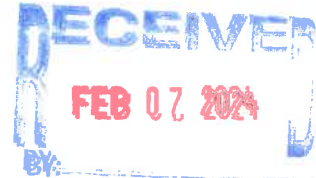
Invoice #: 125

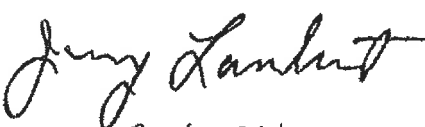
Invoice Date: 2/1/24

Due Date: 2/1/24

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 -February 2024	320-538-122		6,250.00	6,250.00
Janitorial - February 2024	320-572-463		1,084.67	1,084.67
 2-6-24				

**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](http://www.naderspestraiders.com)

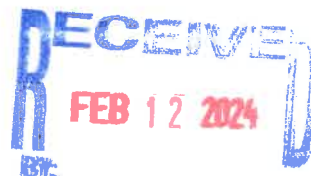
## IS YOUR HOME PROTECTED FROM TERMITES?

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:** 02/06/24 **Payment Due Upon Receipt**

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 3645 Royal Pines Dr, Middleburg, FL 32068					
01/29/24	54908074	Pest Control Service	\$45.00	\$0.00	\$45.00



**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](http://www.naderspestraiders.com)

\*\*\*\*\*AUTO\*\*MIXED AADC 270



ARMSTRONG CDD 9  
6200 LEE VISTA BLVD 1822  
ORLANDO FL 32822-5147



Please check Invoice(s) paid below.

	Invoice #	Amount		Invoice #	Amount
<input checked="" type="checkbox"/>	54908074	\$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: 02/06/24  
Customer Number: 2634163

Balance Forward: \$0.00

Amount: \$45.00

Amount Due: \$45.00

Check # \_\_\_\_\_

PAT'S NURSERY, INC.  
7060 HIGHWAY 17  
FLEMING ISLAND, FLORIDA 32003  
(904) 284-2011

CALL 1st

CUSTOMER'S ORDER NO. 104-322-3191 2-9-24

Armstrong CDD / Ryan Wilson  
3645 Royal pines Dr. Grey Hawk

ES	CASH	*	CHANGE	DEPOSIT	RESTOCK	
QTY.	DESCRIPTION	PRICE	AMOUNT			
1	B+B Sabal Palm		395.00			
3	Bags Soil	895				
1	20# Bone meal		24.95			
1	Gal Root Stimulator		24.95			
1	Remove Dead Palm		175.00			
Tues AM 2/13 Del & Plant			60.00			
ANY CLAIMS OF SOD OR PROBLEMS MUST BE REPORTED WITHIN 24 HOURS OF PURCHASE.				TAX	N/T	
RECEIVED BY				TOTAL	1706.75	

All claims and returned goods MUST be accompanied by this bill.

123408

Thank You

RECEIVED  
FEB 09 2024  
BY:

#79

Landscape Contingency  
001. 320. 53800. 46300

2-9-24





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

**Invoice #103644**  
Invoice Date: 2/7/2024

Account #101323  
Greyhawk - Armstrong CDD



## Invoice

### Billing Location Information

**Billing Address** 6200 Leevista Blvd  
suite 300  
Orlando, FL 32822-5104

**Billing Contact** Teresa Viscarra  
**Main Number** (407) 347-4103  
**Mobile Number**  
**Email** tviscarra@gmscfl.com

### Service Information

Services	Qty	Rate	Price
<b>3645 Royal Pines Dr, Orange Park, FL 32065</b>			
<b>2/7/2024 PM: Quarterly</b>	1.00 Ea	\$0.00 / 1 Ea	\$0.00
<u>Quarterly scheduled preventative maintenance</u>			
— Product: PM: Bench, AB Crunch, Smith Machine	2.00 Ea	\$10.00 / Ea	\$20.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: PM: Multi-Station	1.00 Ea	\$15.00 / Ea	\$15.00
— Product: PM: Recumbent, Upright Bicycle	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Single-Station	8.00 Ea	\$10.00 / Ea	\$80.00
— Product: PM: Spin Bike, Rowing Machine	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Stepper, Stepmill, Jacobs Ladder, Wave	1.00 Ea	\$30.00 / Ea	\$30.00
— Product: PM: Treadmill	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
— Product Discount: Discount	1	(\$45.00)	(\$45.00)

#32  
Fitness Center Repairs/supplies  
001.330.57200,46100

**Discounts:** \$45.00  
**Subtotal:** \$350.00  
**Tax:** \$0.00  
**Total:** \$350.00

2-9-24

**Pay Now**

**Amount Paid:** \$0.00  
**Balance Due:** \$350.00

**Payment is due within 30 days of invoice date.**  
**Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.**  
**Thank you for your business!**

**Billing Location Memo**

Emailing invoices

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

<b>Bill To:</b>	Teresa Viscarra 6200 Leevista Blvd suite 300 Orlando, FL 32822-5104	<b>Account</b>	[101323] Greyhawk - Armstrong CDD
		<b>Invoice #</b>	103644
		<b>Date</b>	Wednesday, February 7, 2024
<b>Remit To:</b>	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	<b>Amount Paid</b>	_____
		<b>Check Number</b>	_____

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



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

**Member Name** ARMSTRONG CDD  
**Account #** 9054872  
**Trustee District:** 06  
**Statement Date:** 02/13/2024  
**Current Bill Due Date:** 03/05/2024

### Important Messages

Members can vote beginning Jan. 29 in the Board of Trustees election by clicking on the Vote Now button after logging in to their MyClayElectric account. Members who prefer a paper ballot can request one by calling 800-224-4917. Eligible members who vote by March 11 will be entered into a drawing to win one of 43 bill credits.

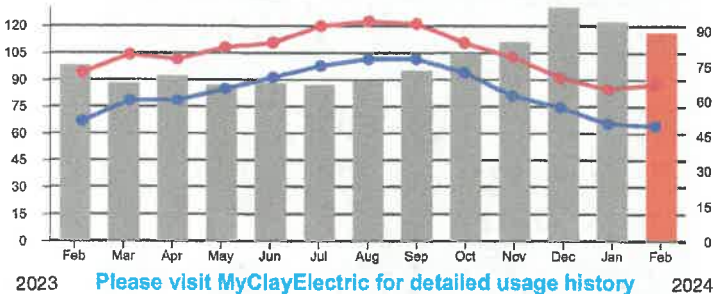


Previous Balance \$48.00  
Payment Received 01/23/24 -\$48.00  
**Balance Forward \$0.00**  
**Current Charges Due 03/05/24 \$47.00**

**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	01/11/24	02/10/24	5012	5128	1	116

kWh Monthly Use Monthly High Monthly Low Temp



This Month Last Month This Month Last Year Avg Daily High



### Current Service Detail

Access Charge		\$32.00
Energy Charge	116 kWh @ 0.0813	\$9.43
Power Cost Adjustment	116 kWh @ 0.0200	\$2.32
FLA Gross Receipts Tax		\$1.12
Clay Co Public Ser Utility Tax		\$1.62
Operation Round Up		\$0.51
<b>Total Current Charges for this Location</b>		<b>\$47.00</b>

#100  
320-938-413

RECEIVED  
FEB 19 2024  
BY: \_\_\_\_\_

KEEP  
SEND

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



PO Box 308  
Keystone Heights, FL 32656-0308

**PAY YOUR BILL 24/7**

**ONLINE:** Check or credit/debit card at [ClayElectric.com](http://ClayElectric.com) or download the mobile app.



5528 2 MB 0.571  
ARMSTRONG CDD  
6200 LEE VISTA BLVD, SUITE 300  
ORLANDO FL 32822-5149

5 5528  
C-22

<b>Account Number</b>	<b>9054872</b>
<b>Current Charges Due 03/05/24</b>	<b>\$47.00</b>
<b>Total Amount Due</b>	<b>\$47.00</b>

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



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

9



09054872 0000047004

**Member Name** ARMSTRONG CDD  
**Account #** 9082120  
**Trustee District:** 06  
**Statement Date:** 02/13/2024  
**Current Bill Due Date:** 03/05/2024

Previous Balance \$1,231.00  
Payment Received 01/23/24 -\$1,231.00  
**Balance Forward** \$0.00  
**Current Charges Due 03/05/24** \$1,338.00

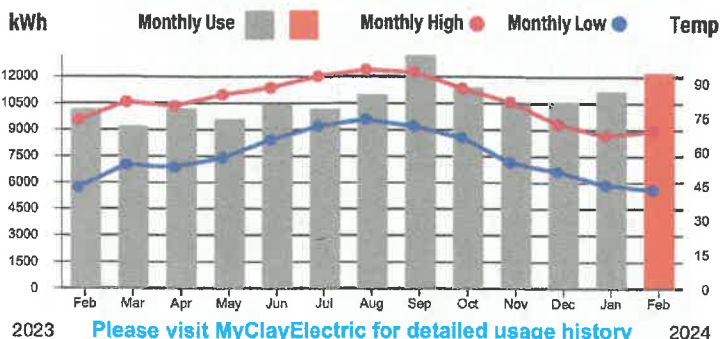
### Important Messages

Members can vote beginning Jan. 29 in the Board of Trustees election by clicking on the Vote Now button after logging in to their MyClayElectric account. Members who prefer a paper ballot can request one by calling 800-224-4917. Eligible members who vote by March 11 will be entered into a drawing to win one of 43 bill credits.



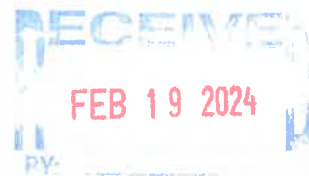
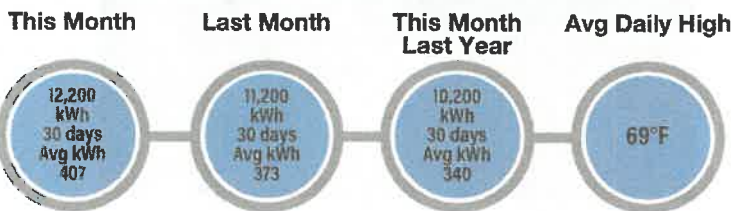
**Service Address: 3645 ROYAL PINES DR AMENITY CENTER**

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	01/11/24	02/10/24	2902	2963	200	12,200



**Current Service Detail**

Access Charge		\$32.00
Energy Charge	12,200 kWh @ 0.0813	\$991.86
Power Cost Adjustment	12,200 kWh @ 0.0200	\$244.00
FLA Gross Receipts Tax		\$32.49
Clay Co Public Ser Utility Tax		\$36.76
Operation Round Up		\$0.89
<b>Total Current Charges for this Location</b>		<b>\$1,338.00</b>



**KEEP SEND**

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

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

**PAY YOUR BILL 24/7**

**ONLINE:** Check or credit/debit card at [ClayElectric.com](http://ClayElectric.com) or download the mobile app.



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

<b>Account Number</b>	<b>9082120</b>
<b>Current Charges Due 03/05/24</b>	<b>\$1,338.00</b>
<b>Total Amount Due</b>	<b>\$1,338.00</b>

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



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





### Important Messages

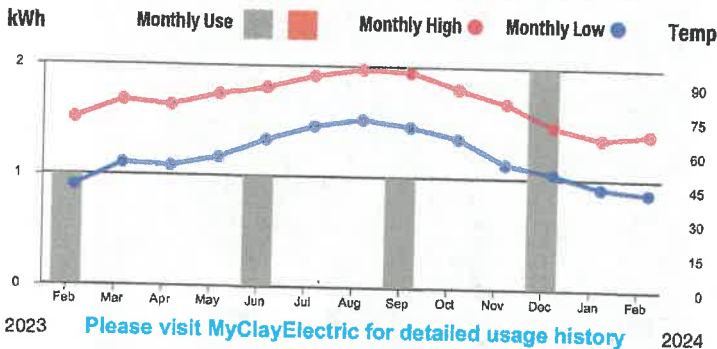
Members can vote beginning Jan. 29 in the Board of Trustees election by clicking on the Vote Now button after logging in to their MyClayElectric account. Members who prefer a paper ballot can request one by calling 800-224-4917. Eligible members who vote by March 11 will be entered into a drawing to win one of 43 bill credits.



Previous Balance	\$35.00
Payment Received 01/23/24	-\$35.00
<b>Balance Forward</b>	<b>\$0.00</b>
<b>Current Charges Due 03/05/24</b>	<b>\$35.00</b>

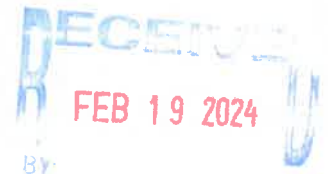
### Service Address: 705 TYNES BLVD IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	01/11/24	02/10/24	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
<b>Total Current Charges for this Location</b>	<b>\$35.00</b>

#160  
220-518-743



**KEEP SEND**

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



<b>Account Number</b>	<b>9082351</b>
<b>Current Charges Due 03/05/24</b>	<b>\$35.00</b>
<b>Total Amount Due</b>	<b>\$35.00</b>

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



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



**Member Name** ARMSTRONG CDD  
**Account #** 9143346  
**Trustee District:** 06  
**Statement Date:** 02/13/2024  
**Current Bill Due Date:** 03/05/2024

Previous Balance \$34.32  
Payment Received 01/23/24 -\$34.32  
**Balance Forward \$0.00**  
**Current Charges Due 03/05/24 \$34.20**

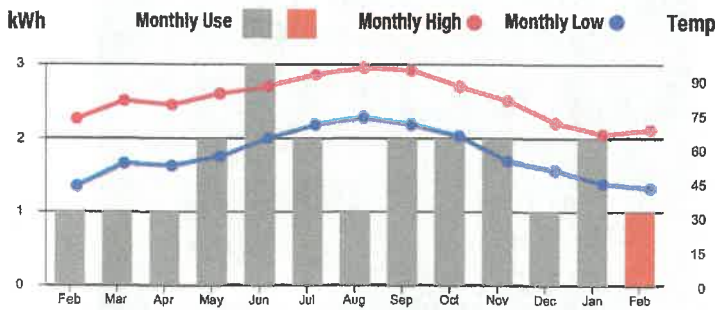
### Important Messages

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**Service Address: 3814 ROYAL PINES**

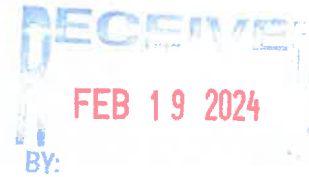
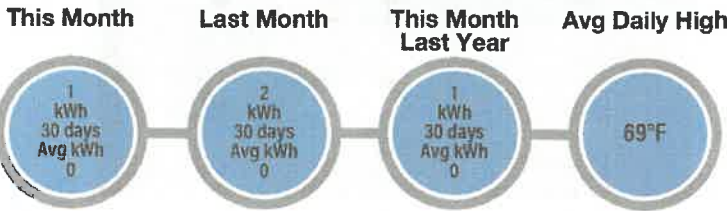
Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	01/11/24	02/10/24	81	82	1	1



**Current Service Detail**

Access Charge		\$32.00
Energy Charge	1 kWh @ 0.0813	\$0.08
Power Cost Adjustment	1 kWh @ 0.0200	\$0.02
FLA Gross Receipts Tax		\$0.82
Clay Co Public Ser Utility Tax		\$1.28
<b>Total Current Charges for this Location</b>		<b>\$34.20</b>

Please visit [MyClayElectric.com](http://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.

PO Box 308  
Keystone Heights, FL 32656-0308

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



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

<b>Account Number</b>	<b>9143346</b>
<b>Current Charges Due 03/05/24</b>	<b>\$34.20</b>
<b>Total Amount Due</b>	<b>\$34.20</b>

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



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





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

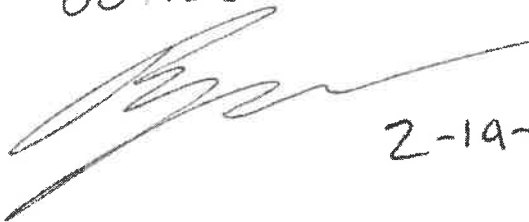
**INVOICE #** 9751**DATE** 02/01/2024**DUE DATE** 02/29/2024**TERMS** End of the month**SERVICE MONTH**

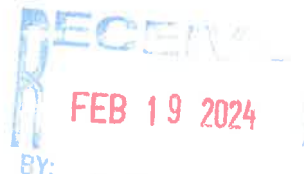
February

ACTIVITY	QTY	RATE	AMOUNT
<b>Dedicated Officer I</b> Dedicated Officer for 6 Hours Friday and Saturday Feb 1 - Feb 29	48	29.95	1,437.60
<b>Vehicle Patrol</b> 6 Patrols Sunday and Thursdays, 3 Patrols Monday, Tuesday, Wednesday Feb 1 - Feb 29	90	17.95	1,615.50
<b>Fuel Charge</b> Fuel Charge	1	100.00	100.00

SUBTOTAL	3,153.10
TAX	0.00
TOTAL	3,153.10
BALANCE DUE	<b>\$3,153.10</b>

Security Monitoring  
601.330.57200.34500

  
2-19-24



**Evergreen Lifestyles Management, LLC**

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

**INVOICE**

DATE: 6/30/2023  
INVOICE # ARMCD0623

**BILL TO****ACCT# 110059797**

Armstrong CDD  
GMS-SF, LLC  
Attn: Teresa Viscarra  
5385 N Nob Hill Road  
Sunrise, FL 33351

tviscarra@gmscfl.com

aperegrino@gmscfl.com #20



VENDOR	DESCRIPTION	AMOUNT
Divy Invoice 1	Repair and Maintenance 330.572.46	302.00
	10% Divvy Fee 330.572.46	30.20
Subtotal		\$ 332.20

**OTHER COMMENTS**

Please include the the account # 110059797 on your check  
**Please send all payments to our new address:**  
270 W Plant St #340  
Winter Garden, FL 34787

**TOTAL Due \$ 332.20**

Make all checks payable to  
Evergreen Lifestyles Management, LLC

If you have any questions about this invoice, please contact Joshua Morales  
jmorales@evergreen-lm.com

270 W Plant Street #340  
Winter Garden, FL 34787

DATE:  
INVOICE #  
Account #

110059797

## Armstrong CDD

Subtotal	\$302.00
Taxable	\$0.00
Admin Fee	\$0.00
Other	\$0.00
<b>TOTAL Due</b>	<b>\$302.00</b>

Funds are drafted through ACH

If you have any questions about this invoice, please contact your accountant or Community Association Manager.

**From:** John Woods  
**To:** Alex Boyer  
**Subject:** Fwd: Receipt 46-23293866  
**Date:** Monday, June 12, 2023 2:03:11 PM

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Get [Outlook for Android](#)

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**From:** Roto-Rooter <RotoRooter.WorkOrders@rrsc.com>  
**Sent:** Monday, June 12, 2023 12:16:02 PM  
**To:** John Woods <jwoods@evergreen-lm.com>  
**Subject:** Receipt 46-23293866

ROTO ROOTER SERVICES CO.  
Remittance Address:  
5672 COLLECTIONS CENTER  
CHICAGO, IL 60693

JACKSONVILLE Branch  
For Service 1 800 GET ROTO  
For Billing 1 904 354 7321  
CFC #1429911

Monday, June 12, 2023  
Invoice #46-23293866  
Tech: ERIC #46-4210

ARMSTRONG CDD  
3645 ROYAL PINES DR  
ORANGE PARK, FL 32065

2305 TOILET STOPPAGE CLEAR WITH AUGER AND \$302.00  
CHECK OPERATION  
Service Guarantee: 1D  
Comment: Ran auger thru 4th toilet  
right from door in women's restroom,  
checked operations.

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Total Service and Parts	\$302.00
Tax	\$0.00

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Total Due	\$302.00
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Payments:  
Credit Card: #4482\*\*\*\*\*8969 \$302.00  
Exp Date: 1226  
Auth: #155471  
I agree to pay the indicated amount and

to be bound by the terms of the card  
member agreement.

---

Signature

Date

---

Total Payment:

\$302.00

**ROTO ROOTER PLUMBERS**

FOR FUTURE REFERENCE, ATTACH THIS RECEIPT TO THE SITE  
INSPECTION AND ESTIMATE FORM DESCRIBING TERMS AND  
CONDITIONS OF ALL WORK PERFORMED BY ROTO ROOTER.

THANK YOU FOR THE OPPORTUNITY TO SERVE YOU.  
CUSTOMER FEEDBACK CAN BE PROVIDED AT  
[www.rotorooter.com](http://www.rotorooter.com)

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CAUTION: This message originated from outside the Evergreen Lifestyles Management  
organization. Please do not click links or open attachments if you do not recognize the sender's  
email address.

# Evergreen Lifestyles Management

270 W Plant Street #340  
Winter Garden, FL 34787

## INVOICE

DATE:  
INVOICE #

6/30/2023

AdminProcessDivvy062023

### BILL TO

1179- Armstrong CDD

DESCRIPTION	GL Code	Per Unit Cost	Quantity	AMOUNT
Administrative Processing Fees-Divvy- June	1999	\$30.20	1	\$30.20

Subtotal	\$30.20
Taxable	\$0.00
Tax rate	
Tax due	\$0.00
Other	\$0.00
<b>TOTAL Due</b>	<b>\$30.20</b>

### OTHER COMMENTS

Funds are drafted through ACH

If you have any questions about this invoice, please contact  
your Community Association Manager.



MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.  
Post Office Box 20122  
Tampa, FL 33622-0122  
(904) 262-5500

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	2/26/2024	\$995.00

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

00000007312096001000000015885200000009950055

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

Armstrong CDD - Greyhawk

3645 Royal Pines Dr Orange Park, FL 32065

Invoice Due Date 2/8/2024

Invoice 1859938

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2/8/2024	Water Management - Monthly		\$995.00	\$0.00	\$995.00

#77

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

Lake Maintenance  
001.320.53800.46800

*[Signature]* 2-26-24

RECEIVED  
FEB 26 2024  
BY:

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

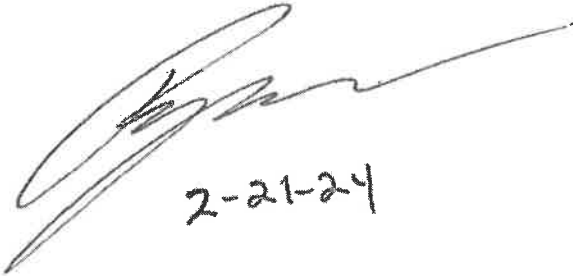
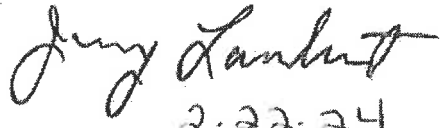
Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 128  
Invoice Date: 2/19/24  
Due Date: 2/19/24  
Case:  
P.O. Number:

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

RECEIVED  
FEB 22 2024  
BY:

Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2024		1,052.80	1,052.80
Maintenance Supplies		67.84	67.84
#1 Preventative Maintenance \$1,052.80 001.320.53800.46900			
Office Supplies 001.330.57200.51000 - \$67.84 SIO SIO			
 2-21-24			
 2.22.24			

Total	\$1,120.64
Payments/Credits	\$0.00
Balance Due	\$1,120.64

**GREYHAWK COMMUNITY DEVELOPMENT DISTRICT - ARMSTRONG  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF JANUARY 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/1/24	2.02	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
1/3/24	2.03	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/5/24	2.03	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
1/8/24	2.48	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
1/10/24	2.07	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
1/17/24	2.07	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/19/24	2.38	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
1/22/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/24/24	2.62	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
1/26/24	2.43	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
1/29/24	2.02	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
1/31/24	2.17	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
<b>TOTAL</b>	<u><u>26.32</u></u>		
<b>MILES</b>	<u><u>0</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

## Period Ending 2/05/24

[illegible]

1/4/24	Badge Lanyards 500 pack
1/11/24	Keys (2)

58.71	R.W.
9.13	R.W.

<b>TOTAL</b>	<b>\$67.84</b>
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