

ARMSTRONG

Community Development District

APRIL 11, 2024

AGENDA

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

April 4, 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, April 11, 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 March 14, 2024 Meeting
- IV. Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2025 Budget
- V. Consideration of Proposals:
 - A. Dog Waste Stations
 - B. Re-Striping the Courts
 - C. New Access System
 - D. AED
 - E. Landscaping Around the Amenity Center/Pool Deck
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer

- C. District Manager
- 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 March 31, 2024
 - B. Check Register
- IX. Next Scheduled Meeting – May 9, 2024 @ 6:00 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, March 14, 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 by telephone
Cameron Brown	Vice Chairman
Christine Bowen	Supervisor
Jorge Vergara Molero	Supervisor
Jeffrey Deal	Supervisor

Also present were:

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

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

Ms. Larson asked can we have a map of the proposed doggie stations?

Mr. Wilson stated we are working on it.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the February 8,
2024 Meeting**

On MOTION by Mr. Vergara Molero seconded by Mr. Brown with all in favor the minutes of the February 8, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Proposals:

A. HVAC

Mr. Soriano stated these are the proposals we saw last month. The one we are looking at is McGowan’s Heating and Air Conditioning and that is to put it upstairs and swap out the one that is there with a new unit and the indoor and outdoor unit will match.

On MOTION by Mr. Brown seconded by Ms. Bowen with all in favor the proposal from McGowan Heating and Air Conditioning in an amount not to exceed of \$10,200 to include the extended warranty was approved.

B. Mulch

Board approved adding playground mulch to the contract with Tree Amigos starting October 1, 2024.

C. Fencing

This item deleted from agenda.

D. Solar Lighting

This item deleted from agenda.

E. Dog Waste Stations

This item tabled.

F. Orange Umbrella Repair Kit

This item deleted from agenda.

G. Amenity Center Pool Deck Landscaping (re: mulch & new flowers)

Staff will discuss adding perennials to the contract with Tree Amigos.

FIFTH ORDER OF BUSINESS

Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2025 Budget

Ms. Giles stated we have the capital reserve study that recommends how much we need to transfer into the capital reserves and that is \$53,821. You can change that from year to year, this is what was recommended based on future repairs and replacements.

Items discussed for the upcoming budget and/or future budgets: mulch to be added to contract, fish in retention ponds, doggie stations, facility attendant, aerators, condition of pond banks, budget from Memorial Day to Labor Day for facility/pool attendant.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. District Manager – 2024 General Election

Ms. Giles stated your 2024 election cycle is coming up for seat 1 and seat 5. The qualifying period is the second week in June.

I sent you an email with a link to file your form 1 online, it will no longer be a paper copy. You have until July 1st to do that. If something is not working right for you, just give me a call and we will work through that.

At the last meeting we discussed a cost share on the budget. It was anticipated receiving about \$20,000 from that cost share and that is with Armstrong Owners Association and is for \$1,100 per month for landscape and half the cost of a meter at 3518 Royal Pines. Based on 2022 and 2023 the accountant forecasted the \$20,000 and that was appropriate then. We still get the \$1,100 per month for landscaping but that meter is at a fraction of the cost now so that is the big difference that Christine has seen. Jay and Ryan and are going to look at the meter, verify the location and exactly what we are cost sharing with that meter.

D. Facility Manager

1. Report

Mr. Wilson gave an overview of the facility manager’s report, and stated we would like to change fitness equipment maintenance companies.

2. Monthly Quality Inspection Report

SEVENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

Additional Supervisor’s comments: miscommunication about a resident who accessed the lockbox and accessed the facility, communicate with staff about repairs to be done, need better access system.

Additional Audience comments: Notify residents that lighting issues should go to Clay County Electric, HOA is no longer handling special events, security coverage, cleaning of common areas by mailboxes, light sign in the front area, timers for lights at amenity center do not work properly, sell old pool chairs to help with purchase of new chairs, get map of meter locations for irrigation system, paint pickleball lines on tennis court, golf cart community.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of February 29, 2024

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

B. Check Register

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

NINTH ORDER OF BUSINESS Next Scheduled Meeting – April 11, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for April 11, 2024 at 3:30 p.m.

On MOTION by Mr. Vergara Molero seconded by Mr. Deal with all in favor the meeting adjourned at 5:00 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

A.



Ryan, get a **\$125 Amazon Gift Card** upon approval for the **Amazon Business Prime American Express Card**. Terms apply.

Current subtotal: \$999.95
Gift Card savings: **- \$125.00**
Cost after savings: **\$874.95**

[Learn more](#)

Shopping Cart

[Deselect all items](#)

Subtotal (5 items): **\$999.95**

[Proceed to checkout](#)



Standard Low Profile Dog Waste Station/Roll Bag

\$199.99

In Stock
Shipped from: ZW USA Inc
FREE delivery **Thu, Apr 11**
Gift options not available. [Learn more](#)

Qty: 5 [Delete](#) [Save for later](#) [Share](#)

Subtotal (5 items): **\$999.95**

Buy it again in Home Improvement



Reli. 40-45 Gallon Tra...
1,870

\$58.99

Purchased Mar 2024

[Add to Cart](#)



50 Rolls Dog Waste...
4

\$119.99

Purchased Feb 2024

[Add to Cart](#)



Nordic Pure 16x20x4...
2,032

\$42.49

Purchased Jun 2023

[Add to Cart](#)



Self-Closing Shower...
131

\$29.99

Purchased Feb 2024

[Add to Cart](#)

Your Items

[Saved for later \(25 items\)](#)

[Buy it again](#)

[Insulated tumblers \(1\)](#)

[Women's tops, tees & blouses \(6\)](#)

[Knee braces \(1\)](#)

[Arts & crafts \(1\)](#)

[Nail art rhinestones \(3\)](#)

[Hand & wrist supports & splints \(1\)](#)

[See more categories](#)



Simple Modern Disney 40 oz Tumbler with Handle and

Currently unavailable.

[Delete](#)

[Add to list](#)



Verdusa Women's Half Sleeve Scoop Neck High Low Long...

\$19.99

In Stock

& **FREE Returns**

Size: X-Large

Color: Navy Blue

[Move to cart](#)

B.



DATE: March 22, 2024

Bill To: Armstrong CDD
475 W Town Pl #114
St. Augustine, FL 32092
ATTN: Ryan Wilson
Ph#: 904-322-3199
Email: greyhawkmanager@gmsnf.com

Project Estimated By: Tyler Holland
Address: 4221 Southpoint Blvd
Jacksonville, FL. 32216
Ph. #: 904-718-2625
Email: tyler.holland@prosealedasphalt.com

RE: Grey Hawk, 3645 Royal Pines Dr., Orange Park, FL 32068- (Stripe 4 pickleball courts onto existing tennis court.)

Pro Sealed Asphalt, Inc. proposes to resurface the pickleball courts per the following specifications:

- Clean surface of all dirt, debris, and loose material.
- Pressure wash court in preparation for striping
- Stripe the courts for pickleball, with yellow lines 4 times.

PLEASE NOTE THAT NEWLY PAVED COURTS WILL NEED TO CURK OUT FOR 14-28 DAYS PRIOR TO RESURFACING--DELETE IF EXISTING COURT

Pro Sealed Asphalt, Inc. proposes to do the following for the price of \$6,940.00

This price is subject to change after the court is flooded

****PLEASE NOTE: WE CANNOT GUARANTEE MATERIAL PRICING (i.e. asphalt, sealant, paint, fuel, etc) AT THIS TIME DUE TO MATERIAL SHORTAGES AND DECREASED MATERIAL AVAILABILITY. MATERIAL PRICE SUBJECT TO CHANGE AT TIME OF CONTRACT, UP UNTIL THE TIME THAT WORK BEGINS. MATERIAL PRICING CONFIRMATION WILL TAKE PLACE PRIOR TO PROJECT START DATE.****

**** 50% Deposit-BALANCE DUE UPON COMPLETION. 100% OF BALANCE MUST BE PAID PRIOR TO COMPLETION OF ANY PUNCHOUT AND/OR WARRANTY WORK. INVOICES NOT PAID IN FULL WILL BE SUBJECT TO LATE FEES OUTLINED FURTHER IN THE CONTRACT. ****

Please note that pricing and BID scope of work subject to management and/or ownership approval and review of plans/BID documents PRIOR to contract and BID pricing being approved.

****PLEASE ALLOW (4-6) WEEKS AFTER DEPOSIT PAYMENT FOR SCHEDULING. COULD BE LONGER BASED ON WEATHER AND PREVIOUSLY SCHEDULED PROJECTS. ****

****2.5% Finance Fee Added to Invoices not Paid by the 15th Day After Completion****

Job is priced to be completed in approx. 5 mobilizations (could be more on less depending on weather, material availability, etc). \$2,500.00 mobilization fee applied to each additional mobilization. This fee applies as well if PSA comes out on agreed upon start date and we are unable to begin. Down-time due to customer responsibility will be an additional fee. This pricing only includes weekday, daytime work. Weekend and night work will incur an additional fee. Fee to be determined at time of request. Work is always completed weather permitting.

****Court gates will need to remain locked, and not used during resurfacing and drying time. PSA is not responsible for damage as are result of persons breaking through barricades or entering the courts without permission.****

ADDITIONAL OPTIONS:



DATE: March 22, 2024

Bill To: Armstrong CDD
475 W Town Pl #114
St. Augustine, FL 32092
ATTN: Ryan Wilson
Ph#: 904-322-3199
Email: greyhawkmanager@gmsnf.com

Project Estimated By: Tyler Holland
Address: 4221 Southpoint Blvd
Jacksonville, FL. 32216
Ph. #: 904-718-2625
Email: tyler.holland@prosealedasphalt.com

RE: Grey Hawk, 3645 Royal Pines Dr., Orange Park, FL 32068- (Stripe 2 pickleball courts onto existing tennis court.)

Pro Sealed Asphalt, Inc. proposes to resurface the pickleball courts per the following specifications:

- Clean surface of all dirt, debris, and loose material.
- Pressure wash court in preparation for striping
- Stripe the courts for pickleball, with yellow lines 2 times.

PLEASE NOTE THAT NEWLY PAVED COURTS WILL NEED TO CURE FOR 14-28 DAYS PRIOR TO RESURFACING--DELETE IF EXISTING COURT

Pro Sealed Asphalt, Inc. proposes to do the following for the price of \$4,540.00

This price is subject to change after the court is flooded

****PLEASE NOTE: WE CANNOT GUARANTEE MATERIAL PRICING (i.e. asphalt, sealant, paint, fuel, etc) AT THIS TIME DUE TO MATERIAL SHORTAGES AND DECREASED MATERIAL AVAILABILITY. MATERIAL PRICE SUBJECT TO CHANGE AT TIME OF CONTRACT, UP UNTIL THE TIME THAT WORK BEGINS. MATERIAL PRICING CONFIRMATION WILL TAKE PLACE PRIOR TO PROJECT START DATE.****

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Please note that pricing and BID scope of work subject to management and/or ownership approval and review of plans/BID documents PRIOR to contract and BID pricing being approved.

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****Court gates will need to remain locked, and not used during resurfacing and drying time. PSA is not responsible for damage as are result of persons breaking through barricades or entering the courts without permission.****

ADDITIONAL OPTIONS:



COASTAL COURTS

COURT SURFACES + CONSTRUCTION

PO Box 16224 Altamonte Springs, FL 32714 | 407-822-9955
www.coastalcourts.com | estimating@coastalcourts.com

Date: March 22, 2024 **Project Cost: \$1,900.00** **Price valid for 30 days.**

Grey Hawk
3646 Royal Pines Dr
Orange Park, FL 32065

Ryan Wilson
904-322-3199
greyhawkmanager@gmsnf.com

Product/Service	Description
Pickleball striping Coastal Courts to supply labor and materials to stripe two pickleball courts.	Stripe for 2ea pickleball courts using two coats of textured line paint according to USAPA. Lines to be 2" wide,


Project Cost: \$1,900.00 *Deposit of 50% required to start, balance due upon completion.*

Warranty

Coastal Courts guarantees workmanship and material for one year after completion date. This guarantee excludes normal wear and tear, physical abuse or neglect, or any other condition beyond our control such as subbase settling, structural cracks, hydrostatic pressure, water vapor pressure bubbles, and intrusion of weeds or insects. As asphalt ages and weathers, it oxidizes, shrinks, and hardens, making it less flexible and more prone for cracks to reappear.

This proposal is based on the following: All labor is open shop, access to court is available with heavy equipment, owner to provide water source to flood court(s) and mix materials.

My signature is authorized to approve this proposal to all options, terms, and conditions.

Signature: _____	Signature: 
Print: _____	Print: Nick Knarr
Title: _____	Title: President
Date: _____	Date: March 22, 2024

C.

Here is a breakdown of the materials needed for the access system if we were to change it.

Enterprise Access Hub \$999

<https://store.ui.com/us/en/pro/category/door-access-hub/products/eah-8?variant=eah-8>

G2 Reader Pro \$359 Qty 2 (Gym and Pool Door)

<https://store.ui.com/us/en/pro/category/all-door-access/collections/access-reader-g2-professional/products/ua-g2-pro>

G2 Reader \$139 Qty 3 (Bathrooms and Office)

<https://store.ui.com/us/en/pro/category/all-door-access/collections/access-reader-g2/products/ua-g2>

Dream Machine Special Edition \$499 (Controller & Router)

<https://store.ui.com/us/en?category=all-unifi-cloud-gateways>

Access Cards \$2 Each (May be optional if we can reuse current cards)

<https://store.ui.com/us/en/pro/category/accessories-door-access/products/ua-card>

U6 Mesh \$179 Qty 2 (replace current wifi antennas that have spotty signal or could add additional by tennis courts with existing wiring to gate)

<https://store.ui.com/us/en/pro/category/all-wifi/products/u6-mesh>

Power Distribution Pro \$279 (Conditions power for all electric devices and has smart access to reset power to certain devices if they stop communicating)

<https://store.ui.com/us/en/pro/category/accessories-poe-power/products/usp-pdu-pro>

UPS \$129 Costco In Store Price (Used for power conditioning and battery backup)

<https://www.costco.com/cyberpower-1500va900watts-simulated-sine-wave-ups-battery-backup-with-surge-protection.product.100822779.html>

Wall Mounted Equipment Enclosure \$179 (lockable cabinet to put all gear including relocating camera NVR so it's in a locked cabinet.

<https://a.co/d/6S35Npv>

Total of above materials is right around \$3578. Only other expenses would be mounting hardware from home depot (if needed) but I would budget at \$4000 to replace the system. Just as a reminder this is hardware ONLY my labor is volunteer based as long as it can be approved.

This system is not proprietary so if I were ever to leave it is super well known and easy to work with.

Let me know if you have questions or need more of a breakdown of what each piece does.

D.

Back to results



Philips HeartStart OnSite AED Defibrillator Business Package with Slim AED Carry Case, AED Wall Sign, Fast Response Kit and AED Basic Cabinet (M5066A-RO1)

Visit the HeartStart Store
4.5 104 ratings | Search this page

Amazon's Choice Overall Pick

100+ bought in past month

\$1,915⁰⁰

Or \$75.79 /mo (48 mo). Select from 1 plan

Thank you for being a Prime Member. Pay ~~\$1,915.00~~ **\$1,790.00** for this order. Get a **\$125 Amazon Gift Card** upon approval for the **Amazon Business Prime Card** with an eligible Prime membership. Terms apply.

- AED defibrillator designed for ease of use and prompt response
- Step-by-step voice commands and CPR guidance provide real-time guidance
- Easily converts to an AED trainer when you attach training pads (sold separately)
- Slim AED Carry Case accommodates defibrillator and paramedic scissors
- AED ships with: HeartStart OnSite AED Defibrillator, battery, adult SMART pads cartridge, setup and maintenance guides, owner's manual, quick reference guide, date sticker, Slim AED Carry Case, AED Wall Sign, Fast Response Kit and AED Basic Cabinet

[Report an issue with this product or seller](#)

Sponsored

\$1,915⁰⁰

FREE delivery **Tuesday** for Prime members. Order within 13 hrs 8 mins

Deliver to Ryan - Middleburg 32068

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon.com
 Sold by Amazon.com
 Returns This item is non-returnable
 Payment Secure transaction
 See more

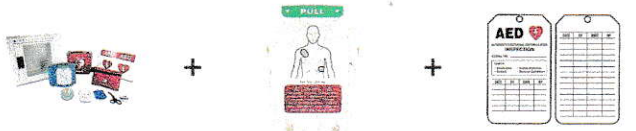
Add to List

Add an Accessory:

[Amazon Basics 9 Volt All-Purpose Batteries](#)
 \$12.59 [Add to Cart](#)

Sponsored

Frequently bought together



Total price: \$2,061.96

Add all 3 to Cart

This item: Philips HeartStart OnSite AED Defibrillator Business...
 \$1,915⁰⁰

Philips HeartStart AED Defibrillator Replacement Adult Pa...
 \$129⁰⁰

Accuform "AED AUTOMATED External DEFIBRILLATOR...
 \$17⁹⁶ (\$0.72/Count)

Products related to this item

Sponsored

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

Memorandum

Date: April 11th 2024

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

Community:

Amenity Usage

- *Total Facilities Usage – fobs Scanned 3,347 in March*

Card counts:

New Owners	0
Replacements	2

Room Rentals

rentals in month of March-2

Special Events

None This month

Operations:

- Obtained Quotes for pickleball lining on the tennis courts.
- The Amenity Center light issue was resolved.
- Approved tree amigos to add the 2 missing Palm trees.
- Obtained a quote for landscaping around the pool deck area.
- Brought on Fitness pro as the new gym equipment service.
- Ac replacement work will start once I receive the checks for payment.

Landscaping

- *Monthly reports for March. submitted and filed at Operations office.*

Armstrong Community Development District (CDD)

3645 Royal Pines Dr, Orange Park, FL 32065

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

Memorandum

For questions, comments, or clarification, please contact:

- *Ryan Wilson, Greyhawk Amenity Manager* (904) 203-7112 greyhawkmanager@gmsnf.com
- *Jay Soriano, GMS Operations Manager* (904) 274-2450 jsoriano@gmsnf.com

EIGHTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
March 31, 2024



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Armstrong
Community Development District
Balance Sheet
March 31, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Wells Fargo Bank	\$ 43,256	\$ -	\$ -	\$ -	\$ 43,256
Cash - Truist Bank	\$ -	\$ 3,288	\$ -	\$ -	\$ 3,288
Investments:					
Series 2017A					
Reserve A	\$ -	\$ -	\$ 265,819	\$ -	\$ 265,819
Revenue A	\$ -	\$ -	\$ 288,222	\$ -	\$ 288,222
Reserve B	\$ -	\$ -	\$ 15,889	\$ -	\$ 15,889
Revenue B	\$ -	\$ -	\$ 69	\$ -	\$ 69
Prepayment B	\$ -	\$ -	\$ 101	\$ -	\$ 101
Series 2019					
Reserve	\$ -	\$ -	\$ 205,400	\$ -	\$ 205,400
Revenue	\$ -	\$ -	\$ 429,970	\$ -	\$ 429,970
Prepayment	\$ -	\$ -	\$ 104	\$ -	\$ 104
Investment - Custody	\$ 482,878	\$ -	\$ -	\$ -	\$ 482,878
State Board of Administration	\$ -	\$ 50,341	\$ -	\$ -	\$ 50,341
Assessment Receivable	\$ -	\$ -	\$ -	\$ -	\$ -
Due From General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Capital Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Capital	\$ -	\$ -	\$ -	\$ -	\$ -
Due from Other	\$ 3,443	\$ -	\$ -	\$ -	\$ 3,443
Total Assets	\$ 529,577	\$ 53,629	\$ 1,205,573	\$ -	\$ 1,788,779
Liabilities:					
Accounts Payable	\$ 15,444	\$ -	\$ -	\$ -	\$ 15,444
Contracts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Capital Project	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 15,444	\$ -	\$ -	\$ -	\$ 15,444
Fund Balances:					
Assigned For Debt Service 2017A	\$ -	\$ -	\$ 570,100	\$ -	\$ 570,100
Assigned For Debt Service 2019	\$ -	\$ -	\$ 635,473	\$ -	\$ 635,473
Assigned For Capital Reserves	\$ -	\$ 53,629	\$ -	\$ -	\$ 53,629
Assigned For Capital Projects 2017A	\$ -	\$ -	\$ -	\$ -	\$ -
Assigned For Capital Projects 2019	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 514,133	\$ -	\$ -	\$ -	\$ 514,133
Total Fund Balances	\$ 514,133	\$ 53,629	\$ 1,205,573.12	\$ -	\$ 1,773,335
Total Liabilities & Fund Equity	\$ 529,577	\$ 53,629	\$ 1,205,573	\$ -	\$ 1,788,779

Armstrong

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Assessments	\$ 637,369	\$ 629,592	\$ 629,592	\$ -
Cost Share - Tynes Blvd.	\$ 20,000	\$ 10,000	\$ 6,980	\$ (3,021)
Interest	\$ 3,000	\$ 1,500	\$ 8,277	\$ 6,777
Miscellaneous Income	\$ -	\$ -	\$ 1,540	\$ 1,540
Miscellaneous Income - Access Cards	\$ -	\$ -	\$ 525	\$ 525
Miscellaneous Income - Rental	\$ -	\$ -	\$ 200	\$ 200
Total Revenues	\$ 660,369	\$ 641,092	\$ 647,113	\$ 6,021
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,600	\$ 400
FICA Expense	\$ 918	\$ 459	\$ 428	\$ 31
Engineering Fees	\$ 6,000	\$ 3,000	\$ 424	\$ 2,576
Arbitrage	\$ 1,100	\$ 1,100	\$ 1,100	\$ -
Assessment Roll	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Dissemination	\$ 7,000	\$ 3,500	\$ 3,500	\$ 0
District Counsel	\$ 15,000	\$ 7,500	\$ 6,808	\$ 692
Annual Audit	\$ 4,300	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,800	\$ 7,758	\$ 7,758	\$ -
Management Fees	\$ 50,085	\$ 25,043	\$ 25,043	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,250	\$ 625	\$ 625	\$ (0)
Telephone	\$ 350	\$ 175	\$ 141	\$ 34
Postage	\$ 300	\$ 150	\$ 145	\$ 5
Insurance	\$ 7,250	\$ 7,250	\$ 6,818	\$ 432
Printing & Binding	\$ 500	\$ 250	\$ 323	\$ (73)
Legal Advertising	\$ 2,500	\$ 1,250	\$ 280	\$ 970
Other Current Charges	\$ 600	\$ 300	\$ 24	\$ 276
Office Supplies	\$ 250	\$ 125	\$ 88	\$ 37
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 124,478	\$ 70,859	\$ 65,479	\$ 5,380
Field Operations				
Security	\$ 51,364	\$ 25,682	\$ 20,495	\$ 5,187
Electric	\$ 1,450	\$ 725	\$ 549	\$ 176
Water & Sewer/Irrigation	\$ 34,270	\$ 34,270	\$ 11,108	\$ 23,162
Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ 1,950	\$ 550
Landscape - Contract	\$ 134,375	\$ 67,188	\$ 67,187	\$ 0
Landscape - Contingency	\$ 5,000	\$ 2,500	\$ 1,770	\$ 730
Lake Maintenance	\$ 13,988	\$ 6,994	\$ 3,980	\$ 3,014
Irrigation Repairs	\$ 10,000	\$ 5,000	\$ 3,431	\$ 1,569
Doggie Pot Stations	\$ 1,860	\$ 930	\$ 530	\$ 400
Total Field Operations:	\$ 257,307	\$ 145,789	\$ 111,001	\$ 34,787

Armstrong

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Amenities Center				
Property/Amenity Manager	\$ 75,000	\$ 75,000	\$ 37,500	\$ 37,500
Preventative Maintenance	\$ 15,000	\$ 7,500	\$ 5,634	\$ 1,866
Facility Attendant	\$ 7,200	\$ 3,600	\$ -	\$ 3,600
Insurance	\$ 38,567	\$ 38,567	\$ 28,929	\$ 9,638
Phone/Internet/Cable	\$ 2,750	\$ 1,375	\$ 1,221	\$ 154
Electric	\$ 18,900	\$ 9,450	\$ 5,892	\$ 3,558
Water/Irrigation	\$ 8,000	\$ 4,000	\$ 5,201	\$ (1,201)
Gas	\$ 1,575	\$ 788	\$ 520	\$ 267
Reuse Service	\$ 4,320	\$ 2,160	\$ 2,393	\$ (233)
Access Cards	\$ 5,000	\$ 2,500	\$ 1,767	\$ 733
Janitorial Services	\$ 13,016	\$ 6,508	\$ 6,508	\$ (0)
Janitorial Supplies	\$ 4,000	\$ 2,000	\$ 502	\$ 1,498
Pool Maintenance	\$ 23,200	\$ 11,600	\$ 9,900	\$ 1,700
Pool Permit	\$ 125	\$ 63	\$ -	\$ 63
Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 3,055	\$ 1,945
Fitness Center Repairs/Supplies	\$ 2,500	\$ 1,250	\$ 1,931	\$ (681)
Office Supplies	\$ 500	\$ 250	\$ 83	\$ 167
ASCAP/BMI License Fees	\$ 500	\$ 250	\$ -	\$ 250
Pest Control	\$ 800	\$ 400	\$ 225	\$ 175
Contingency	\$ 3,000	\$ 1,500	\$ 554	\$ 946
Total Amenities Cost Share	\$ 233,953	\$ 173,760	\$ 111,814	\$ 61,946
Reserves				
Capital Reserve Transfer	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Total Reserves	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Total Expenditures	\$ 669,025	\$ 443,696	\$ 341,583	\$ 102,113
Excess Revenues (Expenditures)	\$ (8,656)		\$ 305,530	
Fund Balance - Beginning	\$ 8,656		\$ 208,602	
Fund Balance - Ending	\$ -		\$ 514,133	

Armstrong

Community Development District

Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Transfer In	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Interest	\$ 250	\$ 125	\$ 341	\$ 216
Total Revenues	\$ 53,538	\$ 53,413	\$ 53,629	\$ 216
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 53,538	\$ 53,413	\$ 53,629	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 53,538		\$ 53,629	

Armstrong

Community Development District

Debt Service Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Special Assessments	\$ 265,819	\$ 262,574	\$ 262,574	\$ -
Interest	\$ 7,500	\$ 3,750	\$ 12,534	\$ 8,784
Total Revenues	\$ 273,319	\$ 266,324	\$ 275,109	\$ 8,784
Expenditures:				
Series 2017A				
Interest - 11/01	\$ 93,900	\$ 93,900	\$ 93,900	\$ -
Principal - 11/01	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Interest - 05/01	\$ 92,541	\$ -	\$ -	\$ -
Total Expenditures	\$ 261,441	\$ 168,900	\$ 168,900	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (6,265)	\$ 6,265
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (6,265)	\$ 6,265
Excess Revenues (Expenditures)	\$ 11,878		\$ 99,943	
Fund Balance - Beginning	\$ 187,544		\$ 470,156	
Fund Balance - Ending	\$ 199,422		\$ 570,100	

Armstrong

Community Development District

Debt Service Fund - Series 2019

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Special Assessments	\$ 411,185	\$ 405,853	\$ 405,853	\$ -
Interest	\$ 13,500	\$ 6,750	\$ 13,038	\$ 6,288
Total Revenues	\$ 424,685	\$ 412,603	\$ 418,891	\$ 6,288
Expenditures:				
Series 2019				
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	\$ -	\$ -	\$ -
Total Expenditures	\$ 408,647	\$ 277,956	\$ 282,956	\$ (5,000)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 12	\$ (12)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 12	\$ (12)
Excess Revenues (Expenditures)	\$ 16,038		\$ 135,947	
Fund Balance - Beginning	\$ 292,185		\$ 499,526	
Fund Balance - Ending	\$ 308,223		\$ 635,473	

Armstrong

Community Development District Capital Projects Fund - Series 2017A

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

	Adopted	Prorated Budget	Actual		
	Budget	Thru 03/31/24	Thru 03/31/24	Variance	
Revenues:					
Interest Income	\$ -	\$ -	\$ 436	\$ 436	
Total Revenues	\$ -	\$ -	\$ 436	\$ 436	
Expenditures:					
Capital Outlay - 2017A	\$ -	\$ -	\$ 24,643	\$ (24,643)	
Capital Outlay - 2017B	\$ -	\$ -	\$ 881	\$ (881)	
Total Expenditures	\$ -	\$ -	\$ 25,524	\$ (25,524)	
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ -	\$ 6,265	\$ (6,265)	
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,265	\$ (6,265)	
Excess Revenues (Expenditures)	\$ -		\$ (18,823)		
Fund Balance - Beginning	\$ -		\$ 18,823		
Fund Balance - Ending	\$ -		\$ -		

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

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,846	\$ 1,846
Total Revenues	\$ -	\$ -	\$ 1,846	\$ 1,846
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 213,476	\$ (213,476)
Total Expenditures	\$ -	\$ -	\$ 213,476	\$ (213,476)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (12)	\$ 12
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (12)	\$ 12
Excess Revenues (Expenditures)	\$ -		\$ (211,643)	
Fund Balance - Beginning	\$ -		\$ 211,643	
Fund Balance - Ending	\$ -		\$ -	

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 32,858	\$ 589,869	\$ 1,378	\$ -	\$ 5,486	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 629,592
Cost Share - Tynes Blvd.	\$ 1,100	\$ 1,239	\$ 1,180	\$ 1,198	\$ 1,139	\$ 1,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,980
Interest	\$ 765	\$ 556	\$ 329	\$ 1,940	\$ 2,652	\$ 2,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,277
Miscellaneous Income	\$ -	\$ -	\$ -	\$ 1,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,540
Miscellaneous Income - Access Cards	\$ 150	\$ 100	\$ 25	\$ -	\$ 200	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Miscellaneous Income - Rental	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Total Revenues	\$ 2,015	\$ 34,753	\$ 591,403	\$ 6,056	\$ 4,091	\$ 8,794	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 647,113
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
FICA Expense	\$ 77	\$ 77	\$ 46	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 428
Engineering Fees	\$ 124	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 424
Arbitrage	\$ -	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Assessment Roll	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
District Counsel	\$ 1,691	\$ 1,608	\$ 1,405	\$ -	\$ 2,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,808
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,717	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,758
Management Fees	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,043
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625
Telephone	\$ 30	\$ -	\$ 41	\$ 40	\$ 14	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 141
Postage	\$ 48	\$ 39	\$ 1	\$ 9	\$ 10	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,818
Printing & Binding	\$ 39	\$ 48	\$ 56	\$ 26	\$ 62	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323
Legal Advertising	\$ 44	\$ 145	\$ -	\$ 46	\$ -	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280
Other Current Charges	\$ -	\$ 12	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Office Supplies	\$ 12	\$ 1	\$ 7	\$ 68	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 24,086	\$ 12,281	\$ 8,277	\$ 6,277	\$ 8,279	\$ 6,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,479
Field Operations													
Security	\$ 3,405	\$ 3,386	\$ 3,582	\$ 3,332	\$ 3,153	\$ 3,638	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,495
Electric	\$ 113	\$ -	\$ 116	\$ 117	\$ 116	\$ 86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 549
Water & Sewer/Irrigation	\$ 1,916	\$ 2,729	\$ 1,755	\$ 1,487	\$ 1,708	\$ 1,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,108
Repairs & Maintenance	\$ 1,712	\$ 145	\$ 94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950
Landscape - Contract	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,187
Landscape - Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,770
Lake Maintenance	\$ 995	\$ -	\$ -	\$ 995	\$ 995	\$ 995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,980
Irrigation Repairs	\$ 740	\$ 1,150	\$ -	\$ 1,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,431
Doggie Pot Stations	\$ 155	\$ 155	\$ 72	\$ -	\$ 148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 530
Total Field Operations:	\$ 20,233	\$ 18,763	\$ 16,818	\$ 18,670	\$ 19,089	\$ 17,428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,001

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Amenity Center													
Property/Amenity Manager	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,500
Preventative Maintenance	\$ -	\$ 1,228	\$ 3,180	\$ 1,053	\$ 173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,634
Facility Attendant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Propoerty Insurance	\$ 28,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,929
Phone/Internet/Cable	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,221
Electric	\$ 1,105	\$ -	\$ 1,030	\$ 1,231	\$ 1,338	\$ 1,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,892
Water/Irrigation	\$ 409	\$ 1,564	\$ 649	\$ 855	\$ 936	\$ 789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,201
Gas	\$ 80	\$ 80	\$ 136	\$ -	\$ 126	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520
Reuse Service	\$ 354	\$ 354	\$ 354	\$ 443	\$ 443	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,393
Access Cards	\$ -	\$ -	\$ 1,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,767
Janitorial Services	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,508
Janitorial Supplies	\$ -	\$ 117	\$ 204	\$ -	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 502
Pool Maintenance	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,900
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ 400	\$ 1,500	\$ -	\$ 1,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,055
Fitness Center Repairs/Supplies	\$ 350	\$ 968	\$ -	\$ -	\$ 350	\$ 263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,931
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83
ASCAP/BMI License Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 45	\$ 45	\$ 45	\$ 45	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225
Contingency	\$ -	\$ 151	\$ -	\$ -	\$ 403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 554
Total Amenities	\$ 40,461	\$ 14,096	\$ 18,054	\$ 12,815	\$ 14,420	\$ 11,969	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,814
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 53,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,288
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 53,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,288
Total Expenditures	\$ 84,780	\$ 45,139	\$ 43,149	\$ 37,762	\$ 95,075	\$ 35,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 341,583
Excess Revenues (Expenditures)	\$ (82,764)	\$ (10,386)	\$ 548,254	\$ (31,706)	\$ (90,984)	\$ (26,883)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 305,530

Armstrong
Community Development District
Long Term Debt Report

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

SERIES 2019A, SPECIAL ASSESSMENT BONDS	
OPTIONAL REDEMPTION DATE:	11/1/2029
INTEREST RATES:	3.125%, 3.550%, 4.000%, 4.100%
MATURITY DATE:	11/1/2050
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$205,500
RESERVE FUND BALANCE	\$205,400
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)
CURRENT BONDS OUTSTANDING	\$6,685,000

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

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

ON ROLL ASSESSMENTS

48.50% 20.23% 31.27% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2017A Debt Service Asmt</i>	<i>2019A Debt Service Asmt</i>	<i>Total</i>
11/6/23	ACH	\$2,760.70	\$52.22	\$149.82	\$0.00	\$2,558.66	\$1,241.05	\$517.59	\$800.02	\$2,558.66
11/14/23	ACH	\$22,654.61	\$434.97	\$906.19	\$0.00	\$21,313.45	\$10,337.89	\$4,311.47	\$6,664.10	\$21,313.46
11/29/23	ACH	\$46,631.97	\$895.33	\$1,865.26	\$0.00	\$43,871.38	\$21,279.40	\$8,874.68	\$13,717.30	\$43,871.38
12/11/23	ACH	\$1,284,609.59	\$24,664.51	\$51,384.35	\$0.00	\$1,208,560.73	\$586,201.02	\$244,477.93	\$377,881.78	\$1,208,560.73
12/22/23	ACH	\$8,017.74	\$154.34	\$300.31	\$0.00	\$7,563.09	\$3,668.41	\$1,529.93	\$2,364.76	\$7,563.10
01/10/24	ACH	\$2,988.86	\$57.99	\$89.67	\$0.00	\$2,841.20	\$1,378.10	\$574.74	\$888.36	\$2,841.20
03/14/24	ACH	\$11,686.10	\$230.83	\$144.42	\$0.00	\$11,310.85	\$5,486.22	\$2,288.05	\$3,536.57	\$11,310.84
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,379,349.57	\$ 26,490.19	\$ 54,840.02	\$ -	\$ 1,298,019.36	\$ 629,592.09	\$ 262,574.39	\$ 405,852.89	\$ 1,298,019.37

98.78%	Net Percent Collected
\$ 16,001.12	Balance Remaining to Collect

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)
Adjusted Balance in Construction Account at February 29, 2024	\$0.00

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	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$0.00
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					\$0.00

Armstrong Community Development District
Series 2017

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	B	C	A	D	F	E	E	E	E	E	E	Misc. Professional Fees
						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	
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													
		Udrewriters 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							
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		\$382,705.69	\$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				\$43,257.35				
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								\$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				\$432.00				
17	7/13/18	Hadden Eng	\$750.00		\$750.00						\$750.00						
18	7/13/18	Hadden Eng	\$5,763.81		\$5,763.81						\$5,763.81						
19	7/24/18	Basham & Lucas	\$106,556.74		\$106,556.74							\$106,556.74					
20	8/21/18	Vallencourt Construction	\$24,363.73		\$24,363.73			\$24,363.73									
21	8/21/18	Vallencourt Construction	\$45,853.39		\$45,853.39			\$45,853.39									
22	8/21/18	Hadden Eng	\$3,543.02		\$3,543.02						\$3,543.02						
23	8/21/18	JR Davis Construction	\$220,610.05		\$220,610.05	\$176,204.27		\$28,420.17	\$15,985.61								
24	8/21/18	Eiland & Assoc	\$2,240.00		\$2,240.00									\$2,240.00			
25	9/20/18	Gemini Engineering	\$3,000.00		\$3,000.00										\$3,000.00		
26	9/20/18	Eiland & Assoc	\$980.00		\$980.00									\$980.00			
27	9/20/18	Basham & Lucas	\$2,699.84		\$2,699.84							\$2,699.84					
28	9/20/18	JR Davis Construction	\$181,074.53		\$181,074.53	\$91,401.65		\$49,589.08	\$9,651.67	\$30,432.13							
29	9/20/18	Eiland & Assoc	\$280.00		\$280.00									\$280.00			
30	9/21/18	Hadden Eng	\$600.00		\$600.00						\$600.00						
31	9/26/18	Vallencourt Construction	\$8,107.68		\$8,107.68					\$8,107.68							
32	9/26/18	Hadden Eng	\$7,569.01		\$7,569.01						\$7,569.01						

Armstrong Community Development District
Series 2017

33	10/25/18	Basham & Lucas	\$2,200.00		\$2,200.00							\$2,200.00					
34	11/20/18	JR Davis Construction	\$139,836.51		\$139,836.51	\$138,702.97		\$1,133.54									
35	11/20/18	Basham & Lucas	\$4,400.00		\$4,400.00							\$4,400.00					
36	12/3/18	Scherer Construction	\$45,234.00		\$45,234.00				\$16,200.00						\$29,034.00		
37	12/11/18	Gemini Engineering	\$9,000.00		\$9,000.00									\$9,000.00			
38	1/16/19	Eiland & Assoc	\$1,285.00		\$1,285.00								\$1,285.00				
39	1/16/19	Basham & Lucas	\$3,932.70		\$3,932.70							\$3,932.70					
40	1/16/19	JR Davis Construction	\$187,117.98		\$187,117.98	\$187,117.98											
41	1/16/19	JR Davis Construction	\$482,000.11		\$482,000.11	\$141,541.07	\$228,900.29	\$107,013.13	\$4,545.62								
42	1/16/19	JR Davis Construction	\$30,272.81		\$30,272.81	\$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												
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

SUMMARY:	
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)
BALANCE	\$0.00

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

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

Prepaid CEC Fees:	
\$16,826.67	
\$23,789.43	
\$40,616.10	
\$81,232.20	

INT REC'D	A	COI
Oct-17	\$54.56	\$2.28
Nov-17	\$563.76	\$9.57
Dec-17	\$545.58	\$0.01
Jan-18	\$563.94	\$0.01
Feb-18	\$528.11	\$0.01
Mar-18	\$466.85	\$0.01
Apr-18	\$468.11	\$0.01
May-18	\$492.70	\$0.00
Jun-18	\$370.12	
Jul-18	\$260.98	
Aug-18	\$256.31	
Sep-18	\$209.82	
\$4,780.84	\$11.90	

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
\$0.77	\$0.00		\$14.12	\$418.36	\$17.86		\$6,265.49		
Oct-18	\$175.10			\$0.04	\$0.00			\$1.16	
Nov-18	\$153.12			\$0.04	\$0.00			\$1.20	
Dec-18	\$138.72	\$106.38		\$0.04	\$0.00			\$1.16	
Jan-19	\$123.60	\$109.93		\$0.04	\$0.00			\$1.20	
Feb-19	\$60.39	\$109.93		\$0.04	\$0.00			\$1.20	
Mar-19	\$2.38	\$99.29		\$0.04	\$0.00			\$1.08	
Apr-19	\$6.39	\$109.93		\$0.04	\$0.00			\$1.20	
May-19	\$14.20	\$106.38		\$0.04	\$0.00			\$1.16	
Jun-19	\$14.41	\$99.03		\$0.04	\$0.00			\$1.20	
Jul-19	\$1.87	\$95.83		\$0.04	\$0.00			\$1.16	
Aug-19	\$0.27	\$82.52		\$0.04	\$0.00			\$1.20	
Sep-19	\$8.96	\$53.76		\$6.44	\$0.01			\$185.81	
\$699.41		\$972.98		\$6.88	\$0.01			\$198.73	
Oct-19	\$9.28	\$46.83		\$12.26	\$0.03			\$347.31	
Nov-19	\$2.48	\$40.31		\$15.52	\$0.07			\$426.04	
Dec-19	\$2.11	\$32.77		\$17.14	\$0.11			\$451.51	
Jan-20	\$2.19	\$33.86		\$20.81	\$0.18			\$526.37	
Feb-20	\$2.19	\$33.77		\$23.09	\$0.25			\$559.94	
Mar-20	\$1.81	\$27.96		\$21.99	\$0.28			\$507.84	
Apr-20	\$0.82	\$12.60		\$30.91	\$0.45			\$685.36	
May-20	\$0.14	\$2.18		\$40.47	\$0.68			\$855.15	
Jun-20	\$0.15	\$2.25		\$44.68	\$0.86			\$885.26	
Jul-20	\$0.09	\$1.31		\$47.15	\$1.01			\$879.86	
Aug-20	\$0.08	\$1.23		\$57.87	\$1.35			\$1,025.34	
Sep-20	\$0.07	\$1.13		\$77.22	\$1.97			\$1,280.04	
\$21.41		\$236.20		\$409.11	\$7.24			\$8,430.02	

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds: Interest Earned on Series 2019	\$4,597.80
Developer Contributions/Add'l Revenue	\$3,629,302.23
Transfer from Debt Service	\$220,442.87
Use of Funds:	
Transfer Out	
Disbursements:	(\$2,747.04)
Cost of Issuance	(\$397,308.14)
Roadway Improvements	(\$2,570,945.09)
Water, Sewer, Reuse & Electric	(\$1,879,033.13)
Stormwater Management System	(\$2,030,236.05)
Amenity Area	(\$2,671,439.84)
Neighborhood Parks	(\$589,575.62)
Contingency	\$0.00
Professional Fees	(\$481,800.70)
Adjusted Balance in Construction Account at December 31, 2023	<u>(\$0.00)</u>

2. Funds Available For Construction at December 31, 2023

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

Contracts in place at December 31, 2023

3. Investments - US Bank

December 31, 2023	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$0.00
			Due fom Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<u>\$0.00</u>

Armstrong Community Development District
Series 2019

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Roadway System	Water, Sewer, Reuse and Electric	Stormwater Management Systems	Amenity Center	Neighborhood Parks	Contingency	Misc. Professional Fees
COI		US Bank	\$5,675.00	\$5,675.00								
COI		GMS	\$31,000.00	\$31,000.00								
COI		Holland & Knight	\$5,250.00	\$5,250.00								
COI		Feldman Mahoney	\$10,000.00	\$10,000.00								
COI		Akerman LP	\$40,000.00	\$40,000.00								
COI		Gray Robinson	\$40,000.00	\$40,000.00								
COI		Hopping Green	\$42,500.00	\$42,500.00								
COI		ImageMaster	\$1,500.00	\$1,500.00								
COI		England Thims & Miller	\$5,458.84	\$5,458.84								
		Underwriters Discount	\$150,000.00	\$150,000.00								
		Org Issue Discount	\$65,924.30	\$65,924.30								
1	10/23/19	Greyhawk Ventures	\$2,518,111.64		\$2,518,111.64	\$0.00	\$0.00	\$0.00	\$2,518,111.64	\$0.00	\$0.00	\$0.00
2	11/7/19	Besch and Smith	\$147,890.70		\$147,890.70	\$89,390.70						\$58,500.00
3	11/7/19	Besch and Smith	\$387,219.60		\$387,219.60			\$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

Item #	Date	Description	Original	Series 2019	2019	2020	2021	2022	2023	2024	
62	1/27/21	Besch and Smith	\$192,841.01	\$192,841.01							
63	1/27/21	The Tree Amigos Outdoor Services	\$62,283.00	\$62,283.00						\$62,283.00	
64	1/27/21	ECS Florida, LLC	\$950.00	\$950.00						\$950.00	
65	1/27/21	Eisman & Russo	\$7,630.48	\$7,630.48						\$7,630.48	
66	1/27/21	Eisman & Russo	\$6,750.04	\$6,750.04						\$6,750.04	
67	1/27/21	The Tree Amigos Outdoor Services	\$97,267.00	\$97,267.00						\$97,267.00	
68	1/27/21	England Thims & Miller	\$2,119.72	\$2,119.72						\$2,119.72	
69	1/27/21	Besch and Smith	\$279,255.93	\$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						\$1,000.00	
71	3/1/21	Besch and Smith	\$558,487.01	\$558,487.01	\$306,272.19	\$144,018.28	\$108,196.54				
72	3/2/21	Armstrong CDD	\$202.40	\$202.40						\$202.40	
73	3/2/21	England Thims & Miller	\$202.40	\$202.40						\$202.40	
74	4/1/21	England Thims & Miller	\$4,906.50	\$4,906.50						\$4,906.50	
75	4/1/21	England Thims & Miller	\$800.00	\$800.00						\$800.00	
76	4/1/21	Eisman & Russo	\$5,796.23	\$5,796.23						\$5,796.23	
77	4/1/21	Besch and Smith	\$260,102.21	\$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						\$1,933.61	
79	4/27/21	Eisman & Russo	\$3,375.02	\$3,375.02						\$3,375.02	
80	4/27/21	Besch and Smith	\$109,490.42	\$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						\$4,726.50	
81	5/28/21	Armstrong CDD	\$6,000.08	\$6,000.08			\$6,000.08				
82	5/28/21	England Thims & Miller	\$414.93	\$414.93						\$414.93	
83	5/28/21	England Thims & Miller	\$75.27	\$75.27						\$75.27	
84	5/28/21	England Thims & Miller	\$1,284.75	\$1,284.75						\$1,284.75	
85	5/28/21	Eisman & Russo	\$953.81	\$953.81						\$953.81	
86	6/15/21	Reimbursement - Req.81	(\$1,126.24)	(\$1,126.24)			(\$1,126.24)				
87	6/18/21	Besch and Smith	\$6,272.81	\$6,272.81			\$6,272.81				
88	6/18/21	Armstrong CDD	\$2,500.00	\$2,500.00		\$2,500.00					
89	6/18/21	Armstrong CDD	\$5,892.00	\$5,892.00				\$5,892.00			
90	6/18/21	England Thims & Miller	\$5,791.00	\$5,791.00						\$5,791.00	
91	7/30/21	Besch and Smith	\$319,589.71	\$319,589.71	\$120,804.91	\$93,959.37	\$104,825.43				
92	7/31/21	England Thims & Miller	\$155.25	\$155.25						\$155.25	
93	7/30/21	Eisman & Russo	\$143.74	\$143.74						\$143.74	
94	7/30/21	The Tree Amigos Outdoor Services	\$125,336.00	\$125,336.00					\$125,336.00		
95	7/30/21	The Tree Amigos Outdoor Services	\$7,800.00	\$7,800.00					\$7,800.00		
96	9/10/21	VOID	\$0.00	\$0.00					\$0.00		
97	9/10/21	Security Engineering and Design	\$1,473.00	\$1,473.00						\$1,473.00	
98	1/13/22	The Tree Amigos Outdoor Services	\$17,240.00	\$17,240.00					\$17,240.00		
99	3/25/22	Onsight Industries	\$10,569.45	\$10,569.45	\$10,569.45						
100	3/25/22	Onsight Industries	\$1,070.00	\$1,070.00	\$1,070.00						
101	2/14/23	Eisman & Russo	\$220.11	\$220.11						\$220.11	
102	4/20/23	The Tree Amigos Outdoor Services	\$19,333.00	\$19,333.00					\$19,333.00		
103	6/21/23	Jax Utilities Management	\$56,660.00	\$56,660.00		\$56,660.00					
104	10/30/23	Greyhawk Ventures	\$213,476.41	\$213,476.41	\$213,476.41						
Grand Total			\$10,620,338.57	\$10,223,031.43	\$2,570,945.09	\$1,879,033.13	\$2,030,236.05	\$2,671,439.84	\$589,575.62	\$0.00	\$481,800.70

SUMMARY:	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,629,302.23
INT REC'D TO DATE	\$4,597.80
TRANSFER FROM DEBT SERVICE	\$220,442.87
LESS: TRANSFER OUT	(\$2,747.04)
LESS: REQ. PAID	(\$10,620,338.57)
BALANCE	\$0.00

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

Add'l Revenue/Developer Contributions:

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

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

Oct-20	\$0.12	\$0.00
Nov-20	\$0.43	\$0.00
Dec-20	\$0.25	\$0.00
Jan-21	\$0.24	\$0.00
Feb-21	\$0.34	\$0.00
Mar-21	\$0.00	\$0.00
Apr-21	\$0.00	\$0.00
May-21	\$0.07	\$0.00
Jun-21	\$0.07	\$0.00
Jul-21	\$0.09	\$0.00
Aug-21	\$0.32	\$0.00
Sep-21	\$0.32	\$0.00
Total	\$2.25	\$0.00

Oct-21	\$0.24	\$0.00
Nov-21	\$0.22	\$0.00
Dec-21	\$0.21	\$0.00
Jan-22	\$0.27	\$0.00
Feb-22	\$0.27	\$0.00
Mar-22	\$0.22	\$0.00
Apr-22	\$0.23	\$0.00
May-22	\$0.18	\$0.00
Jun-22	\$0.19	\$0.00
Jul-22	\$0.18	\$0.00
Aug-22	\$0.19	\$0.00
Sep-22	\$29.40	\$0.00
Total	\$31.80	\$0.00

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

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

B.

Armstrong

Community Development District

Summary of Invoices

March 01, 2024 - March 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	3/7/24	1094-1096	\$ 29,204.15
	3/14/24	1097-1101	8,751.27
	3/19/24	1102-1103	3,574.86
	3/26/24	1104-1105	4,632.50
			<hr/>
			\$ 46,162.78
TOTAL			\$ 46,162.78

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/07/24	00001	3/01/24	127	202403 310-51300-34000	MANAGEMENT FEES MAR24	*	4,173.75		
		3/01/24	127	202403 310-51300-49500	WEBSITE ADMIN MAR24	*	104.17		
		3/01/24	127	202403 310-51300-35100	INFORMATION TECH MAR24	*	150.00		
		3/01/24	127	202403 310-51300-31300	DISSEMINATION FEE MAR24	*	583.33		
		3/01/24	127	202403 310-51300-51000	OFFICE SUPPLIES	*	.33		
		3/01/24	127	202403 310-51300-42000	POSTAGE	*	37.91		
		3/01/24	127	202403 310-51300-42500	COPIES	*	92.40		
		3/01/24	127	202403 310-51300-41000	TELEPHONE	*	16.44		
GOVERNMENTAL MANAGEMENT SERVICES								5,158.33	001094
3/07/24	00072	3/01/24	1898796	202403 330-57200-46700	POOL CHEM & CLEAN MAR24	*	1,650.00		
POOL TROOPERS								1,650.00	001095
3/07/24	00021	12/28/23	202038A	202312 320-53800-46200	LANDSCAPE MAINT DEC23	*	4,363.75		
		12/28/23	202038A	202312 320-53800-46200	LANDSCAPE AMENITY DEC23	*	2,552.58		
		12/28/23	202038A	202312 320-53800-46200	TYNES BLVD EXT DEC23	*	800.97		
		12/28/23	202038A	202312 320-53800-46200	GREYHAWK PHASE II DEC23	*	2,233.41		
		12/28/23	202038A	202312 320-53800-46200	GREYHAWK LAKES DEC23	*	1,160.20		
		12/28/23	202038A	202312 320-53800-46200	VIBURNAM HDGE DEC23	*	87.00		
		2/28/24	202530	202402 320-53800-46200	LANDSCAPE MAINT FEB24	*	4,363.75		
		2/28/24	202530	202402 320-53800-46200	LANDSCAPE AMENITY FEB24	*	2,552.58		
		2/28/24	202530	202402 320-53800-46200	TYNES BLVD EXT FEB24	*	800.97		
		2/28/24	202530	202402 320-53800-46200	GREYHAWK PHASE II FEB24	*	2,233.41		
		2/28/24	202530	202402 320-53800-46200	GREYHAWK LAKES FEB24	*	1,160.20		
		2/28/24	202530	202402 320-53800-46200	VIBURNAM HDGE FEB24	*	87.00		
TREE AMIGOS OUTDOOR SERVICES INC.								22,395.82	001096
ARMS ARMSTRONG					TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/14/24	00007	3/07/24 2024-273	202403 310-51300-48000		NOT OF MEETING 03/14/24	*	45.15	
					OSTEEN MEDIA GROUP			45.15 001097
3/14/24	00001	3/01/24 126	202403 320-53800-12200		PROPERTY MANAGER MAR24	*	6,250.00	
		3/01/24 126	202403 330-57200-46300		JANITORIAL MAR24	*	1,084.67	
					GOVERNMENTAL MANAGEMENT SERVICES			7,334.67 001098
3/14/24	00070	2/23/24 55258521	202402 330-57200-46500		MTHLY PEST CONTROL FEB24	*	45.00	
					ARROW EXTERMINATORS INC DBA			45.00 001099
3/14/24	00032	3/05/24 103884	202403 330-57200-46100		RPR BIKE-PULL ASSY/UNIPLT	*	263.25	
					SOUTHEAST FITNESS REPAIR			263.25 001100
3/14/24	00021	2/29/24 202158	202402 320-53800-46300		RPLC 2HOLLY TREE/SKID STR	*	1,063.20	
					TREE AMIGOS OUTDOOR SERVICES INC.			1,063.20 001101
3/19/24	00016	3/08/24 567729MA	202403 320-53800-43100		3518 ROYAL PINES DR IRRG	*	46.45	
		3/08/24 568411MA	202403 320-53800-43100		3682 ROYAL PINES DR IRRG	*	464.29	
		3/08/24 574046MA	202403 330-57200-43100		3645 ROYAL PINES DR POOL	*	466.31	
		3/08/24 574047MA	202403 330-57200-43100		3645 ROYAL PINES DR CLBHS	*	322.52	
		3/08/24 574048MA	202403 320-53800-43100		3645 ROYAL PINES DR IRRG	*	334.36	
		3/08/24 577060MA	202403 320-53800-43100		875 TYNES BLVD IRRG-MAR24	*	122.83	
		3/08/24 577061MA	202403 320-53800-43100		705 TYNES BLVD IRRG-MAR24	*	185.16	
		3/08/24 586607MA	202403 320-53800-43100		3976 HEATHERBROOK PL IRRG	*	74.05	
		3/08/24 586608MA	202403 320-53800-43100		4121 HEATHERBROOK PL IRRG	*	66.69	
		3/08/24 588041MA	202403 320-53800-43100		3846 SUNBERRY LN IRRG-MAR	*	61.17	
		3/08/24 594522MA	202403 320-53800-43100		4173 HEATHERBROOK PL MAR	*	54.73	
		3/08/24 596272MA	202403 320-53800-43100		1980 AMBERLY DR - MAR24	*	46.45	

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/08/24 596274MA	202403 320-53800-43100		*	55.65	
		544 TYNES BLVD - MAR24		CLAY COUNTY UTILITY AUTHORITY			2,300.66 001102
3/19/24 00100		3/13/24 9054872M	202403 320-53800-43000	3599 ROYAL PINES DR IRRG	*	45.95	
		3/13/24 9054872M	202403 320-53800-43000	CAPITAL CREDIT - #9054872	*	28.95-	
		3/13/24 9082120M	202403 330-57200-43000	3645 ROYAL PINES DR AMNTY	*	1,188.00	
		3/13/24 9082351M	202403 320-53800-43000	705 TYNES BLVD IRRG-MAR24	*	35.00	
		3/13/24 9143346M	202403 320-53800-43000	3814 ROYAL PINES - MAR24	*	34.20	
				CLAY ELECTRIC COOPERATIVE, INC.			1,274.20 001103
3/26/24 00077		3/15/24 1871002	202403 320-53800-46800	MTHLY WATER MGMT MAR24	*	995.00	
				THE LAKE DOCTORS, INC.			995.00 001104
3/26/24 00075		3/01/24 9836	202403 330-57200-34500	SECURITY OFFICER MAR24	*	1,797.00	
		3/01/24 9836	202403 330-57200-34500	VEHICLE PATROL MAR24	*	1,615.50	
		3/01/24 9836	202403 330-57200-34500	FUEL CHARGE	*	100.00	
		3/01/24 9836	202403 330-57200-34500	EASTER SERVICE MAR24	*	125.00	
				SECURITY DEVELOPMENT GROUP LLC			3,637.50 001105
TOTAL FOR BANK A						46,162.78	
TOTAL FOR REGISTER						46,162.78	

ARMS ARMSTRONG TVISCARRA

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 127
Invoice Date: 3/1/24
Due Date: 3/1/24
Case:
P.O. Number:

Bill To:

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



Description	#	Hours/Qty	Rate	Amount
Management Fees - March 2024	310-513-34		4,173.75	4,173.75
Website Administration - March 2024	495		104.17	104.17
Information Technology - March 2024	351		150.00	150.00
Dissemination Agent Services - March 2024	313		583.33	583.33
Office Supplies	51		0.33	0.33
Postage	42		37.91	37.91
Copies	425		92.40	92.40
Telephone	41		16.44	16.44

Total \$5,158.33

Payments/Credits \$0.00

Balance Due \$5,158.33



INVOICE#: 1898796
 INVOICE DATE: 3/1/2024
 SERVICE MONTH: MARCH
 CUST ID: 196869

PO Box 160726
 Altamonte Springs, Florida 32716-0726
 (813) 889-9091
 FL Lic: CPC056833
 TX Lic: TICL742
 AZ Lic: R6311341

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



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>C</u> hemical and <u>C</u> leaning	\$1,650.00
Taxes			\$0.00
Payments/Credits			\$0.00

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

[Signature]
 2-26-24

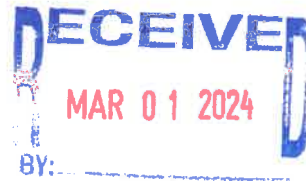
MONTHLY POOL/SPA MAINTENANCE

Amount Due
\$1,650.00
 Payment Due: 3/1/2024



Tree Amigos

Outdoor Services



Invoice

Invoice#: 202038
Date: 12/28/2023

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

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

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

Notes:

Invoice Total: \$11,197.91



Tree Amigos

Outdoor Services

RECEIVED
FEB 29 2024
BY: _____

Invoice

Invoice#: 202530

Date: 02/28/2024

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

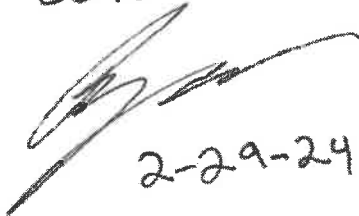
Project: Armstrong CDD Maintenance
475 West Town Place Suite 114
St. Augustine FL 32092

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

Notes:

Invoice Total: \$11,197.91

Landscape Maintenance
001.320.53800.46200


2-29-24

CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2024-273166

Invoice Date: 3/7/2024

Due Date: 4/6/2024

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

BILL TO

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

#7
210-117-48

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

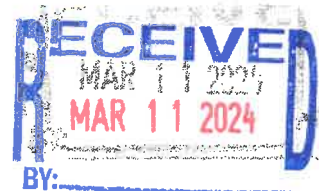
Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 100795	Notice of Meeting March 14, 2024	CT - Clay Today	Mar 7	2024		Column Inch	Black & White	4,3000	\$45.15
									\$45.15

Total:									\$45.15
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Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island Florida 32003

Affidavit attached to this invoice.

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



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

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

In the matter of March 14, 2024

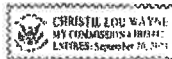
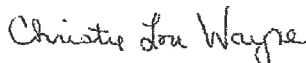
LEGAL: 100795

Was published in said newspaper in the issues:
3/7/2024

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



Sworn to me and subscribed before me 03/07/2024



NOTARY PUBLIC, STATE OF FLORIDA

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

Notice of Meeting Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, March 14, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center, 645 Oaldeal Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Marilee Giles
District Manager
Legal 100795 Published 3/7/2024 in Clay County's Clay Today newspaper

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 126
Invoice Date: 3/1/24
Due Date: 3/1/24
Case:
P.O. Number:

Bill To:

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



Description	#	Hours/Qty	Rate	Amount
Property Manager -March 2024	320-538-122		6,250.00	6,250.00
Janitorial - March 2024	370-572-463		1,084.67	1,084.67

Jerry Lambert
3-5-24

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



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

IS YOUR HOME PROTECTED FROM TERMITES?

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

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

Customer Number: 2634163 Statement Date: 02/27/24 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 3645 Royal Pines Dr, Middleburg, FL 32068					
02/23/24	55258521	Pest Control Service	\$45.00	\$0.00	\$45.00

Pest Control
001.330.57200.46500

RECEIVED
MAR 05 2024
BY:

Current: \$45.00 Past Due: \$0.00 Total Amount Due: \$45.00

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



PO Box 7835 • Jacksonville, FL 32238-0835

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

*****AUTO**MIXED AADC 270



ARMSTRONG CDD 6
6200 LEE VISTA BLVD 1074
ORLANDO FL 32822-5147



Please check invoice(s) paid below.			
Invoice #	Amount	Invoice #	Amount
<input type="checkbox"/> 55258521	\$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: 02/27/24
Customer Number: 2634163

Balance Forward: \$0.00
Amount: \$45.00

Amount Due: \$45.00
Check # _____



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

Invoice #103884
 Invoice Date: 3/5/2024

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

#32
 330.572.461

Service Information

Services	Qty	Rate	Price
3645 Royal Pines Dr, Orange Park, FL 32065			
3/5/2024 Diagnosis or Repair unit has a bike that is not getting tension on the wheel and the screen keeps going into pause mode	1.00 hour	\$75.00 / hour	\$75.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
— Product: Labor over 1 hour	0.15 Ea	\$75.00 / Ea	\$11.25
— Product: LF - RBK - APB - PULLEY ASSY: W/CLUTCH, UNIPLATE, ISO/DIN - Old AK66-00165-0000 New 1015421-0001	1.00 Ea	\$87.00 / Ea	\$87.00
Repairs & Maintenance 001.330.57200.46000			
		Subtotal:	\$263.25
		Tax:	\$0.00
		Total:	\$263.25
		Amount Paid:	\$0.00
		Balance Due:	\$263.25

[Signature]
 3-8-24

Pay Now

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

Bill To:	Teresa Viscarra 6200 Leevista Blvd suite 300 Orlando, FL 32822-5104	Account	[101323] Greyhawk - Armstrong CDD
		Invoice #	103884
		Date	Tuesday, March 5, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



Tree Amigos

Outdoor Services

Invoice

Invoice#: 202158

Date: 02/29/2024

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

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

Description	Quantity	Price	Ext Price
Replace (2) 30 Gallon Holly Trees			
(2) 30 gallon Holly Trees	1.00	550.00	550.00
Demo	1.00	21.60	21.60
Prep	1.00	21.60	21.60
Irrigation	1.00	170.00	170.00
Equipment (1) Skid Steer	1.00	300.00	300.00

Notes:

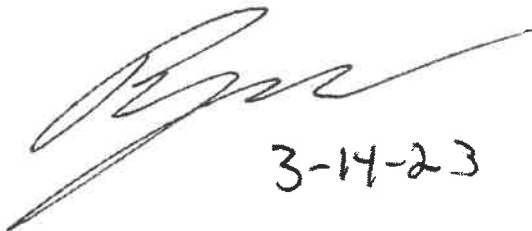
Job Completed 02/28/24

Invoice Total: \$1,063.20

#21

Landscape Contingency

001.320.53800.46300



3-14-23



Customer Name: ARMSTRONG CDD

Bill Date: 03/08/2024

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)		03/08/24 to 04/05/24				\$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
82100744	1	03/04/24	31	4435	4435	0
Base Charges (Prepaid)						\$46.45
Consumption Charges		Tier 1	0.0	X	0.92	\$0.00
Proration Factor: 1.0333		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		\$46.45
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$46.45

Daylight Savings Time begins Sunday, March 10, 2024
 Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit www.sjrwmd.com/wateringrestrictions/

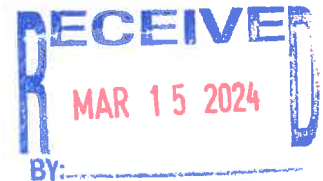
Did you know about half of the water many Floridians use each day is for irrigation? Learn which plants thrive in Florida's natural conditions at www.sjrwmd.com/water-conservation/waterwise-landscaping/

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

Please pay \$46.45 by 3/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$78.65 was posted to your account on 02/20/2024.

#16
 220-338-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00567729

3518 Royal Pines Drive Reclaimed Irrigation

Route #:MC05533398

Route Group:27

ADDRESSEE:

AYC0307B 2000000793 24/2

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

Bill Summary

Bill Date	03/08/24
Current Charges	\$46.45
Current Charges Past Due After	03/29/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$46.45

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 03/08/2024

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)	03/08/24 to 04/05/24					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

83801396	1	03/04/24	31	5139	5323	184
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	38.2	X	0.92		\$35.14
Proration Factor: 1.0333	Tier 2	13.5	X	1.79		\$24.17
	Tier 3	132.3	X	2.71		\$358.53

Other Charges

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

Current Charges	\$464.29
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$464.29

Daylight Savings Time begins Sunday, March 10, 2024
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designate days. Visit www.sjrwmd.com/wateringrestrictions/

Did you know about half of the water many Floridians use each day is for irrigation? Learn which plants thrive in Florida's natural conditions at www.sjrwmd.com/water-conservation/waterwise-landscaping/

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

Please pay \$464.29 by 3/29/2024 to avoid a \$3.30 late fee
Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$502.65 was posted to your account 02/20/2024.

#16
320-538-431

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:

AYC0307B 2000000794 24/3

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

Bill Summary

Bill Date	03/08/24
Current Charges	\$464.29
Current Charges Past Due After	03/29/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$464.29

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 03/08/2024

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	03/04/24	31	5200	5371	171
Base Charges (Prepaid)		03/08/24 to 04/05/24				\$30.79
Consumption Charges		Tier 1	171.0	X	2.54	\$434.34
Proration Factor: 1.0333		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		\$466.31
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$466.31

Daylight Savings Time begins Sunday, March 10, 2024
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Please pay \$466.31 by 3/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$598.39 was posted to your account 02/20/2024.

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

#16
370.572.431

Please return this portion with payment



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

ARMSTRONG CDD
 3645 Royal Pines Drive Pool

Customer #:00574046
 Route #:MC05560400
 Route Group:26

ADDRESSEE:

AYC0307B 2000000795 24/4

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

Bill Summary

Bill Date	03/08/24
Current Charges	\$466.31
Current Charges Past Due After	03/29/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$466.31

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 03/08/2024

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	03/04/24	31	159	159	0
Base Charges (Prepaid)		03/08/24 to 04/05/24				\$98.43
Consumption Charges		Tier 1	0.0 X	2.54	\$0.00	
Proration Factor: 1.0333		Tier 2	0.0 X	0.00	\$0.00	
		Tier 3	0.0 X	0.00	\$0.00	
		Tier 4	0.0 X	0.00	\$0.00	
Alternative Water Supply Surcharge						\$1.18

Sewer

Base Charges (Prepaid)						\$222.91
Consumption Charges		0.0	X	5.07	\$0.00	

Reuse

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

Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$322.52
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$322.52

Daylight Savings Time begins Sunday, March 10, 2024
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Please pay \$322.52 by 3/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$337.74 was posted to your account 02/20/2024.

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

#16
 330-572-431

Please return this portion with payment



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

ARMSTRONG CDD
 3645 Royal Pines Drive Clubhouse

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

ADDRESSEE:

AYC0307B 2000000796 24/5

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

Bill Summary

Bill Date	03/08/24
Current Charges	\$322.52
Current Charges Past Due After	03/29/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$322.52

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 03/08/2024

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)	03/08/24 to 04/05/24					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

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

95885845	1.5	03/05/24	32	168	319	151
Base Charges (Prepaid)						\$92.92
Consumption Charges	Tier 1	80.0	X	0.92		\$73.60
Proration Factor: 1.0667	Tier 2	26.7	X	1.79		\$47.79
	Tier 3	44.3	X	2.71		\$120.05

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$334.36
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$334.36

Daylight Savings Time begins Sunday, March 10, 2024
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You may be eligible for an adjustment to your bill if you are filling a pool, installing new sod, or if you repaired a leak. Visit www.clayutility.org/myself/bill_credits to learn how you may qualify.

Please pay \$334.36 by 3/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$312.36 was posted to your account 02/20/2024.

#16
320-578-431

Please return this portion with payment



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

ARMSTRONG CDD
 3645 Royal Pines Drive Reclaimed Irrigation

Customer #:00574048
 Route #:MC05560404
 Route Group:26

ADDRESSEE:

AYC0307B 2000000797 24/6

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

Bill Summary

Bill Date	03/08/24
Current Charges	\$334.36
Current Charges Past Due After	03/29/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$334.36

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 03/08/2024

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
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Base Charges (Prepaid)	03/08/24 to 04/05/24					\$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	03/04/24	31	307	365	58
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	38.2	X	0.92		\$35.14
Proration Factor: 1.0333	Tier 2	13.5	X	1.79		\$24.17
	Tier 3	6.3	X	2.71		\$17.07

Other Charges

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

Current Charges	\$122.83
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$122.83

Daylight Savings Time begins Sunday, March 10, 2024
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Please pay \$122.83 by 3/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$204.03 was posted to your account 02/20/2024.

#16
320-538-431

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577060

875 Tynes Blvd Reclaimed Irrigation

Route #:MC05560359

Route Group:26

ADDRESSEE:

AXC0307B 2000000799 24/8

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

Bill Summary

Bill Date	03/08/24
Current Charges	\$122.83
Current Charges Past Due After	03/29/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$122.83

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 03/08/2024

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)	03/08/24 to 04/05/24					\$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	03/04/24	31	7318	7399	81
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	38.2	X	0.92		\$35.14
Proration Factor: 1.0333	Tier 2	13.5	X	1.79		\$24.17
	Tier 3	29.3	X	2.71		\$79.40

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$185.16
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$185.16

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Please pay \$185.16 by 3/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$182.87 was posted to your account 02/20/2024.

#16
 320 538-431

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577061

705 Tynes Blvd Reclaimed Irrigation

Route #:MC05560361

Route Group:26

ADDRESSEE:

AYC0307B 2000000798 24/7

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

Bill Summary

Bill Date	03/08/24
Current Charges	\$185.16
Current Charges Past Due After	03/29/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$185.16

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 03/08/2024

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)		03/08/24 to 04/05/24				\$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	03/04/24	31	1993	2023	30
Base Charges (Prepaid)						\$46.45
Consumption Charges		Tier 1	30.0	X	0.92	\$27.60
Proration Factor: 1.0333		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		\$74.05
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$74.05

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Please pay \$74.05 by 3/29/2024 to avoid a \$3.30 late fee
 Make checks payable to **CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$73.13 was posted to your account on 02/20/2024.

#16
 20538431

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:

AYC0307B 2000000800 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



Customer Name: ARMSTRONG CDD

Bill Date: 03/08/2024

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)	03/08/24 to 04/05/24					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$0.00

Sewer

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

Reuse

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

87137740	1	03/04/24	31	1596	1618	22
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	22.0	X	0.92		\$20.24
Proration Factor: 1.0333	Tier 2	0.0	X	1.79		\$0.00
	Tier 3	0.0	X	2.71		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$66.69
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$66.69

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Please pay \$66.69 by 3/29/2024 to avoid a \$3.30 late fee
Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$72.21 was posted to your account on 02/20/2024.

#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 #:00586608

4121 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560249

Route Group:26

ADDRESSEE:

MAIL PAYMENT TO:

AYC0307B 2000000801 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



Customer Name: ARMSTRONG CDD

Bill Date: 03/08/2024

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)		03/08/24 to 04/05/24				\$0.00
Consumption Charges		Tier 1	0.0	X	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87777241	1	03/04/24	31	1888	1904	16
Base Charges (Prepaid)						\$46.45
Consumption Charges		Tier 1	16.0	X	0.92	\$14.72
Proration Factor: 1.0333		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		\$61.17
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$61.17

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Please pay \$61.17 by 3/29/2024 to avoid a \$3.30 late fee
Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$74.97 was posted to your account on 02/20/2024.

#16

320-578 431

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00588041

3846 Sunberry Lane Reclaimed Irrigation

Route #:MC05560097

Route Group:26

ADDRESSEE:

AYC0307B 200000802 24/11

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

Bill Summary

Bill Date	03/08/24
Current Charges	\$61.17
Current Charges Past Due After	03/29/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$61.17

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/08/2024

Customer #: 00594522

Service Address: 4173 Heatherbrook Place

Route #: MC05560399



Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
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Base Charges (Prepaid)	03/08/24 to 04/05/24					\$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	03/04/24	31	888	897	9
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	9.0	X	0.92		\$8.28
Proration Factor: 1.0333	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	\$54.73
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$54.73

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Please pay \$54.73 by 3/29/2024 to avoid a \$3.30 late fee
Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$58.41 was posted to your account on 02/20/2024.

#16
320-538 431

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:

AYC0307B 2000000803 24/12

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

Bill Summary

Bill Date	03/08/24
Current Charges	\$54.73
Current Charges Past Due After	03/29/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$54.73

MAIL PAYMENT TO:



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

00594522 1 MC05560399 0000005473 0000000 03292024 0 0



Customer Name: ARMSTRONG CDD
 Service Address: 1980 Amberly Drive

Bill Date: 03/08/2024

Customer #: 00596272
 Route #: MC05560415



Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 03/08/24 to 04/05/24 \$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
89187072	1	03/04/24	31	1636	1636	0
Base Charges (Prepaid)						\$46.45
Consumption Charges		Tier 1	0.0	X	0.92	\$0.00
Proration Factor: 1.0333		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						\$46.45
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$46.45

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Please pay \$46.45 by 3/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$84.17 was posted to your account on 02/20/2024.

#16
220-530-431

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:

AYC0307B 2000000804 24/13

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

Bill Summary

Bill Date	03/08/24
Current Charges	\$46.45
Current Charges Past Due After	03/29/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$46.45

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 03/08/2024

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)	03/08/24 to 04/05/24					\$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	03/04/24	31	1099	1109	10
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	10.0	X	0.92		\$9.20
Proration Factor: 1.0333	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	\$55.65
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$55.65

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Did you know about half of the water many Floridians use each day is for irrigation? Learn which plants thrive in Florida's natural conditions at www.sjrwmd.com/water-conservation/waterwise-landscaping/

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

Please pay \$55.65 by 3/29/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$64.85 was posted to your account on 02/20/2024.

#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 #:00596274

544 Tynes Blvd

Route #:MC05560677

Route Group:26

ADDRESSEE:

MAIL PAYMENT TO:

AYC0307B 2000000805 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

Member Name ARMSTRONG CDD
Account # 9054872
Trustee District: 06
Statement Date: 03/13/2024
Current Bill Due Date: 04/03/2024

Important Messages

If you are eligible for the current Capital Credits refund, you will find the refund posted as a credit on this bill.

If you have multiple accounts under the same membership, the credit will appear on your membership account.

Total Amount Due

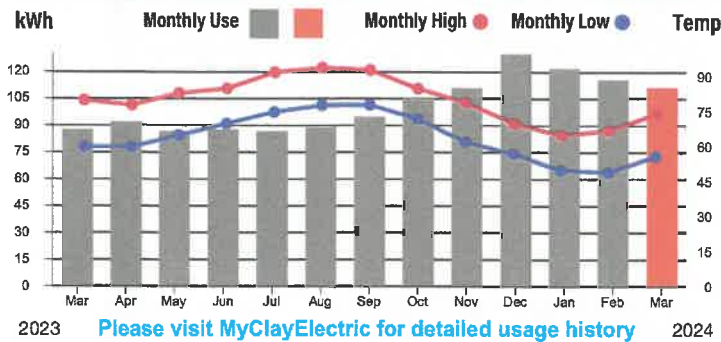
\$17.00

Due Date:
04/03/2024

Previous Balance	\$47.00
Payment Received 02/26/24	-\$47.00
Capital Credit Refund	-\$28.95
Balance Forward	-\$28.95
Current Charges Due 04/03/24	\$45.95

Service Address: 3599 ROYAL PINES DR IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	154530783	02/10/24	03/11/24	5128	5239	1	111



Current Service Detail

Access Charge		\$32.00
Energy Charge	111 kWh @ 0.0813	\$9.02
Power Cost Adjustment	111 kWh @ 0.0200	\$2.22
FLA Gross Receipts Tax		\$1.11
Clay Co Public Ser Utility Tax		\$1.60
Total Current Charges for this Location		\$45.95

#100
220-318-43

This Month **Last Month** **This Month Last Year** **Avg Daily High**

111 kWh
30 days
Avg kWh
4

116 kWh
30 days
Avg kWh
4

88 kWh
28 days
Avg kWh
3

74°F



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

PO Box 308
Keystone Heights, FL 32656-0308

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



5504 2 MB 0.571
ARMSTRONG CDD
6200 LEE VISTA BLVD, SUITE 300
ORLANDO FL 32822-5149

5 5504
C-21

Account Number	9054872
Balance Forward	-\$28.95
Current Charges Due 04/03/24	\$45.95
Total Amount Due	\$17.00

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



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



09054872 0000017007

Member Name ARMSTRONG CDD
Account # 9082120
Trustee District: 06
Statement Date: 03/13/2024
Current Bill Due Date: 04/03/2024

Important Messages

If you are eligible for the current Capital Credits refund, you will find the refund posted as a credit on this bill.

If you have multiple accounts under the same membership, the credit will appear on your membership account.

Total Amount Due

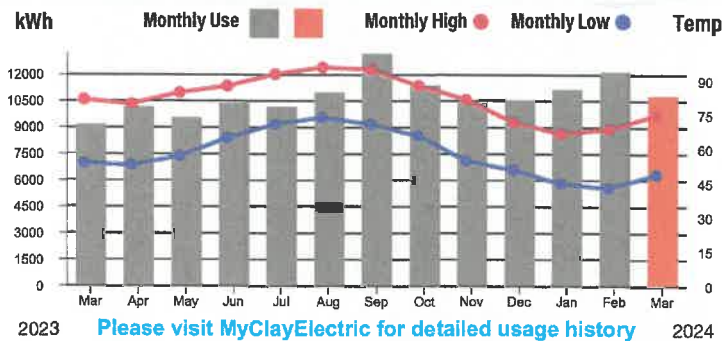
\$1,188.00

Due Date:
04/03/2024

Previous Balance \$1,338.00
Payment Received 02/26/24 -\$1,338.00
Balance Forward \$0.00
Current Charges Due 04/03/24 \$1,188.00

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	02/10/24	03/11/24	2963	3017	200	10,800



Current Service Detail

Access Charge		\$32.00
Energy Charge	10,800 kWh @ 0.0813	\$878.04
Power Cost Adjustment	10,800 kWh @ 0.0200	\$216.00
FLA Gross Receipts Tax		\$28.85
Clay Co Public Ser Utility Tax		\$32.69
Operation Round Up		\$0.42
Total Current Charges for this Location		\$1,188.00

This Month **Last Month** **This Month Last Year** **Avg Daily High**

10,800 kWh
30 days
Avg kWh 360

12,200 kWh
30 days
Avg kWh 407

9,200 kWh
28 days
Avg kWh 329

75°F

#100
220-572-413

RECEIVED

MAR 19 2024

BY: _____



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

PO Box 308
Keystone Heights, FL 32656-0308

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



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

Account Number	9082120
Current Charges Due 04/03/24	\$1,188.00
Total Amount Due	\$1,188.00

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



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



Important Messages

If you are eligible for the current Capital Credits refund, you will find the refund posted as a credit on this bill.

If you have multiple accounts under the same membership, the credit will appear on your membership account.

Total Amount Due

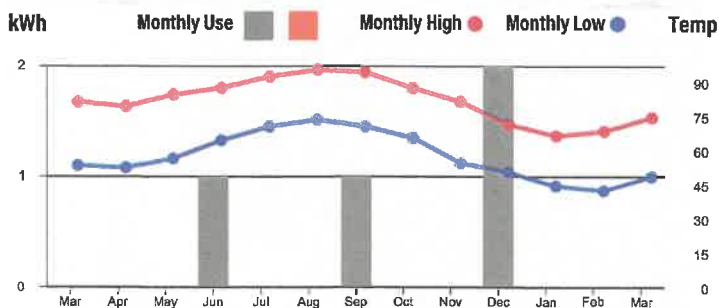
\$35.00

Due Date:
04/03/2024

Previous Balance	\$35.00
Payment Received 02/26/24	-\$35.00
Balance Forward	\$0.00
Current Charges Due 04/03/24	\$35.00

Service Address: 705 TYNES BLVD IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	152055950	02/10/24	03/11/24	38	38	1	0



Current Service Detail

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

#100
320-578.43

Please visit MyClayElectric for detailed usage history

This Month **Last Month** **This Month Last Year** **Avg Daily High**

0 kWh
30 days
Avg kWh
0

0 kWh
30 days
Avg kWh
0

0 kWh
28 days
Avg kWh
0

75°F



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

PO Box 308
Keystone Heights, FL 32656-0308

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



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

Account Number	9082351
Current Charges Due 04/03/24	\$35.00
Total Amount Due	\$35.00

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



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



Member Name ARMSTRONG CDD
Account # 9143346
Trustee District: 06
Statement Date: 03/13/2024
Current Bill Due Date: 04/03/2024

Important Messages

If you are eligible for the current Capital Credits refund, you will find the refund posted as a credit on this bill.

If you have multiple accounts under the same membership, the credit will appear on your membership account.

Total Amount Due

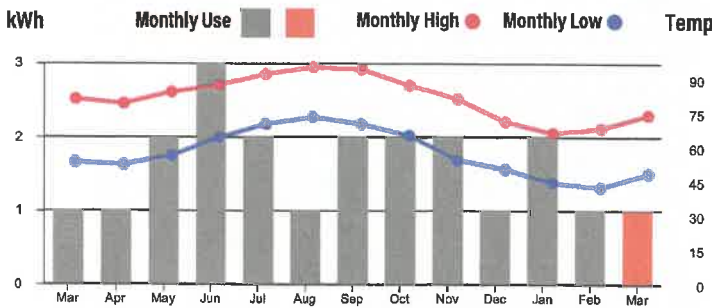
\$34.20

Due Date:
04/03/2024

Previous Balance	\$34.20
Payment Received 02/26/24	-\$34.20
Balance Forward	\$0.00
Current Charges Due 04/03/24	\$34.20

Service Address: 3814 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	152016290	02/10/24	03/11/24	82	83	1	1



2023 [Please visit MyClayElectric for detailed usage history](#) 2024

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
Total Current Charges for this Location		\$34.20

H# 100
320-578-43

This Month

↓ kWh
30 days
Avg kWh
0

Last Month

1 kWh
30 days
Avg kWh
0

This Month Last Year

↓ kWh
28 days
Avg kWh
0

Avg Daily High

75°F

RECEIVED

MAR 19 2024

BY: _____



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

PO Box 308
Keystone Heights, FL 32656-0308

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



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

Account Number	9143346
Current Charges Due 04/03/24	\$34.20
Total Amount Due	\$34.20

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



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	3/18/2024	\$995.00

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

00000007312096001000000016750200000009950057

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

Armstrong CDD - Greyhawk
Invoice Due Date 3/15/2024

3645 Royal Pines Dr Orange Park, FL 32065
Invoice 1871002 PO #

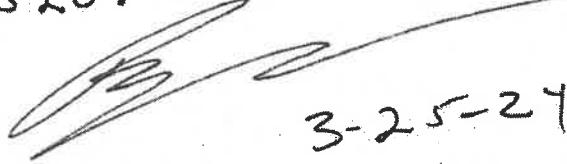
Invoice Date	Description	Quantity	Amount	Tax	Total
3/15/2024	Water Management - Monthly		\$995.00	\$0.00	\$995.00

#77

Treated ponds 1-5 for algae. Please allow up to two weeks for full results

Lake Maintenance

001.320.53800.46800



3-25-24



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

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$995.00

This Invoice Total:

\$995.00

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

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

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

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



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

INVOICE

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

RECEIVED
MAR 25 2024
 BY: _____

INVOICE # 9836
DATE 03/01/2024
DUE DATE 03/31/2024
TERMS End of the month

SERVICE MONTH
 March

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Friday and Saturday March 1 - March 31	60	29.95	1,797.00
Vehicle Patrol 6 Patrols Sunday and Thursdays, 3 Patrols Monday, Tuesday, Wednesday March 1 - March 31	90	17.95	1,615.50
Fuel Charge Fuel Charge	1	100.00	100.00
Holiday Service Holiday Easter	1	125.00	125.00T

SUBTOTAL 3,637.50
 TAX 0.00
 TOTAL 3,637.50
BALANCE DUE \$3,637.50

Security Monitoring

001.330.57200.34500

[Signature]
 3-25-24