

ARMSTRONG

Community Development District

MAY 9, 2024

AGENDA

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

May 2, 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, May 9, 2024 at 6:00 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 April 11, 2024 Meeting
- IV. Consideration of Proposal from GMS for Fiscal Year 2025 Services
- V. Consideration of Pond Bank Inspection (*will be sent under separate cover*)
- VI. Consideration of Resolution 2024-04, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date to Adopt (July 11, 2024)
- VII. Consideration of Proposals:
 - A. Dog Waste Stations
 - B. Re-Striping the Courts
 - C. New Access System
 - D. AED
 - E. Fitness Pro to Repair Life Fitness Equipment

- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Report on the Number of Registered Voters (948)
 - D. Facility Manager
 - 1. Report
 - 2. Monthly Quality Inspection Report
- IX. Supervisor’s Requests and Audience Comments
- X. Financial Reports
 - A. Financial Statements as of April 30, 2024
 - B. Check Register
- XI. Shade Session: Discussion Regarding Amenity Center Security*
- XII. Next Scheduled Meeting – June 13, 2024 @ 6:00 p.m. at Plantation Oaks Amenity Center
- XIII. Adjournment

* *Florida law requires Board discussions related to the District’s security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.*

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, April 11, 2024 at 3:34 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Bill Schaeffer	District Engineer
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Sarah Sweeting	GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 3:34 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the March 14,
2024 Meeting**

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the minutes of the March 14, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

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

Ms. Giles stated there was some talk about adding a special event line and whether the HOA was going to maintain that. Is there an update on that?

Ms. Bowen stated the HOA does still have a \$3,000 budget line; it is not projected to go away.

Ms. Giles asked is that a line you want to add to the CDD budget, or do you feel that line is covered through the HOA?

Mr. Taylor stated there is no one chairing that committee for the HOA, I do know there are events that people like in our neighborhood. I feel it would be nice to have those things so if the HOA doesn't have someone to do those, we may want to budget for it and we can always make that change if needed.

Mr. Brown asked if the district facilitated the events, the HOA could pay for that.

Ms. Giles stated we have that in some districts where the HOA has a little extra money and will partner with the district and make donations towards the events.

Mr. Cameron stated I think that would be a good option to have our own budget line for more events or bigger events.

Ms. Giles stated Christine and I looked at what other districts have in that line and some have \$5,000.

Ms. Bowen stated \$3,000 might be a good starting point if the HOA has \$3,000.

It was the consensus of the board to put \$3,000 in the budget line at this time.

Mr. Taylor stated since there is no event committee on the HOA, could the district begin this partnership and coordinate events and the HOA would fund it?

Ms. Giles stated yes.

Ms. Bowen stated repair and replacement line under the amenity center needs to be increased.

Mr. Soriano stated it is easier to combine it and increase it.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Dog Waste Stations

This item tabled.

B. Restriping the Courts

This item tabled.

C. New Access System

This item tabled.

D. AED

This item tabled.

E. Landscaping Around the Amenity Center/Pool Deck

Staff directed to do the mulch around the two trees in the pool deck within their spending limit.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

Ms. Giles stated in the future would you like the district engineer at every meeting, attend the first few to get a feel for the district.

Mr. Taylor stated the first meeting was good but if there is not a pressing need then he can come to the meetings as needed.

Mr. Schaeffer will bring back a proposal to do the stormwater management inspection.

Mr. Vergara Molero left the conference call during this item.

C. District Manager

Ms. Giles stated the election cycle is coming up, the qualifying period is the second week in June and that is for seat 1 and seat 5. You have the form 1 requirement that is now done online that is due by July 1 and ethics training is due by the end of the year. We will approve your budget at your May 9th meeting.

D. Facility Manger

1. Report

Mr. Wilson gave an overview of the facility manager’s report, copy of which was included in the agenda package.

2. Monthly Quality Inspection Report

SEVENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

Additional Supervisor’s comments: erosion by drain on a resident’s property on a pond bank undermining a neighbor’s fence post, cutting weeds next to sidewalk is the responsibility of the homeowner not the district, report the need of a U-turn lane to the county, eblast sent to community on reporting streetlight issues.

Additional Audience comments: security not doing their job at the amenity center, need to replace fire extinguisher that is expired over a year, need caulk and removal of spider eggs at amenity, water sitting on sidewalk on Heatherbrook, tables at amenity need to be cleaned.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of March 31, 2024

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

B. Check Register

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

NINTH ORDER OF BUSINESS Next Scheduled Meeting – May 9, 2024 at 6:00 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting will be held May 9, 2024 at 6:00 p.m. in the same location.

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

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FOURTH ORDER OF BUSINESS



Governmental Management Services

Serving Florida's New Communities

May 2, 2024

Marilee Giles
Armstrong Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: FY2025 Property Manager, Facility Maintenance, Janitorial and Facility Attendants

Dear Marilee:

Please consider this proposal for Governmental Management Services to continue providing the following services for the Armstrong Community Development District:

<u>Services</u>	<u>FY2024 Budget</u>	<u>FY2024 Fees</u>	<u>FY2025 Proposed Fees</u>
Property Manager	\$75,000	\$75,000	\$79,875
Facility Maintenance	\$15,000	\$15,000	\$17,500
Janitorial Service	\$13,016	\$13,016	\$13,797
Facility Attendants	\$7,200	\$7,200	\$7,632

The proposed fees for Property Manager, Janitorial Service and Facility Attendants reflect a cost-of-living increase. The ownership and management at GMS would like to thank the Board of Supervisors in advance for your consideration of our request to help offset the continued rise in cost to operate your facility. Should you have any questions or comments, please feel free to give me a call.

Sincerely,

Darrin Mossing

Darrin Mossing
President

Orlando
219 E. Livingston St.
Orlando, FL 32801

Jacksonville
9655 Florida Mining Blvd.
W
Suite 305
Jacksonville, FL 32257

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

Ft. Lauderdale
5385 N. Nob Hill Rd.
Sunrise, FL 33351

Tampa
18842 N. Dale Mabry Hwy
Lutz, FL 33548

Knoxville
1001 Bradford Way
Kingston, TN 37763

Palm Coast
393 Palm Coast Pkwy SW,
#4
Palm Coast, FL 32137

SIXTH ORDER OF BUSINESS

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Armstrong Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 11, 2024

HOUR: 6:00 p.m.

LOCATION: Plantation Oaks Amenity Center
845 Oakleaf Plantation Parkway
Orange Park, Florida 32065

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the Clay County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9th DAY OF MAY 2024.

ATTEST:

**ARMSTRONG COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson, Board of
Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A

Fiscal Year 2024/2025 Proposed Budget

Armstrong
Community Development District

Proposed Budget
FY2025

GMS
GOVERNMENTAL MANAGEMENT SERVICES

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Armstrong
Community Development District
Proposed Budget
FY2025
General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$ 637,369	\$ 635,542	\$ 1,812	\$ 637,353	\$ 637,369
Cost Share - Tynes Blvd	\$ 20,000	\$ 8,080	\$ 5,856	\$ 13,936	\$ 15,000
Miscellaneous Income	\$ -	\$ 1,540	\$ -	\$ 1,540	\$ -
Miscellaneous Income - Access Cards	\$ -	\$ 600	\$ -	\$ 600	\$ -
Miscellaneous Income - Rental	\$ -	\$ 500	\$ -	\$ 500	\$ -
Interest	\$ 3,000	\$ 10,413	\$ 5,000	\$ 15,413	\$ 15,000
Carry Forward Surplus	\$ 8,656	\$ -	\$ -	\$ -	\$ 40,634
Total Revenues	\$ 669,025	\$ 656,674	\$ 12,668	\$ 669,342	\$ 708,004

Expenditures:

Administrative:

Supervisor Fees	\$ 12,000	\$ 6,600	\$ 5,000	\$ 11,600	\$ 12,000
FICA Expense	\$ 918	\$ 505	\$ 383	\$ 887	\$ 918
Engineering Fees	\$ 6,000	\$ 424	\$ 2,576	\$ 3,000	\$ 6,000
Attorney	\$ 15,000	\$ 9,793	\$ 9,793	\$ 19,586	\$ 20,000
Arbitrage	\$ 1,100	\$ 1,100	\$ -	\$ 1,100	\$ 1,100
Dissemination	\$ 7,000	\$ 4,083	\$ 2,917	\$ 7,000	\$ 7,420
Annual Audit	\$ 4,300	\$ -	\$ 4,300	\$ 4,300	\$ 4,300
Trustee Fees	\$ 7,800	\$ 7,758	\$ -	\$ 7,758	\$ 7,800
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,618
Management Fees	\$ 50,085	\$ 29,216	\$ 20,869	\$ 50,085	\$ 53,090
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,250	\$ 729	\$ 521	\$ 1,250	\$ 1,250
Telephone	\$ 350	\$ 162	\$ 141	\$ 303	\$ 350
Postage	\$ 300	\$ 210	\$ 150	\$ 360	\$ 500
Printing & Binding	\$ 500	\$ 354	\$ 230	\$ 584	\$ 750
Insurance	\$ 7,250	\$ 6,818	\$ -	\$ 6,818	\$ 7,500
Legal Advertising	\$ 2,500	\$ 326	\$ 2,174	\$ 2,500	\$ 2,500
Other Current Charges	\$ 600	\$ 24	\$ 190	\$ 214	\$ 600
Office Supplies	\$ 250	\$ 102	\$ 98	\$ 200	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 124,478	\$ 74,730	\$ 50,091	\$ 124,820	\$ 133,921

Operations & Maintenance

Security	\$ 51,364	\$ 23,648	\$ 20,863	\$ 44,512	\$ 51,364
Electric	\$ 1,450	\$ 665	\$ 638	\$ 1,303	\$ 1,450
Water & Sewer	\$ 34,270	\$ 12,010	\$ 11,365	\$ 23,375	\$ 34,270
Landscape Maintenance	\$ 134,375	\$ 78,385	\$ 55,990	\$ 134,375	\$ 138,406
Landscape Contingency	\$ 5,000	\$ 2,905	\$ 2,095	\$ 5,000	\$ 8,000
Lake Maintenance	\$ 13,988	\$ 4,975	\$ 6,723	\$ 11,698	\$ 13,988
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ 2,140
Irrigation Repairs	\$ 10,000	\$ 3,431	\$ 4,069	\$ 7,500	\$ 8,000
Repairs & Maintenance	\$ 5,000	\$ 2,050	\$ 4,950	\$ 7,000	\$ 8,000
Doggie Pot Stations	\$ 1,860	\$ 530	\$ 1,050	\$ 1,580	\$ 1,500
Total Operations & Maintenance:	\$ 257,307	\$ 128,599	\$ 107,743	\$ 236,343	\$ 267,118

Armstrong
Community Development District
Proposed Budget
FY2025
General Fund

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
<i>Amenity Center</i>					
Property/Amenity Manager	\$ 75,000	\$ 43,750	\$ 31,250	\$ 75,000	\$ 79,875
Preventative Maintenance	\$ 15,000	\$ 6,763	\$ 8,237	\$ 15,000	\$ 17,500
Facility Attendant	\$ 7,200	\$ -	\$ 7,200	\$ 7,200	\$ 7,632
Property Insurance	\$ 38,567	\$ 28,929	\$ -	\$ 28,929	\$ 32,690
Phone/Internet/Cable	\$ 2,750	\$ 1,424	\$ 1,016	\$ 2,440	\$ 2,750
Electric	\$ 18,900	\$ 7,060	\$ 6,840	\$ 13,900	\$ 18,900
Water & Sewer	\$ 8,000	\$ 5,444	\$ 2,424	\$ 7,868	\$ 8,000
Gas	\$ 1,575	\$ 613	\$ 414	\$ 1,027	\$ 1,575
Reuse Service	\$ 4,320	\$ 2,836	\$ 2,215	\$ 5,051	\$ 6,646
Access Cards	\$ 5,000	\$ 1,767	\$ 3,233	\$ 5,000	\$ 5,000
Janitorial Services	\$ 13,016	\$ 7,593	\$ 5,423	\$ 13,016	\$ 13,797
Janitorial Supplies	\$ 4,000	\$ 664	\$ 2,336	\$ 3,000	\$ 4,000
Pool Maintenance	\$ 23,200	\$ 11,550	\$ 8,950	\$ 20,500	\$ 23,992
Pool Permit	\$ 125	\$ -	\$ 125	\$ 125	\$ 125
Repairs & Maintenance	\$ 12,500	\$ 6,538	\$ 7,462	\$ 14,000	\$ 20,000
Office Supplies	\$ 500	\$ 105	\$ 95	\$ 200	\$ 500
ASCAP/BMI License Fees	\$ 500	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 800	\$ 271	\$ 230	\$ 501	\$ 800
Special Events	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Contingency	\$ 3,000	\$ 554	\$ 947	\$ 1,500	\$ 3,000
Total Amenity Center:	\$ 233,953	\$ 125,859	\$ 88,397	\$ 214,256	\$ 249,782
<i>Reserves</i>					
Capital Reserve Transfer	\$ 53,288	\$ 53,288	\$ -	\$ 53,288	\$ 57,183
Total Reserves	\$ 53,288	\$ 53,288	\$ -	\$ 53,288	\$ 57,183
Total Expenditures	\$ 669,025	\$ 382,476	\$ 246,231	\$ 628,707	\$ 708,004
Excess Revenues (Expenditures)	\$ -	\$ 274,198	\$ (233,564)	\$ 40,634	\$ -

Net Assessment	\$ 637,369
Collection Cost (6%)	\$40,683
Gross Assessment	<u>\$678,052</u>

FY2025				
Platted Units	Net Per Unit	Net Total	Gross Per Unit	Gross Total
483	\$1,320	\$637,369	\$1,404	\$678,052

FY2024				
Platted Units	Net Per Unit	Net Total	Gross Per Unit	Gross Total
483	\$1,320	\$637,369	\$1,404	\$678,052

FY2024	FY2025	Increase/(Decrease)	Increase
\$1,404	\$1,404	0%	\$0

Armstrong

Community Development District

General Fund Budget

REVENUES:

Special Assessments

The District will levy a Non-Ad Valorem assessment on platted lots within the District.

Cost Share – Tynes Blvd

The District will enter into an Agreement with East/West Partners and future landowners to cover the proportionate share of landscaping and irrigation services of Tynes Blvd.

Interest

The District will invest surplus funds with USBank.

EXPENDITURES:

Administrative:

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering Fees

The District's engineer, Dominion Engineering Group, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kutak Rock, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Series 2017A/B Special Assessment Revenue Bonds and the Series 2019A Special Assessment Revenue Bonds. The District has contracted with LLC Tax Solutions, Inc. for this service.

Armstrong

Community Development District

General Fund Budget

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC for this service on the Series 2017A/B Special Assessment Revenue Bonds and the Series 2019A Special Assessment Revenue Bonds.

Annual Audit

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

Trustee Fees

The District issued Series 2017A/B Special Assessment Revenue Bonds and Series 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at US Bank. The amount of the trustee fees is based on the agreements between the Bank and the District.

Assessment Administration

The District has contracted with Governmental Management Services, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

The District has contracted with Governmental Management Services, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe. Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

Mailing of overnight deliveries, correspondence, accounts payable checks, etc.

Armstrong

Community Development District

General Fund Budget

Printing & Binding

Printing and Binding of agreements, resolutions for board meetings, printing of computerized checks, stationary, etc.

Insurance

The District’s general liability and public officials’ liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Commerce for \$175. This is the only expense under this category for the District.

Operation & Maintenance:

Security

The District has entered into an agreement with Security Development Group, LLC dba S3 Security for private onsite patrols. Services will include minimum 3 days of patrols of dedicated officers and possible vehicle patrols, additional patrol days as requested by District and holiday rates for specific holidays outlined in the agreement. District will also pay an annual fee to FUSUS.

Description	Monthly	Annually
Security Services		
Dedicated Officer		
\$31.15 per hour x 60 hours minimum per month	\$ 1,869	\$ 22,428
Vehicle Patrol Officer		
\$18.67 per hour x 90 hours minimum per month	\$ 1,680	\$ 20,164
Additional Hours/Holidays		\$ 7,272
Contingency		\$ 1,500
		\$ 51,364

Armstrong

Community Development District

General Fund Budget

Electric

The District will open electric accounts to serve the common areas. The District currently has 3 accounts with Clay Electric Cooperative Inc.

Account #	Description	Monthly	Annually
9054872	3599 Royal Pines Drive Irrigation	\$45	\$540
9082351	705 Tynes Boulevard Irrigation	\$35	\$420
9143346	3814 Royal Pines	\$35	\$420
	Contingency		\$70
Total			\$1,450

Water & Sewer

Represents costs for water services for areas within the District. The District currently has eleven accounts with Clay County Utility Authority.

Account #	Description	Monthly	Annually
567729	3518 Royal Pines Drive Reclaimed Irrigation	\$1,300	\$15,600
568411	3682 Royal Pines Drive Reclaimed Irrigation	\$475	\$5,700
574048	3645 Royal Pines Drive Reclaimed Irrigation	\$250	\$3,000
577060	875 Tynes Boulevard Reclaimed Irrigation	\$235	\$2,820
577061	705 Tynes Boulevard Reclaimed Irrigation	\$45	\$540
586607	3976 Heatherbrook Pl. Reclaimed Irrigation	\$60	\$720
586608	4121 Heatherbrook Pl. Reclaimed Irrigation	\$65	\$780
588041	3846 Sunberry Lane Reclaimed Irrigation	\$80	\$960
594522	4173 Heatherbrook Place	\$65	\$780
596272	1980 Amerly Drive	\$45	\$540
596274	544 Tynes Boulevard	\$70	\$840
	Contingency		\$1,990
Total			\$34,270

Landscape Maintenance

The District has contracted with Tree Amigos Outdoor Services, Inc. to furnish all supervision, labor, materials, equipment, and transportation required to maintain the landscape and irrigation system for the common area, Tynes area, Phase 1 pond banks, Phase 2 & 3 pond banks, pocket/common area, right-of-way and Amenity Center area of the District.

Description	Monthly	Annually
Landscape Maintenance	\$11,534	\$138,406
		\$138,406

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

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Community Development District

General Fund Budget

Lake Maintenance

The District has entered into an agreement with The Lake Doctors for the maintenance of five (5) ponds. Service will include 12 treatments/inspections.

Description	Monthly	Annually
Lake Bank Maintenance - 5 Ponds	\$995	\$11,940
Cost Share Agreement w/South Village CDD		\$1,448
Fountain Maintenance - Qtrly. \$150		\$600
		\$13,988

Lake Contingency

Represents estimated costs for grass carp stocking in lakes.

Irrigation Repairs

Represents estimated costs for any repairs and maintenance to irrigation system.

Repairs & Maintenance

Miscellaneous repairs and needed maintenance of the District common areas.

Doggie Pot Stations

Represents costs for the supplies and maintenance of 3 doggie waste stations within the District and anticipates the addition of 5 doggie waste stations in FY2025. District has contracted with Governmental Management Services, LLC for this service.

Amenity Center:

Property/Amenity Manager

Represents costs to contract onsite, full-time manager for the Amenity Center that will oversee maintenance contracts related to the Amenity Center, schedule and approve maintenance services, oversee facility attendant, administer access cards as well as monitor facility usage and enforce District policies. The District has contracted with Governmental Management Services for this service.

Preventative Maintenance

Represents costs to contract onsite part-time maintenance technician that will provide scheduled services as directed by the Property/Amenity Manager. The District has contracted with Governmental Management Services for this service.

Facility Attendant

Represents costs to contract onsite, part-time facility attendant for the Amenity Center that will monitor facility usage, enforce District policies and any other tasks assigned by the Property/Amenity Manager. The District has contracted with Governmental Management Services for this service.

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Community Development District

General Fund Budget

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Phone/Internet/Cable

Represents telephone, internet and cable services to the clubhouse. District currently has one account with AT&T for telephone and internet services.

Account #	Description	Monthly	Annually
300208593	Internet/Telephone #904-203-7112	\$204	\$2,442
	Contingency		\$308
	Total		\$2,750

Electric

Represents electric service the clubhouse. The District has one account with Clay Electric Cooperative Inc.

Account #	Description	Monthly	Annually
9082120	3645 Royal Pines Drive Amenity Center	\$1,500	\$18,000
	Contingency		\$900
	Total		\$18,900

Water/Irrigation

Represents water service to the clubhouse and pool. The District has two accounts with Clay County Utility Authority.

Account #	Description	Monthly	Annually
574046	3645 Royal Pines Drive Pool	\$325	\$3,900
574047	3645 Royal Pines Drive Clubhouse	\$310	\$3,720
	Contingency		\$380
	Total		\$8,000

Gas

The District has contracted with Gas South f/k/a TECO Peoples Gas for gas service to the clubhouse.

Account #	Description	Monthly	Annually
221007627575	3645 Royal Pines Drive Amenity Center	\$125	\$1,500
	Contingency		\$75
	Total		\$1,575

Armstrong

Community Development District

General Fund Budget

Reuse Service

The District has contracted with Waste Management for monthly dumpster rental and removal.

Account #	Description	Monthly	Annually
2-52706-92375	1090 Oakleaf Plantation Parkway	\$443	\$5,317
	Contingency		\$1,329
	Total		\$6,646

Access Cards

Represents the estimated cost for access cards to the District's Amenity Center.

Janitorial Services

The District has contracted with Governmental Management Services for janitorial services for the Amenity Center.

Description	Monthly	Annually
Janitorial Services	\$1,150	\$13,797
		\$13,797

Janitorial Supplies

Represents estimated costs for cleaning supplies for the janitorial staff.

Pool Maintenance

The District has entered into an agreement with Pool Troopers for the monthly service of the pool. Services include three (3) weekly visits to complete cleaning of pool, brushing of tile, walls, floor, skim and deep netting vacuum when needed. Will check all equipment and water levels.

Description	Monthly	Annually
Pool Maintenance	\$1,650	\$19,800
VakPak 1 Yr Extended Warranty & Pre-Maintenance		\$1,400
Contingency - Repairs		\$2,792
		\$23,992

Pool Permit

Represents annual pool permit fees paid to Florida Department of Health in Clay County. This is the only expense under this line for the District.

Repairs & Maintenance

Cost of routine repairs and replacements of the District's common areas and Amenity Center.

Office Supplies

Represents estimated cost of supplies for the Amenity Center.

Armstrong
Community Development District
 General Fund Budget

Pest Control

The District has entered into an agreement with Arrow Exterminators Company d/b/a Nader's Pest Raiders. for pest control services for the Amenity Center. Service will be performed once a month.

Description	Monthly	Annually
Pest Control Services	\$50	\$600
Contingency		\$200
		\$800

Contingency

Represents any expense not allocated to other budgeted line items.

Transfer Out – Capital Reserve

Represents amount per the Reserve Study to transfer to the Capital Reserve Fund.

Armstrong
Community Development District
Proposed Budget
FY2025
Capital Reserve Fund

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Transfer In	\$ 53,288	\$ 53,288	\$ -	\$ 53,288	\$ 57,183
Interest	\$ 250	\$ 530	\$ 500	\$ 1,030	\$ 1,200
Total Revenues	\$ 53,538	\$ 53,818	\$ 500	\$ 54,318	\$ 58,383
Expenditures:					
Contingency	\$ -	\$ 38	\$ 190	\$ 228	\$ 600
Capital Outlay	\$ -	\$ 10,121	\$ -	\$ 10,121	\$ 25,000
Total Expenditures	\$ -	\$ 10,159	\$ 190	\$ 10,349	\$ 25,600
Excess Revenues (Expenditures)	\$ 53,538	\$ 43,659	\$ 310	\$ 43,969	\$ 32,783
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ 43,969
Fund Balance - Ending	\$ 53,538	\$ 43,659	\$ 310	\$ 43,969	\$ 76,752

FY2025 Proposed Expenses	
Description	Amount
New Amenity Access System	\$ 5,000
Solar Lighting	TBD
Total	\$ 5,000

Armstrong
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2015

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
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Revenues:

Special Assessments	\$ 265,819	\$ 265,056	\$ 756	\$ 265,811	\$ 265,819
Interest	\$ 7,500	\$ 15,065	\$ 11,105	\$ 26,170	\$ 24,000
Carry Forward Surplus	\$ 187,544	\$ 188,448	\$ -	\$ 188,448	\$ 212,723
Total Revenues	\$ 460,863	\$ 468,569	\$ 11,861	\$ 480,429	\$ 502,542

Expenditures:

Series 2015

Interest - 11/01	\$ 93,900	\$ 93,900	\$ -	\$ 93,900	\$ 92,541
Principal - 11/01	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 80,000
Interest - 05/01	\$ 92,541	\$ -	\$ 92,541	\$ 92,541	\$ 90,741
Total Expenditures	\$ 261,441	\$ 168,900	\$ 92,541	\$ 261,441	\$ 263,281

Other Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (6,265)	\$ -	\$ (6,265)	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ (6,265)	\$ -	\$ (6,265)	\$ -

Excess Revenues (Expenditures)	\$ 199,422	\$ 293,403	\$ (80,680)	\$ 212,723	\$ 239,261
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Principal - 11/1/2025	\$80,000
Interest - 11/1/2025	\$90,741
Total	\$170,741
Net Assessment	\$265,798
Collection Cost (6%)	\$16,966
Gross Assessment	\$282,764

Property Type	Units	Net Per Unit	Net Total
43' Lot	51	\$1,053	\$53,703
53' Lot	73	\$1,299	\$94,827
63' Lot	76	\$1,543	\$117,268
Total	200		\$265,798

Armstrong
Community Development District
Series 2017A, Special Assessment Revenue Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/24	\$ 3,680,000	\$ -	\$ 92,540.63	\$ -
11/1/24	\$ 3,680,000	\$ 80,000	\$ 92,540.63	\$ 265,081.25
5/1/25	\$ 3,600,000	\$ -	\$ 90,740.63	\$ -
11/1/25	\$ 3,600,000	\$ 80,000	\$ 90,740.63	\$ 261,481.25
5/1/26	\$ 3,520,000	\$ -	\$ 88,940.63	\$ -
11/1/26	\$ 3,520,000	\$ 85,000	\$ 88,940.63	\$ 262,881.25
5/1/27	\$ 3,435,000	\$ -	\$ 87,028.13	\$ -
11/1/27	\$ 3,435,000	\$ 90,000	\$ 87,028.13	\$ 264,056.25
5/1/28	\$ 3,345,000	\$ -	\$ 85,003.13	\$ -
11/1/28	\$ 3,345,000	\$ 95,000	\$ 85,003.13	\$ 265,006.25
5/1/29	\$ 3,250,000	\$ -	\$ 82,865.63	\$ -
11/1/29	\$ 3,250,000	\$ 100,000	\$ 82,865.63	\$ 265,731.25
5/1/30	\$ 3,150,000	\$ -	\$ 80,365.63	\$ -
11/1/30	\$ 3,150,000	\$ 100,000	\$ 80,365.63	\$ 260,731.25
5/1/31	\$ 3,050,000	\$ -	\$ 77,865.63	\$ -
11/1/31	\$ 3,050,000	\$ 105,000	\$ 77,865.63	\$ 260,731.25
5/1/32	\$ 2,945,000	\$ -	\$ 75,240.63	\$ -
11/1/32	\$ 2,945,000	\$ 115,000	\$ 75,240.63	\$ 265,481.25
5/1/33	\$ 2,830,000	\$ -	\$ 72,365.63	\$ -
11/1/33	\$ 2,830,000	\$ 120,000	\$ 72,365.63	\$ 264,731.25
5/1/34	\$ 2,710,000	\$ -	\$ 69,365.63	\$ -
11/1/34	\$ 2,710,000	\$ 125,000	\$ 69,365.63	\$ 263,731.25
5/1/35	\$ 2,585,000	\$ -	\$ 66,240.63	\$ -
11/1/35	\$ 2,585,000	\$ 130,000	\$ 66,240.63	\$ 262,481.25
5/1/36	\$ 2,455,000	\$ -	\$ 62,909.38	\$ -
11/1/36	\$ 2,455,000	\$ 140,000	\$ 62,909.38	\$ 265,818.75
5/1/37	\$ 2,315,000	\$ -	\$ 59,321.88	\$ -
11/1/37	\$ 2,315,000	\$ 145,000	\$ 59,321.88	\$ 263,643.75
5/1/38	\$ 2,170,000	\$ -	\$ 55,606.25	\$ -
11/1/38	\$ 2,170,000	\$ 150,000	\$ 55,606.25	\$ 261,212.50
5/1/39	\$ 2,020,000	\$ -	\$ 51,762.50	\$ -
11/1/39	\$ 2,020,000	\$ 160,000	\$ 51,762.50	\$ 263,525.00
5/1/40	\$ 1,860,000	\$ -	\$ 47,662.50	\$ -
11/1/40	\$ 1,860,000	\$ 170,000	\$ 47,662.50	\$ 265,325.00
5/1/41	\$ 1,690,000	\$ -	\$ 43,306.25	\$ -
11/1/41	\$ 1,690,000	\$ 175,000	\$ 43,306.25	\$ 261,612.50
5/1/42	\$ 1,515,000	\$ -	\$ 38,821.88	\$ -
11/1/42	\$ 1,515,000	\$ 185,000	\$ 38,821.88	\$ 262,643.75
5/1/43	\$ 1,330,000	\$ -	\$ 34,081.25	\$ -
11/1/43	\$ 1,330,000	\$ 195,000	\$ 34,081.25	\$ 263,162.50
5/1/44	\$ 1,135,000	\$ -	\$ 29,084.38	\$ -
11/1/44	\$ 1,135,000	\$ 205,000	\$ 29,084.38	\$ 263,168.75
5/1/45	\$ 930,000	\$ -	\$ 23,831.25	\$ -
11/1/45	\$ 930,000	\$ 215,000	\$ 23,831.25	\$ 262,662.50
5/1/46	\$ 715,000	\$ -	\$ 18,321.88	\$ -
11/1/46	\$ 715,000	\$ 225,000	\$ 18,321.88	\$ 261,643.75
5/1/47	\$ 490,000	\$ -	\$ 12,556.25	\$ -
11/1/47	\$ 490,000	\$ 240,000	\$ 12,556.25	\$ 265,112.50
5/1/48	\$ 250,000	\$ -	\$ 6,406.25	\$ -
11/1/48	\$ 250,000	\$ 250,000	\$ 6,406.25	\$ 262,812.50
Totals	\$ 3,680,000	\$ 2,904,468.75	\$ 13,863,784.38	

Armstrong
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2019

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 411,185	\$ 409,688	\$ 1,168	\$ 410,856	\$ 411,185
Special Assessments - Prepayments	\$ -	\$ 18,995	\$ -	\$ 18,995	\$ -
Interest	\$ 13,500	\$ 15,857	\$ 13,250	\$ 29,107	\$ 30,000
Carry Forward Surplus	\$ 292,185	\$ 294,026	\$ -	\$ 294,026	\$ 339,450
Total Revenues	\$ 716,870	\$ 738,566	\$ 14,418	\$ 752,984	\$ 780,635
Expenditures:					
Series 2019					
Interest - 11/01	\$ 132,956	\$ 132,956	\$ -	\$ 132,956	\$ 130,591
Principal - 11/01	\$ 145,000	\$ 145,000	\$ -	\$ 145,000	\$ 145,000
Special Call - 11/01	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ 20,000
Interest - 05/01	\$ 130,691	\$ -	\$ 130,591	\$ 130,591	\$ 128,325
Total Expenditures	\$ 408,647	\$ 282,956	\$ 130,591	\$ 413,547	\$ 423,916
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 12	\$ -	\$ 12	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ 12	\$ -	\$ 12	\$ -
Excess Revenues (Expenditures)	\$ 308,223	\$ 455,622	\$ (116,173)	\$ 339,450	\$ 356,719

Principal - 11/1/2025	\$150,000
Interest - 11/1/2025	\$128,325
Total	\$278,325

Armstrong
Community Development District
Series 2019A, Special Assessment Bonds (Assessment Area 2)
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/24	\$ 6,685,000	\$ -	\$ 130,590.63	\$ -
11/1/24	\$ 6,685,000	\$ 145,000	\$ 130,590.63	\$ 406,181.25
5/1/25	\$ 6,540,000	\$ -	\$ 128,325.00	\$ -
11/1/25	\$ 6,540,000	\$ 150,000	\$ 128,325.00	\$ 406,650.00
5/1/26	\$ 6,390,000	\$ -	\$ 125,700.00	\$ -
11/1/26	\$ 6,390,000	\$ 155,000	\$ 125,700.00	\$ 406,400.00
5/1/27	\$ 6,235,000	\$ -	\$ 122,987.50	\$ -
11/1/27	\$ 6,235,000	\$ 160,000	\$ 122,987.50	\$ 405,975.00
5/1/28	\$ 6,075,000	\$ -	\$ 120,187.50	\$ -
11/1/28	\$ 6,075,000	\$ 170,000	\$ 120,187.50	\$ 410,375.00
5/1/29	\$ 5,905,000	\$ -	\$ 117,212.50	\$ -
11/1/29	\$ 5,905,000	\$ 175,000	\$ 117,212.50	\$ 409,425.00
5/1/30	\$ 5,730,000	\$ -	\$ 114,150.00	\$ -
11/1/30	\$ 5,730,000	\$ 180,000	\$ 114,150.00	\$ 408,300.00
5/1/31	\$ 5,550,000	\$ -	\$ 111,000.00	\$ -
11/1/31	\$ 5,550,000	\$ 185,000	\$ 111,000.00	\$ 407,000.00
5/1/32	\$ 5,365,000	\$ -	\$ 107,300.00	\$ -
11/1/32	\$ 5,365,000	\$ 195,000	\$ 107,300.00	\$ 409,600.00
5/1/33	\$ 5,170,000	\$ -	\$ 103,400.00	\$ -
11/1/33	\$ 5,170,000	\$ 200,000	\$ 103,400.00	\$ 406,800.00
5/1/34	\$ 4,970,000	\$ -	\$ 99,400.00	\$ -
11/1/34	\$ 4,970,000	\$ 210,000	\$ 99,400.00	\$ 408,800.00
5/1/35	\$ 4,760,000	\$ -	\$ 95,200.00	\$ -
11/1/35	\$ 4,760,000	\$ 220,000	\$ 95,200.00	\$ 410,400.00
5/1/36	\$ 4,540,000	\$ -	\$ 90,800.00	\$ -
11/1/36	\$ 4,540,000	\$ 225,000	\$ 90,800.00	\$ 406,600.00
5/1/37	\$ 4,315,000	\$ -	\$ 86,300.00	\$ -
11/1/37	\$ 4,315,000	\$ 235,000	\$ 86,300.00	\$ 407,600.00
5/1/38	\$ 4,080,000	\$ -	\$ 81,600.00	\$ -
11/1/38	\$ 4,080,000	\$ 245,000	\$ 81,600.00	\$ 408,200.00
5/1/39	\$ 3,835,000	\$ -	\$ 76,700.00	\$ -
11/1/39	\$ 3,835,000	\$ 255,000	\$ 76,700.00	\$ 408,400.00
5/1/40	\$ 3,580,000	\$ -	\$ 71,600.00	\$ -
11/1/40	\$ 3,580,000	\$ 265,000	\$ 71,600.00	\$ 408,200.00
5/1/41	\$ 3,315,000	\$ -	\$ 66,300.00	\$ -
11/1/41	\$ 3,315,000	\$ 275,000	\$ 66,300.00	\$ 407,600.00
5/1/42	\$ 3,040,000	\$ -	\$ 60,800.00	\$ -
11/1/42	\$ 3,040,000	\$ 285,000	\$ 60,800.00	\$ 406,600.00
5/1/43	\$ 2,755,000	\$ -	\$ 55,100.00	\$ -
11/1/43	\$ 2,755,000	\$ 300,000	\$ 55,100.00	\$ 410,200.00
5/1/44	\$ 2,455,000	\$ -	\$ 49,100.00	\$ -
11/1/44	\$ 2,455,000	\$ 310,000	\$ 49,100.00	\$ 408,200.00
5/1/45	\$ 2,145,000	\$ -	\$ 42,900.00	\$ -
11/1/45	\$ 2,145,000	\$ 325,000	\$ 42,900.00	\$ 410,800.00
5/1/46	\$ 1,820,000	\$ -	\$ 36,400.00	\$ -
11/1/46	\$ 1,820,000	\$ 335,000	\$ 36,400.00	\$ 407,800.00
5/1/47	\$ 1,485,000	\$ -	\$ 29,700.00	\$ -
11/1/47	\$ 1,485,000	\$ 350,000	\$ 29,700.00	\$ 409,400.00
5/1/48	\$ 1,135,000	\$ -	\$ 22,700.00	\$ -
11/1/48	\$ 1,135,000	\$ 365,000	\$ 22,700.00	\$ 410,400.00
5/1/49	\$ 770,000	\$ -	\$ 15,400.00	\$ -
11/1/49	\$ 770,000	\$ 375,000	\$ 15,400.00	\$ 405,800.00
5/1/50	\$ 395,000	\$ -	\$ 7,900.00	\$ -
11/1/50	\$ 395,000	\$ 395,000	\$ 7,900.00	\$ 410,800.00
Totals		\$ 6,685,000	\$ 4,337,506	\$ 11,022,506.25

SEVENTH 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**

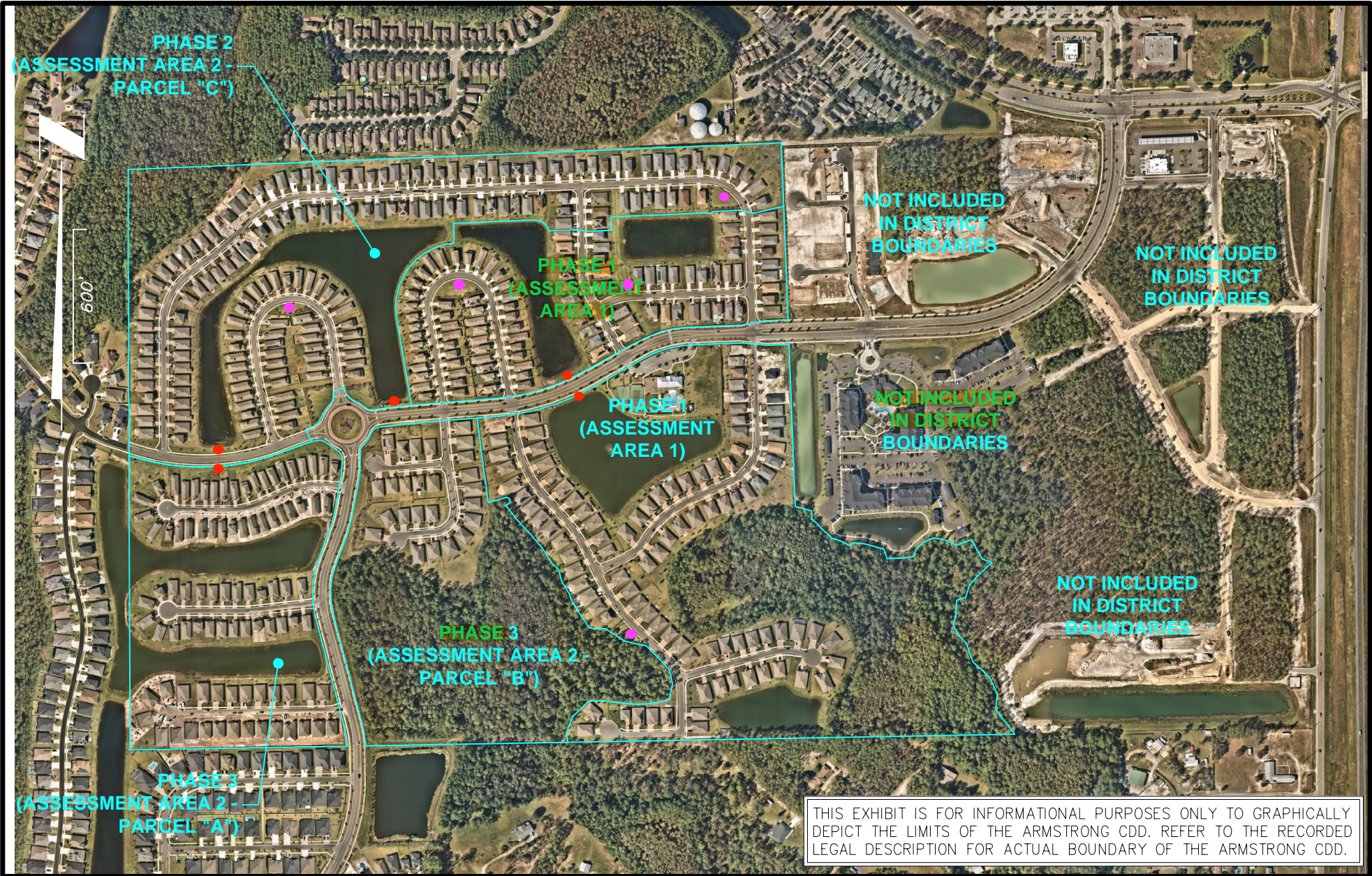
Size: X-Large

Color: Navy Blue

[Move to cart](#)

ITEM	COMMENT	FILES
Dog Stations	<p>I have flagged (●)5 locations within the CDD lots that could be used as a test sites. These locations are on or close to areas of concern.</p> <p>The red dot locations have been identified as ideal but there might be restrictions by the county – Jay/Ryan will need to provide guidance on these.</p>	<p>Armstrong CDD Aerial Exhibit.pdf</p>
Ponds Maintenance / Communication	<p>I would love to see a follow up about my request to clean up the edges of some of these ponds.</p> <p>We should send an update via email to all residents listing the changes we have made around this topic and what the plan is for the next 90 days.</p> <p>We have an opportunity to continue improving in the communication piece. If residents don't attend the meetings but we have done our part communicating improvements, then perception should improve.</p> <p>For example – We requested an email blast to go out before every meeting, that hasn't been the case since December. We should be able to automate this.</p>	<p>Refer to emails received from residents.</p>
Project Management / Vendor Follow Up	<p>All vendors should provide a timeline of completion for work being done for the CDD.</p> <p>The information should allow Ryan to follow up with the Vendor if there is a delay or if there is a request of information from a supervisor or a resident.</p> <p>For Example: Tree amigos had an outstanding yearly mulch</p>	

	<p>replacement on Tynes Blvd and it took 4 months and more than 6 follow ups for it to be completed – this should not be acceptable.</p> <p>Thanks, Ryan, for the help to get this done.</p>	
--	--	--



ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA - 00002584 LC - 0000316

EXHIBIT B

ASSESSMENT AREA 2

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

ETM NO. 19-298

DRAWN BY: D.G.S.

DATE: NOVEMBER 2019

DRAWING NO. 1 OF 1

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.****

**** 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:



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: _____
Print: _____
Title: _____
Date: _____

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



April 11, 2024

Att: Ryan Wilson
Greyhawk Amenity Center
3645 Royal Pines Dr
Orange Park, FL. 32065

Please call 800-331-1723 or send email to info@courtsurfacesfla.com should you have any questions.

This quote to paint two sets of pickleball lines on one tennis court and add two (2) portable pickleball nets as Add-On below at Greyhawk Amenity Center, Orange Park, FL.

Scope of Work

Two sets of pickleball lines on one asphalt tennis court.

1. **Lines** - Prep courts and paint two (2) sets of regulation two-inch-wide playing lines for pickleball – one on each side of tennis net as specified.
2. **Two portable pickleball nets** are priced below as Add-On option.
3. **Color of lines TBD.**

Unless otherwise advised, a 50% down payment will be due upon acceptance and the balance due at the completion of the work. Price is valid for 30 days

Pricing

Two sets of pickleball lines on one asphalt tennis court.

The total price for the above outlined work is **\$3,500.00**, payable in two draws:

First Draw: Due upon acceptance	\$ 1,750.00
Final Draw: Due upon completion of job	\$ 1,750.00

ACCEPTED BY:

Court Surfaces

For:

Bryan McMandon
Managing Member

By signing this proposal, the customer acknowledges they have read and accept the proposed scope of work, price and terms and conditions outlined in this quote.

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

E.



1400 Village Square Boulevard
 #3-293
 Tallahassee, FL 32312
 (850) 523-8882 tel

QUOTE #39855

CUSTOMER
Grey Hawk 3645 Royal Pines Dr, Orange Park, FL 32065 Ryan Wilson (904) 322-3199

BILL TO
Grey Hawk Armstrong CDD 475 West Town Place suite 114 Saint Augustine, FL 32092

DATE CREATED	TYPE	PO #	ASSIGNED TO
Apr 23,2024	Problem		Luke Starling, Richard Schmoker

SERVICE NOTES
<p>Repair Life Fitness equipment Life Fitness Elliptical INXDE SN: HDX101905(NAN104307) power supply plug is broken. Needs power supply. Tech switched power supply with another unit to checked other functions and found that console will not load. Tech switched consoles to confirm issue is with console. This unit needs a power supply and console w/ mast cable.</p> <p>***Customer also requesting power supply for screen on Life Fitness Functional Trainer OSDAP sn: 101914754237***</p>

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
2.00	Estimated Labor	\$90.00	\$180.00
1.00	Parts for Repair: NC SE3HD 16In CONSOLE NON-TREAD WIRELESS ATSC/QAM/NTSC GYMK LF DSEHD16-XWXXA-01R	\$3,100.00	\$3,100.00
1.00	Parts for Repair: LINE-CORD: DOM. 10A 125V B LF 0017-00003-0704	\$42.00	\$42.00
1.00	Parts for Repair: NC CABLE: DISCOVER TO HERCULES ADAPTOR, CROSSTRAINER LF 1006811-0001	\$72.00	\$72.00
1.00	Parts for Repair: CABLE: CONSOLE TO BASE, SIGNAL, 3625MM LF 1002239-0003	\$38.00	\$38.00
1.00	Parts for Repair: CBL-ASSY: POWER-EXT W/FERRITE C LF AK32-00160-0000 ***Customer Requested Screen Power Supply***	\$112.00	\$112.00
1.00	Shipping and Handling Estimate: Oversized/Multiple Boxes	\$74.00	\$74.00
		SUBTOTAL	\$3,618.00
		(7.5%) TAX	\$0.00
		TOTAL	\$3,618.00

*** Please note that a 20% restocking fee plus shipping, if applicable, will be charged on all approved quotes that are canceled after the approval has been given. ***

Please confirm acceptance of quote and acknowledgement of restocking fee by signing and dating below.

 CUSTOMER SIGNATURE

 DATE

EIGHTH ORDER OF BUSINESS

C.



Chris H. Chambliss

Supervisor of Elections
Clay County, Florida

April 15, 2024

Armstrong Community Development District
Attn.: Katie S. Buchanan
107 West College Avenue
Tallahassee, Florida 32301

Dear Ms. Buchanan:

I have queried the number of eligible voters residing within the Armstrong Community Development District as of April 15, 2024. At this time, there are 948 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at Lynn.Gaver@ClayElections.gov.

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

Thank you,

Lynn Gaver, MFCEP
Clay County Supervisor of Elections Office
P.O. Box 337 | 500 North Orange Ave.
Green Cove Springs, FL 32043
(904) 269-6350 Fax (904) 284-0935

D.

1.



Armstrong Community Development District (CDD)

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

Memorandum

Date: May 9th 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	4

Room Rentals

rentals in month of April-3

Special Events

None This month

Operations:

- AC replacement has been completed.
- 2 palm trees have been added to the pocket park on Heatherbrook
- Fire Extinguishers have been inspected and 1 replaced.
- The hole on the hill has been filled in.
- Discussion about upgrading some of the fitness equipment.
- Removed the benches near the fence line at the park.
- Worked with CCSO and getting them any cam footage needed.
- The fountain is not working at the moment.
- The elliptical works for use but the screen and the power cord are broken. See Quote for repairs.
- 1 more Pickleball Quote has been received.
- Landscape schedule has been posted.
- Irrigation maps are in the process of being made.
- Will be doing a walk around with Jay and Bill Schaffer and address the water puddling issue on Amberly.

Armstrong Community Development District (CDD)

3645 Royal Pines Dr, Orange Park, FL 32065

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

Memorandum

Landscaping

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

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

TENTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
April 30, 2024



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Armstrong
Community Development District
Balance Sheet
April 30, 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	\$ 56,426	\$ -	\$ -	\$ -	\$ 56,426
Cash - Truist Bank	\$ -	\$ 3,254	\$ -	\$ -	\$ 3,254
Investments:					
Series 2017A					
Reserve A	\$ -	\$ -	\$ 265,819	\$ -	\$ 265,819
Revenue A	\$ -	\$ -	\$ 293,162	\$ -	\$ 293,162
Construction A	\$ -	\$ -	\$ -	\$ 13,799	\$ 13,799
Reserve B	\$ -	\$ -	\$ 15,889	\$ -	\$ 15,889
Revenue B	\$ -	\$ -	\$ 140	\$ -	\$ 140
Prepayment B	\$ -	\$ -	\$ 102	\$ -	\$ 102
Construction B	\$ -	\$ -	\$ -	\$ 883	\$ 883
Series 2019					
Reserve	\$ -	\$ -	\$ 205,400	\$ -	\$ 205,400
Revenue	\$ -	\$ -	\$ 436,623	\$ -	\$ 436,623
Prepayment	\$ -	\$ -	\$ 19,099	\$ -	\$ 19,099
Investment - Custody	\$ 440,963	\$ -	\$ -	\$ -	\$ 440,963
State Board of Administration	\$ -	\$ 40,405	\$ -	\$ -	\$ 40,405
Assessment Receivable	\$ -	\$ -	\$ -	\$ -	\$ -
Due From General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Capital Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Capital	\$ -	\$ -	\$ -	\$ -	\$ -
Due from Other	\$ 1,100	\$ -	\$ -	\$ -	\$ 1,100
Total Assets	\$ 498,489	\$ 43,659	\$ 1,236,234	\$ 14,682	\$ 1,793,063
Liabilities:					
Accounts Payable	\$ 15,689	\$ -	\$ -	\$ -	\$ 15,689
Contracts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Capital Project	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 15,689	\$ -	\$ -	\$ -	\$ 15,689
Fund Balances:					
Assigned For Debt Service 2017A	\$ -	\$ -	\$ 575,111	\$ -	\$ 575,111
Assigned For Debt Service 2019	\$ -	\$ -	\$ 661,122	\$ -	\$ 661,122
Assigned For Capital Reserves	\$ -	\$ 43,659	\$ -	\$ -	\$ 43,659
Assigned For Capital Projects 2017A	\$ -	\$ -	\$ -	\$ 14,682	\$ 14,682
Assigned For Capital Projects 2019	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 482,800	\$ -	\$ -	\$ -	\$ 482,800
Total Fund Balances	\$ 482,800	\$ 43,659	\$ 1,236,233.59	\$ 14,682	\$ 1,777,374
Total Liabilities & Fund Equity	\$ 498,489	\$ 43,659	\$ 1,236,234	\$ 14,682	\$ 1,793,063

Armstrong

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Assessments	\$ 637,369	\$ 635,542	\$ 635,542	\$ -
Cost Share - Tynes Blvd.	\$ 20,000	\$ 11,667	\$ 8,080	\$ (3,587)
Interest	\$ 3,000	\$ 1,750	\$ 10,413	\$ 8,663
Miscellaneous Income	\$ -	\$ -	\$ 1,540	\$ 1,540
Miscellaneous Income - Access Cards	\$ -	\$ -	\$ 600	\$ 600
Miscellaneous Income - Rental	\$ -	\$ -	\$ 500	\$ 500
Total Revenues	\$ 660,369	\$ 648,958	\$ 656,674	\$ 7,716
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 6,600	\$ 400
FICA Expense	\$ 918	\$ 536	\$ 505	\$ 31
Engineering Fees	\$ 6,000	\$ 3,500	\$ 424	\$ 3,076
Arbitrage	\$ 1,100	\$ 1,100	\$ 1,100	\$ -
Assessment Roll	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Dissemination	\$ 7,000	\$ 4,083	\$ 4,083	\$ 0
District Counsel	\$ 15,000	\$ 8,750	\$ 9,793	\$ (1,043)
Annual Audit	\$ 4,300	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,800	\$ 7,800	\$ 7,758	\$ 42
Management Fees	\$ 50,085	\$ 29,216	\$ 29,216	\$ -
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,250	\$ 729	\$ 729	\$ (0)
Telephone	\$ 350	\$ 204	\$ 162	\$ 43
Postage	\$ 300	\$ 175	\$ 210	\$ (35)
Insurance	\$ 7,250	\$ 7,250	\$ 6,818	\$ 432
Printing & Binding	\$ 500	\$ 292	\$ 354	\$ (63)
Legal Advertising	\$ 2,500	\$ 1,458	\$ 326	\$ 1,132
Other Current Charges	\$ 600	\$ 350	\$ 24	\$ 326
Office Supplies	\$ 250	\$ 146	\$ 102	\$ 43
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 124,478	\$ 79,114	\$ 74,730	\$ 4,384
Field Operations				
Security	\$ 51,364	\$ 29,962	\$ 23,648	\$ 6,314
Electric	\$ 1,450	\$ 846	\$ 665	\$ 181
Water & Sewer/Irrigation	\$ 34,270	\$ 19,991	\$ 12,010	\$ 7,981
Repairs & Maintenance	\$ 5,000	\$ 2,917	\$ 2,050	\$ 866
Landscape - Contract	\$ 134,375	\$ 78,385	\$ 78,385	\$ 0
Landscape - Contingency	\$ 5,000	\$ 2,917	\$ 2,905	\$ 12
Lake Maintenance	\$ 13,988	\$ 8,160	\$ 4,975	\$ 3,185
Irrigation Repairs	\$ 10,000	\$ 5,833	\$ 3,431	\$ 2,402
Doggie Pot Stations	\$ 1,860	\$ 1,085	\$ 530	\$ 555
Total Field Operations:	\$ 257,307	\$ 150,096	\$ 128,599	\$ 21,496

Armstrong

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Amenities Center				
Property/Amenity Manager	\$ 75,000	\$ 43,750	\$ 43,750	\$ -
Preventative Maintenance	\$ 15,000	\$ 8,750	\$ 6,763	\$ 1,987
Facility Attendant	\$ 7,200	\$ 4,200	\$ -	\$ 4,200
Insurance	\$ 38,567	\$ 38,567	\$ 28,929	\$ 9,638
Phone/Internet/Cable	\$ 2,750	\$ 1,604	\$ 1,424	\$ 180
Electric	\$ 18,900	\$ 11,025	\$ 7,060	\$ 3,965
Water/Irrigation	\$ 8,000	\$ 4,667	\$ 5,444	\$ (777)
Gas	\$ 1,575	\$ 919	\$ 613	\$ 306
Reuse Service	\$ 4,320	\$ 2,520	\$ 2,836	\$ (316)
Access Cards	\$ 5,000	\$ 2,917	\$ 1,767	\$ 1,150
Janitorial Services	\$ 13,016	\$ 7,593	\$ 7,593	\$ (0)
Janitorial Supplies	\$ 4,000	\$ 2,333	\$ 664	\$ 1,670
Pool Maintenance	\$ 23,200	\$ 13,533	\$ 11,550	\$ 1,983
Pool Permit	\$ 125	\$ 73	\$ -	\$ 73
Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 4,492	\$ 1,342
Fitness Center Repairs/Supplies	\$ 2,500	\$ 1,458	\$ 2,046	\$ (588)
Office Supplies	\$ 500	\$ 292	\$ 105	\$ 187
ASCAP/BMI License Fees	\$ 500	\$ 292	\$ -	\$ 292
Pest Control	\$ 800	\$ 467	\$ 271	\$ 196
Contingency	\$ 3,000	\$ 1,750	\$ 554	\$ 1,196
Total Amenities Cost Share	\$ 233,953	\$ 152,542	\$ 125,859	\$ 26,683
Reserves				
Capital Reserve Transfer	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Total Reserves	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Total Expenditures	\$ 669,025	\$ 435,040	\$ 382,476	\$ 52,564
Excess Revenues (Expenditures)	\$ (8,656)		\$ 274,198	
Fund Balance - Beginning	\$ 8,656		\$ 208,602	
Fund Balance - Ending	\$ -		\$ 482,800	

Armstrong

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Transfer In	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Interest	\$ 250	\$ 146	\$ 530	\$ 384
Total Revenues	\$ 53,538	\$ 53,434	\$ 53,818	\$ 384
Expenditures:				
Contingency	\$ -	\$ -	\$ 38	\$ (38)
Capital Outlay	\$ -	\$ -	\$ 10,121	\$ (10,121)
Total Expenditures	\$ -	\$ -	\$ 10,159	\$ (10,121)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 53,538	\$ 53,434	\$ 43,659	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 53,538		\$ 43,659	

Armstrong

Community Development District

Debt Service Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 265,819	\$ 265,056	\$ 265,056	\$ -
Interest	\$ 7,500	\$ 4,375	\$ 15,065	\$ 10,690
Total Revenues	\$ 273,319	\$ 269,431	\$ 280,120	\$ 10,690
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		\$ 104,955	
Fund Balance - Beginning	\$ 187,544		\$ 470,156	
Fund Balance - Ending	\$ 199,422		\$ 575,111	

Armstrong

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 411,185	\$ 409,688	\$ 409,688	\$ -
Special Assessments - Prepayment	\$ -	\$ -	\$ 18,995	\$ 18,995
Interest	\$ 13,500	\$ 7,875	\$ 15,857	\$ 7,982
Total Revenues	\$ 424,685	\$ 417,563	\$ 444,540	\$ 26,977
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		\$ 161,596	
Fund Balance - Beginning	\$ 292,185		\$ 499,526	
Fund Balance - Ending	\$ 308,223		\$ 661,122	

Armstrong

Community Development District Capital Projects Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 464	\$ 464
Total Revenues	\$ -	\$ -	\$ 464	\$ 464
Expenditures:				
Capital Outlay - 2017A	\$ -	\$ -	\$ 10,870	\$ (10,870)
Capital Outlay - 2017B	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 10,870	\$ (10,870)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,265	\$ (6,265)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,265	\$ (6,265)
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (4,141)	
Fund Balance - Beginning	\$ -		\$ 18,823	
Fund Balance - Ending	\$ -		\$ 14,682	

Armstrong
Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	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	\$ 5,949	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 635,542
Cost Share - Tynes Blvd.	\$ 1,100	\$ 1,239	\$ 1,180	\$ 1,198	\$ 1,139	\$ 1,123	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,080
Interest	\$ 765	\$ 556	\$ 329	\$ 1,940	\$ 2,652	\$ 2,035	\$ 2,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,413
Miscellaneous Income	\$ -	\$ -	\$ -	\$ 1,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,540
Miscellaneous Income - Access Cards	\$ 150	\$ 100	\$ 25	\$ -	\$ 200	\$ 50	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Miscellaneous Income - Rental	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Total Revenues	\$ 2,015	\$ 34,753	\$ 591,403	\$ 6,056	\$ 4,091	\$ 8,794	\$ 9,561	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 656,674
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
FICA Expense	\$ 77	\$ 77	\$ 46	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505
Engineering Fees	\$ 124	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 424
Arbitrage	\$ -	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Assessment Roll	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,083
District Counsel	\$ 1,691	\$ 1,608	\$ 1,405	\$ -	\$ 2,105	\$ 2,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,793
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,717	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,758
Management Fees	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,216
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 729
Telephone	\$ 30	\$ -	\$ 41	\$ 40	\$ 14	\$ 16	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162
Postage	\$ 48	\$ 39	\$ 1	\$ 12	\$ 10	\$ 38	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,818
Printing & Binding	\$ 39	\$ 48	\$ 56	\$ 26	\$ 62	\$ 92	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 354
Legal Advertising	\$ 44	\$ 145	\$ -	\$ 46	\$ -	\$ 45	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326
Other Current Charges	\$ -	\$ 12	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Office Supplies	\$ 12	\$ 1	\$ 7	\$ 82	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 24,086	\$ 12,281	\$ 8,277	\$ 6,293	\$ 8,279	\$ 9,265	\$ 6,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,730
Field Operations													
Security	\$ 3,405	\$ 3,386	\$ 3,582	\$ 3,332	\$ 3,153	\$ 3,638	\$ 3,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,648
Electric	\$ 113	\$ -	\$ 116	\$ 117	\$ 116	\$ 86	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 665
Water & Sewer/Irrigation	\$ 1,916	\$ 2,729	\$ 1,755	\$ 1,487	\$ 1,708	\$ 1,512	\$ 902	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,010
Repairs & Maintenance	\$ 1,712	\$ 145	\$ 94	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,050
Landscape - Contract	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,385
Landscape - Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,770	\$ -	\$ 1,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,905
Lake Maintenance	\$ 995	\$ -	\$ -	\$ 995	\$ 995	\$ 995	\$ 995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,975
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	\$ 17,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,599

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	\$ 6,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,750
Preventative Maintenance	\$ -	\$ 1,228	\$ 3,180	\$ 1,053	\$ 173	\$ 1,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,763
Facility Attendant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Propoerty Insurance	\$ 28,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,929
Phone/Internet/Cable	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,424
Electric	\$ 1,105	\$ -	\$ 1,030	\$ 1,231	\$ 1,338	\$ 1,188	\$ 1,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,060
Water/Irrigation	\$ 409	\$ 1,564	\$ 649	\$ 855	\$ 936	\$ 789	\$ 242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,444
Gas	\$ 80	\$ 80	\$ 136	\$ -	\$ 126	\$ 98	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 613
Reuse Service	\$ 354	\$ 354	\$ 354	\$ 443	\$ 443	\$ 443	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,836
Access Cards	\$ -	\$ -	\$ 1,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,767
Janitorial Services	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,593
Janitorial Supplies	\$ -	\$ 117	\$ 204	\$ -	\$ 180	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 664
Pool Maintenance	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,550
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ 400	\$ 1,500	\$ -	\$ 1,155	\$ -	\$ 1,437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,492
Fitness Center Repairs/Supplies	\$ 350	\$ 968	\$ -	\$ -	\$ 350	\$ 263	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,046
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 83	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
ASCAP/BMI License Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 45	\$ 45	\$ 45	\$ 45	\$ 45	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271
Contingency	\$ -	\$ 151	\$ -	\$ -	\$ 403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 554
Total Amenities	\$ 40,461	\$ 14,096	\$ 18,054	\$ 12,815	\$ 14,420	\$ 13,327	\$ 12,686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,859
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 53,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,288
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 53,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,288
Total Expenditures	\$ 84,780	\$ 45,139	\$ 43,149	\$ 37,779	\$ 95,075	\$ 40,021	\$ 36,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 382,476
Excess Revenues (Expenditures)	\$ (82,764)	\$ (10,386)	\$ 548,254	\$ (31,722)	\$ (90,984)	\$ (31,227)	\$ (26,972)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 274,198

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%
--------	--------	--------	---------

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2017A Debt Service Asmt	2019A Debt Service Asmt	Total
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
04/09/24	ACH	\$12,516.14	\$250.32	\$0.00	\$0.00	\$12,265.82	\$5,949.42	\$2,481.23	\$3,835.17	\$12,265.82
						\$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		\$ 1,391,865.71	\$ 26,740.51	\$ 54,840.02	\$ -	\$ 1,310,285.18	\$ 635,541.51	\$ 265,055.62	\$ 409,688.06	\$ 1,310,285.19

99.72%	Net Percent Collected
\$ 3,735.30	Balance Remaining to Collect

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

-

1. Recap of Capital Project Fund Activity Through April 30, 2024

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds: Interest Earned on Series 2017	\$10,304.90
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	(\$1,748,823.37)
Utilities	(\$2,181,215.35)
Stormwater Management System	(\$1,370,377.54)
Amenity Area & Neighborhood Parks	(\$2,457,555.82)
Contingency	(\$68,494.30)
Professional Fees	(\$568,117.54)
Adjusted Balance in Construction Account at April 30, 2024	\$14,681.60

2. Funds Available For Construction at April 30, 2024

Book Balance of Construction Fund at April 30, 2024	\$14,681.60
Contracts in place at April 30, 2024	

3. Investments - US Bank

April 30, 2024	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$14,681.60
			Due from Developer		\$0.00
			ADJ: Outstanding Requisitions		\$0.00
					\$14,681.60

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 - VOIDED	2/28/24	Greyhawk Ventures	\$0.00		\$0.00												
86	2/21/21	Star Cleaning USA, Inc.	\$3,370.00		\$3,370.00	\$3,370.00											
Grand Total			\$8,803,809.41	\$409,225.50	\$8,394,583.88	\$1,748,823.37	\$2,181,215.35	\$1,370,377.54	\$2,457,555.82	\$68,494.30	\$79,180.75	\$202,477.88	\$49,839.35	\$5,110.00	\$12,500.00	\$110,255.76	\$108,753.80

Armstrong Community Development District
Series 2017

SUMMARY:	
BOND PROCEEDS	\$6,111,819.56
DEVELOPER CONTRIBUTIONS	\$2,599,016.82
INT REC'D TO DATE	\$10,304.89
TRANS FROM DEBT SERVICE	\$16,117.54
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,803,809.41)
BALANCE	\$14,681.60

RECONCILIATION	
TRUST STATEMENT	\$14,681.60
O/S REQ.	\$0.00
ADJ BALANCE	\$14,681.60
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	Transfer In	\$0.77	\$0.00	\$14.12	\$444.04	\$19.50	\$6,265.49
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Oct-18	\$175.10			Oct-21	\$0.04	\$0.00	\$1.16		
Nov-18	\$153.12			Nov-21	\$0.04	\$0.00	\$1.20		
Dec-18	\$138.72	\$106.38		Dec-21	\$0.04	\$0.00	\$1.16		
Jan-19	\$123.60	\$109.93		Jan-22	\$0.04	\$0.00	\$1.20		
Feb-19	\$60.39	\$109.93		Feb-22	\$0.04	\$0.00	\$1.20		
Mar-19	\$2.38	\$99.29		Mar-22	\$0.04	\$0.00	\$1.08		
Apr-19	\$6.39	\$109.93		Apr-22	\$0.04	\$0.00	\$1.20		
May-19	\$14.20	\$106.38		May-22	\$0.04	\$0.00	\$1.16		
Jun-19	\$14.41	\$99.03		Jun-22	\$0.04	\$0.00	\$1.20		
Jul-19	\$1.87	\$95.83		Jul-22	\$0.04	\$0.00	\$1.16		
Aug-19	\$0.27	\$82.52		Aug-22	\$0.04	\$0.00	\$1.20		
Sep-19	\$8.96	\$53.76		Sep-22	\$6.44	\$0.01	\$185.81		

	\$699.41	\$972.98	\$6.88	\$0.01	\$198.73	
Oct-19	\$9.28	\$46.83	Oct-22	\$12.26	\$0.03	\$347.31
Nov-19	\$2.48	\$40.31	Nov-22	\$15.52	\$0.07	\$426.04
Dec-19	\$2.11	\$32.77	Dec-22	\$17.14	\$0.11	\$451.51
Jan-20	\$2.19	\$33.86	Jan-23	\$20.81	\$0.18	\$526.37
Feb-20	\$2.19	\$33.77	Feb-23	\$23.09	\$0.25	\$559.94
Mar-20	\$1.81	\$27.96	Mar-23	\$21.99	\$0.28	\$507.84
Apr-20	\$0.82	\$12.60	Apr-23	\$30.91	\$0.45	\$685.36
May-20	\$0.14	\$2.18	May-23	\$40.47	\$0.68	\$855.15
Jun-20	\$0.15	\$2.25	Jun-23	\$44.68	\$0.86	\$885.26
Jul-20	\$0.09	\$1.31	Jul-23	\$47.15	\$1.01	\$879.86
Aug-20	\$0.08	\$1.23	Aug-23	\$57.87	\$1.35	\$1,025.34
Sep-20	\$0.07	\$1.13	Sep-23	\$77.22	\$1.97	\$1,280.04

	\$21.41	\$236.20	\$409.11	\$7.24	\$8,430.02
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Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

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

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

2. Funds Available For Construction at December 31, 2023

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

Contracts in place at December 31, 2023

3. Investments - US Bank

December 31, 2023	<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

		Series 2019									
62	1/27/21	Besch and Smith	\$192,841.01	\$192,841.01		\$84,613.31	\$27,000.00				
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
	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	
\$3,629,302.23		

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

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

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

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

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

B.

Armstrong

Community Development District

Summary of Invoices

April 01, 2024 - April 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	4/2/24	1106-1107	\$ 13,302.54
	4/10/24	1108-1112	17,276.38
	4/17/24	1113-1115	2,473.60
	4/23/24	1116-1119	5,780.53
			<hr/> \$ 38,833.05
Capital Reserve			
	4/5/24	1-2	\$ 10,120.83
			<hr/> \$ 10,120.83
TOTAL			\$ 48,953.88

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/02/24	00061	3/30/24	3368887	202402	310	51300	31500		MTG/2017 PROJ.COMPLET/LTR	*	2,104.63		
									KUTAK ROCK LLP			2,104.63	001106
4/02/24	00021	3/28/24	202742	202403	320	53800	46200		LANDSCAPE MAINT MAR24	*	4,363.75		
		3/28/24	202742	202403	320	53800	46200		LANDSCAPE AMENITY MAR24	*	2,552.58		
		3/28/24	202742	202403	320	53800	46200		TYNES BLVD EXT MAR24	*	800.97		
		3/28/24	202742	202403	320	53800	46200		GREYHAWK PHASE II MAR24	*	2,233.41		
		3/28/24	202742	202403	320	53800	46200		GREYHAWK LAKES MAR24	*	1,160.20		
		3/28/24	202742	202403	320	53800	46200		VIBURNAM HDGE MAR24	*	87.00		
									TREE AMIGOS OUTDOOR SERVICES INC.			11,197.91	001107
4/10/24	00081	4/10/24	41024-6	202404	320	53800	46000		BACKFLOW TEST-2"RP WATTS	*	100.00		
									ABSOLUTE BACKFLOW LLC			100.00	001108
4/10/24	00007	4/04/24	2024-274	202404	310	51300	48000		NOT OF MEETING 04/11/24	*	46.20		
									OSTEEN MEDIA GROUP			46.20	001109
4/10/24	99999	4/10/24	VOID	202404	000	00000	00000		VOID CHECK	C	.00		
									*****INVALID VENDOR NUMBER*****			.00	001110
4/10/24	00001	3/19/24	131	202402	330	57200	51000		INK TANK/PGI 1200 CMY	*	82.80		
		3/19/24	131	202402	330	57200	47700		DOG WASTE BAGS 50ROLLS	*	148.33		
		3/19/24	131	202402	330	57200	46400		LYSOL/GYM WIPE/GLAD/WINDX	*	180.17		
		3/19/24	131	202402	320	53800	46900		KEYS/WIPE EQUIP SGN/F.AID	*	173.00		
		3/19/24	131	202402	330	57200	46000		RMV DEBRIS/CHG TRSH/UMBRL	*	1,154.80		
		3/19/24	131	202402	320	53800	49100		CORE LITE/CORE LITE SUBSC	*	402.50		
		4/01/24	129	202404	320	53800	12200		PROPERTY MANAGER APR24	*	6,250.00		
		4/01/24	129	202404	330	57200	46300		JANITORIAL APR24	*	1,084.67		

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/24		129A		202401	310	51300	51000			*	14.43		
			OFFICE DEPOT-TAX FORM SUP										
4/01/24		129A		202401	310	51300	42000			*	2.33		
			USPS-MAIL W3/941/944/1099										
4/01/24		130		202404	310	51300	34000			*	4,173.75		
			MANAGEMENT FEES APR24										
4/01/24		130		202404	310	51300	49500			*	104.17		
			WEBSITE ADMIN APR24										
4/01/24		130		202404	310	51300	35100			*	150.00		
			INFORMATION TECH APR24										
4/01/24		130		202404	310	51300	31300			*	583.33		
			DISSEMINATION FEE APR24										
4/01/24		130		202404	310	51300	51000			*	.42		
			OFFICE SUPPLIES										
4/01/24		130		202404	310	51300	42000			*	62.27		
			POSTAGE										
4/01/24		130		202404	310	51300	42500			*	31.80		
			COPIES										
4/01/24		130		202404	310	51300	41000			*	20.36		
			TELEPHONE										
GOVERNMENTAL MANAGEMENT SERVICES											14,619.13	001111	
4/10/24	00072	4/01/24	1919006	202404	330	57200	46700			*	1,650.00		
			POOL CHEM & CLEAN APR24										
		4/04/24	1939133	202404	330	57200	46000			*	861.05		
			INST.EROSION FEED/ROD SVC										
POOL TROOPERS											2,511.05	001112	
4/17/24	00016	4/05/24	568411AP	202404	320	53800	43100			*	392.55		
			3682 ROYAL PINES IRRG-APR										
		4/05/24	574046AP	202404	330	57200	43100			*	231.73		
			3645 ROYAL PINES DR POOL										
		4/05/24	574047AP	202404	330	57200	43100			*	10.74		
			3645 ROYAL PINES DR CLBHS										
		4/05/24	574048AP	202404	320	53800	43100			*	177.08		
			3645 ROYAL PINES DR IRRG										
		4/05/24	577060AP	202404	320	53800	43100			*	108.00		
			875 TYNES BLVD IRRG-APR24										
		4/05/24	577061AP	202404	320	53800	43100			*	151.36		
			705 TYNES BLVD IRRG-APR24										
		4/05/24	586607AP	202404	320	53800	43100			*	27.01		
			3976 HEATHERBROOK PL IRRG										
		4/05/24	586608AP	202404	320	53800	43100			*	18.73		
			4121 HEATHERBROOK PL IRRG										
		4/05/24	588041AP	202404	320	53800	43100			*	12.62		
			3846 SUNBERRY LN IRRG-APR										

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/05/24	594522AP 202404 320-53800-43100	4173 HEATHERBROOK PL-APR	*	7.69	
		4/05/24	596274AP 202404 320-53800-43100	544 TYNES BLVD - APR24	*	6.77	
							1,144.28 001113
CLAY COUNTY UTILITY AUTHORITY							
4/17/24	00100	4/11/24	9054872A 202404 320-53800-43000	3599 ROYAL PINES DR IRRG	*	46.00	
		4/11/24	9082120A 202404 330-57200-43000	3645 ROYAL PINES DR AMNTY	*	1,168.00	
		4/11/24	9082351A 202404 320-53800-43000	705 TYNES BLVD IRRG-APR24	*	35.00	
		4/11/24	9143346A 202404 320-53800-43000	3814 ROYAL PINES DR-APR24	*	34.32	
							1,283.32 001114
CLAY ELECTRIC COOPERATIVE, INC.							
4/17/24	00070	3/25/24	55666363 202403 330-57200-46500	MTHLY PEST CONTROL MAR24	*	46.00	
							46.00 001115
ARROW EXTERMINATORS INC DBA							
4/23/24	00063	4/16/24	49700415 202404 330-57200-46000	SVC CALL-10LB FIRE EXTGHR	*	319.95	
							319.95 001116
J.GREENE ENTERPRISES INC DBA							
4/23/24	00001	4/16/24	132 202403 320-53800-46900	RMV DBRIS/CHG TRSH/LEAVES	*	1,128.40	
		4/16/24	132 202403 330-57200-46400	PAPER TWL/TP/40GAL TRASH	*	161.98	
		4/16/24	132 202403 330-57200-51000	PRINTER PAPER/SHARPIE PEN	*	22.10	
							1,312.48 001117
GOVERNMENTAL MANAGEMENT SERVICES							
4/23/24	00077	4/17/24	1881154 202404 320-53800-46800	MTHLY WATER MGMT APR24	*	995.00	
							995.00 001118
THE LAKE DOCTORS, INC.							
4/23/24	00075	4/01/24	9917 202404 330-57200-34500	SECURITY OFFICER APR24	*	1,437.60	
		4/01/24	9917 202404 330-57200-34500	VEHICLE PATROL APR24	*	1,615.50	
		4/01/24	9917 202404 330-57200-34500	FUEL CHARGE	*	100.00	
							3,153.10 001119
SECURITY DEVELOPMENT GROUP LLC							
TOTAL FOR BANK A						38,833.05	
ARMS ARMSTRONG TVISCARRA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						38,833.05	

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/05/24	00001	4/04/24 442842	202404 320-53800-60000 50%DEP-HEAT PUMP INSTALL	RFGROUP LLC DBA MCGOWAN HEAT & AIR	*	5,060.42	5,060.42 000001
4/05/24	00001	4/04/24 442843	202404 320-53800-60000 FINAL-HEAT PUMP INSTALL	RFGROUP LLC DBA MCGOWAN HEAT & AIR	*	5,060.41	5,060.41 000002
TOTAL FOR BANK B						10,120.83	
TOTAL FOR REGISTER						10,120.83	

ARMS ARMSTRONG TVISCARRA

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 30, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #

First National Bank of Omaha

Kutak Rock LLP

A/C #

Reference: Invoice No. 3368887

Client Matter No. 1323-1

Notification Email: eftgroup@kutakrock.com

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

461
310-513-25



Invoice No. 3368887
1323-1

Re: General Counsel

For Professional Legal Services Rendered

02/05/24	K. Buchanan	0.70	245.00	Review engineer award letters and draft engineering services agreement
02/05/24	J. Gillis	0.70	122.50	Draft engineering agreement with Dominion Engineering Group
02/08/24	K. Buchanan	4.00	1,400.00	Prepare for and attend board meeting; prepare 2017 project completion resolution; prepare requisitions; confer with developer; confer with district manager
02/21/24	K. Buchanan	0.30	105.00	Confer with district manager
02/27/24	K. Buchanan	0.30	105.00	Confer with district manager; review enforcement letter
TOTAL HOURS		6.00		

KUTAK ROCK LLP

Armstrong CDD

March 30, 2024

Client Matter No. 1323-1

Invoice No. 3368887

Page 2

TOTAL FOR SERVICES RENDERED \$1,977.50

DISBURSEMENTS

Meals 9.25

Travel Expenses 117.88

TOTAL DISBURSEMENTS 127.13

TOTAL CURRENT AMOUNT DUE \$2,104.63



Tree Amigos

Outdoor Services

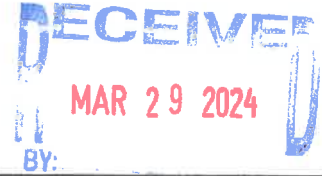
Invoice

Invoice#: 202742

Date: 03/28/2024

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

Project: Armstrong CDD Maintenance



Description	Quantity	Price	Ext Price
March Monthly <u>Landscape Maintenance Common Areas</u>	#21 320-578-402 1.00	4,363.75	4,363.75
March Monthly Landscape Maintenance <u>Amenity Center</u>	1.00	2,552.58	2,552.58
March Monthly Landscape Maintenance <u>Tynes Blvd Extension</u>	1.00	800.97	800.97
March Monthly Landscape Maintenance Tynes <u>Greyhawk Phase II</u>	1.00	2,233.41	2,233.41
March Monthly Landscape Maintenance Tynes <u>Greyhawk Lakes</u>	1.00	1,160.20	1,160.20
March Monthly Landscape Maintenance <u>Viburnam hedges</u> Amenity Center	1.00	87.00	87.00

Notes:

Invoice Total: \$11,197.91

Landscape Maintenance
001.320.53800.46200
[Signature]
3-29-24



Absolute Backflow, LLC
 Certified Backflow Testing & Repair

<https://nomorebackflow.com>

Phone: (904) 451-4271

Email: nomorebackflow@gmail.com

2604 Myrtle Loop
 Middleburg, FL.
 32068

Invoice #:	41024-6
Date:	4-10-24
Client:	Gary Armstrong
Address:	Armstrong CDP 475 Towncenter Box 114
Contact:	

St Augustine FL.
 32092

Quantity	Description	Rate	Amount
1	Backflow test.		\$100 ⁰⁰
	2" RP Watts #34726		

Notes:
 #81
 320-528 40

Sub-Total:	\$100 ⁰⁰
Tax:	
Total:	X

CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2024-274082

Invoice Date: 4/4/2024

Due Date: 5/3/2024

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

F7
310-570-48

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

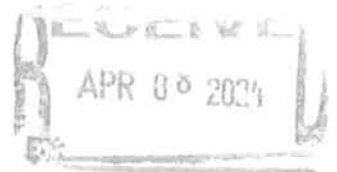
Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 104349	Notice of Meeting April 11, 2024	CT - Clay Today	Apr 4	2024		Column Inch	Black & White	4.1000	\$46.20
									\$46.20

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

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

Affidavit attached to this invoice.

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



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

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

In the matter of April 11, 2024

LEGAL: 104349

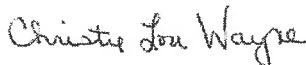
Was published in said newspaper in the issues:

4/4/2024

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



Sworn to me and subscribed before me 04/04/2024



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, April 11, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32082 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Marilee Giles
District Manager
Legal 104349 Published 4/4/2024 in Clay County's Clay Today newspaper

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

Invoice

Invoice #: 131
 Invoice Date: 3/19/24
 Due Date: 3/19/24
 Case:
 P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 29, 2024		1,154.80	1,154.80
Maintenance Supplies		986.80	986.80
#1 Office Supplies \$ 82.80 001.330.57200.51000			
Dog Post Stations \$ 147.33 001.330.57200.47700			
Sanitorial Supplies \$ 180.17 001.330.57200.46400			
Preventative Maintenance \$ 173.00 001.320.53800.46900			
Repairs & Maintenance \$ 1,154.80 001.330.57200.46000			
Contingency \$ 402.50 001.320.53800.49100			

[Handwritten Signature]
 3-27-24

Total	\$2,141.60
Payments/Credits	\$0.00
Balance Due	\$2,141.60

[Handwritten Signature]
 3-28-24

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/5/24	2.45	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
2/7/24	2.07	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
2/9/24	2.42	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
2/12/24	1	R.A.	Hung message board, inspected lighting fixture and pulled apart numbers, adjusted entry camera for better viewing angle
2/12/24	2.35	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
2/14/24	2.02	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
2/16/24	2.03	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
2/19/24	2.15	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
2/21/24	2.02	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
2/23/24	2.17	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
2/26/24	2.17	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
2/28/24	2.02	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
2/29/24	4	R.A.	Disassembled cantilever umbrella, install and route new opening cable and reassemble, after assembly set proper cable length and calibrated for opening operation, re-installed cantilever umbrella on pool deck and reattached umbrella fabric

TOTAL 28.87

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong				
	1/22/24	Ink Tank	29.66 /	R.W.
	1/22/24	PGI 1200 CMY	53.14 /	R.W.
	2/5/24	Dog Waste Bags 50rolls 10,000 ct	148.34 /	R.W.
	2/9/24	Lysol Lemon	14.82	R.W.
	2/9/24	BJ AL RF	10.25	R.W.
	2/9/24	Glad	17.30	R.W.
	2/9/24	Windex	14.20	R.W.
	2/9/24	Keys (4)	18.26 /	R.W.
	2/9/24	Please Wipe Down Equipment After Use Sign (2)	49.17 /	R.W.
	2/13/24	Gym Wipes 3200 wipes	103.83	R.W.
	2/13/24	Microfiber Cleaning Clothes 50pk	19.77	R.W.
	2/14/24	Self Closing Shower Valve with Pull Chain	33.98 /	R.W.
	2/15/24	Core Lite Subscription	172.50 /	R.W.
	2/15/24	Core Lite	230.00 /	R.W.
	2/15/24	First Aid Kit	44.28 /	R.W.
	2/29/24	Ferrule & Stopset 1/8	4.34 /	R.W.
	2/29/24	1/8x50 Wire Rope Plain	22.97 /	R.W.
		TOTAL	<u>\$986.80</u>	

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 129
Invoice Date: 4/1/24
Due Date: 4/1/24
Case:
P.O. Number:

Bill To:

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



Description	#1	Hours/Qty	Rate	Amount
Property Manager -April 2024	320,578.122		6,250.00	6,250.00
Janitorial - April 2024	320,572.463		1,084.67	1,084.67
American Express Statement Closing Date 2/2/24	51,42		16.76	16.76

Jerry Lambert
4-2-24

Total	\$7,351.43
Payments/Credits	\$0.00
Balance Due	\$7,351.43

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 130
Invoice Date: 4/1/24
Due Date: 4/1/24**Case:****P.O. Number:****Bill To:**Armstrong CDD
475 West Town Place
Suite 114
At. Augustine, FL 32092

Description	#1	Hours/Qty	Rate	Amount
Management Fees - April 2024	210.517 24		4,173.75 /	4,173.75
Website Administration - April 2024	495		104.17 /	104.17
Information Technology - April 2024	351		150.00 /	150.00
Dissemination Agent Services - April 2024	213		583.33 /	583.33
Office Supplies	51		0.42	0.42
Postage	42		62.27	62.27
Copies	425		31.80	31.80
Telephone	41		20.36	20.36
Total				\$5,126.10
Payments/Credits				\$0.00
Balance Due				\$5,126.10



INVOICE#: 1919006
INVOICE DATE: 4/1/2024
SERVICE MONTH: APRIL
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

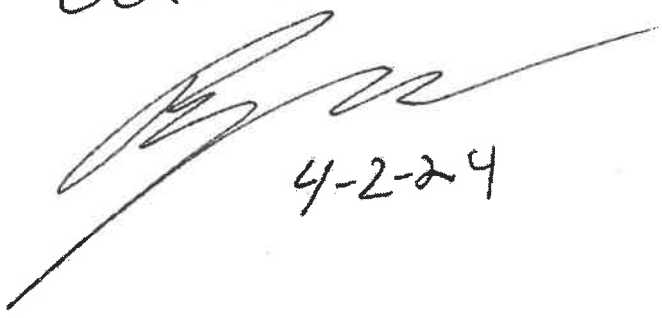
Armstrong CDD			
3645 Royal Pines Dr. , Middleburg, FL 32068			\$1,650.00
Pool			\$1,650.00
Item	Type	Description	Charges
1	Service	AM - Commercial Chemical and Cleaning	\$1,650.00
Taxes			\$0.00
Payments/Credits			\$0.00

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

MONTHLY POOL/SPA MAINTENANCE

Amount Due
\$1,650.00
Payment Due: 4/1/2024

Pool Maintenance
001.330.57200.46700



4-2-24



PO Box 160726
 Altamonte Springs, Florida
 32716-0726
 (813) 889-9091
 FL Lic: CPC056833
 TX Lic: TICL742
 AZ Lic: ROC 350640

CUSTOMER ID:	196869
INVOICE ID:	1939133
INVOICE DATE:	4/4/2024
DUE DATE:	4/4/2024
PO#:	N/A



Billing Address:

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

Service Address:

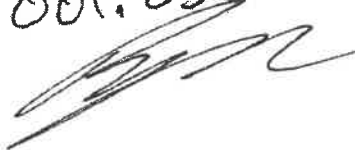
3645 Royal Pines Dr 3645 Royal Pines Dr. , Middleburg, FL 32068 -
 Pool
 Middleburg, FL
 32068

Description	Quantity	Unit Price	Total
BAPSPVCKIT5 - Misc pvc kit 5	1	\$60.00	\$60.00
R171230 - 1inS 30# HIGH CAPACITY CHEMICAL FEEDER	1	\$523.05	\$523.05
Equipment Install 3 - Commercial			\$278.00

Subtotal:	\$861.05
Taxes:	\$0.00
Payments/Credits:	\$0.00
Total Due:	\$861.05
Due Date:	4/4/2024

NOTES: [jwamer - 04/04/2024 11:21 AM]:
 Installed new Pentair HC3330 series erosion feeder for the pool, also serviced the rod system for backwash assembly valves,
 They now move freely with minimal effort

#72

Repairs + Maintenance
 001.330.572 00.46000
 4-5-24



Customer Name: ARMSTRONG CDD

Bill Date: 04/05/2024

Customer #: 00568411

Service Address: 3682 Royal Pines Drive Reclaimed Irrigation

Route #: MC05530006



Water

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

Base Charges (Prepaid)	04/05/24 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	04/01/24	28	5323	5495	172
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	34.5	X	0.92		\$31.74
Proration Factor: 0.9333	Tier 2	12.2	X	1.79		\$21.84
	Tier 3	125.3	X	2.71		\$339.56

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.59

Current Charges	\$393.14
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$392.55

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This bill includes your deposit interest for the period ending March 31, 2024. The interest rate paid was .94%

Please pay **\$392.55** by **4/26/2024** to avoid a **\$3.30** late fee. Make checks payable to **CLAY COUNTY UTILITY AUTHORITY**.

Your last payment of \$464.29 was posted to your account 03/25/2024.

#16
320-578-471



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:

AYC0404B 2000001011 27/3

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

Bill Summary

Bill Date	04/05/24
Current Charges	\$392.55
Current Charges Past Due After	04/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$392.55

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 04/05/2024

Customer #: 00574046

Service Address: 3645 Royal Pines Drive Pool

Route #: MC05560400



Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86819700	1	04/01/24	28	5371	5462	91

Base Charges (Prepaid)	04/05/24 to 04/05/24					\$0.00
Consumption Charges	Tier 1	91.0	X	2.54		\$231.14
Proration Factor: 0.9333	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.18

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86819700	1	04/01/24	28	5371	5462	91
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
Proration Factor: 0.0000						\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.59
Current Charges	\$232.32
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$231.73

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This bill includes your deposit interest for the period ending March 31, 2024. The interest rate paid was .94%

Please pay \$231.73 by 4/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$466.31 was posted to your account 03/25/2024.

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
320-572-431



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:

AYC0404B 2000001012 27/4

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

Bill Summary

Bill Date	04/05/24
Current Charges	\$231.73
Current Charges Past Due After	04/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$231.73

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 04/05/2024

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	04/01/24	28	159	161	2

Base Charges (Prepaid)	04/05/24 to 04/05/24					\$0.00
Consumption Charges	Tier 1	2.0	X	2.54		\$5.08
Proration Factor: 0.9333	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.18

Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges		2.0	X	5.07		\$10.14

Reuse

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

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-5.66
Current Charges	\$16.40
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$10.74

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This bill includes your deposit interest for the period ending March 31, 2024. The interest rate paid was .94%

Please pay \$10.74 by 4/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$322.52 was posted to your account 03/25/2024.

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
276-972-431



Please return this portion with payment

Bill Summary



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

Bill Date	04/05/24
Current Charges	\$10.74
Current Charges Past Due After	04/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$10.74

ADDRESSEE:

MAIL PAYMENT TO:

AJC0404B 2000001013 27/5

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



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



Customer Name: ARMSTRONG CDD

Bill Date: 04/05/2024

Customer #: 00574048

Service Address: 3645 Royal Pines Drive Reclaimed Irrigation

Route #: MC05560404



Water

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

Base Charges (Prepaid)	04/05/24 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	04/01/24	27	319	437	118
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	67.5	X	0.92		\$62.10
Proration Factor: 0.9000	Tier 2	22.5	X	1.79		\$40.28
	Tier 3	28.0	X	2.71		\$75.88

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-1.18
Current Charges	\$178.26
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$177.08

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This bill includes your deposit interest for the period ending March 31, 2024. The interest rate paid was .94%

Please pay **\$177.08** by **4/26/2024** to avoid a **\$3.30** late fee. Make checks payable to **CLAY COUNTY UTILITY AUTHORITY**.

Your last payment of \$334.36 was posted to your account 03/25/2024.

#16
220-578-431



Please return this portion with payment

Bill Summary



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

Bill Date	04/05/24
Current Charges	\$177.08
Current Charges Past Due After	04/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$177.08

ADDRESSEE:

MAIL PAYMENT TO:

AYC0404B 2000001014 27/6

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

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



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: 04/05/2024

Customer #: 00577060

Service Address: 875 Tynes Blvd Reclaimed Irrigation

Route #: MC05560359



Water

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

Base Charges (Prepaid)	04/05/24 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	04/01/24	28	365	432	67
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	34.5	X	0.92		\$31.74
Proration Factor: 0.9333	Tier 2	12.2	X	1.79		\$21.84
	Tier 3	20.3	X	2.71		\$55.01

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.59
Current Charges	\$108.59
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$108.00

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This bill includes your deposit interest for the period ending March 31, 2024. The interest rate paid was .94%

Please pay \$108.00 by 4/26/2024 to avoid a \$3.30 late fee
Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$122.83 was posted to your account 03/25/2024.

#16
 020-538-431



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:

AYC0404B 2000001016 27/8

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

Bill Summary

Bill Date	04/05/24
Current Charges	\$108.00
Current Charges Past Due After	04/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$108.00

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 04/05/2024

Customer #: 00577061

Service Address: 705 Tynes Blvd Reclaimed Irrigation

Route #: MC05560361



Water

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

Base Charges (Prepaid)	04/05/24 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	04/01/24	28	7399	7482	83
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	34.5	X	0.92		\$31.74
Proration Factor: 0.9333	Tier 2	12.2	X	1.79		\$21.84
	Tier 3	36.3	X	2.71		\$98.37

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.59
Current Charges	\$151.95
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$151.36

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Learn how you can Save More when you Water Less! Florida's water - It's worth saving. Learn more at www.sjrwmd.com/water-conservation/

This bill includes your deposit interest for the period ending March 31, 2024. The interest rate paid was .94%

Please pay \$151.36 by 4/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$185.16 was posted to your account 03/25/2024.

#16
320-578 431



Please return this portion with payment



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

ARMSTRONG CDD
 705 Tynes Blvd Reclaimed Irrigation

Customer #:00577061
 Route #:MC05560361
 Route Group:26

ADDRESSEE:

AYC0404B 2000001015 27/7

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

Bill Summary

Bill Date	04/05/24
Current Charges	\$151.36
Current Charges Past Due After	04/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$151.36

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 04/05/2024

Customer #: 00586607

Service Address: 3976 Heatherbrook Place Reclaimed Irrigation

Route #: MC05560323



Water

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

Base Charges (Prepaid)	04/05/24 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	04/01/24	28	2023	2053	30
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	30.0	X	0.92		\$27.60
Proration Factor: 0.9333	Tier 2	0.0	X	1.79		\$0.00
	Tier 3	0.0	X	2.71		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.59
Current Charges	\$27.60
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$27.01

This month Florida celebrates the 26th anniversary April was established as Water Conservation Month. Visit www.sjrwmd.com/waterways/springs to learn how our district is protecting Florida's Springs.

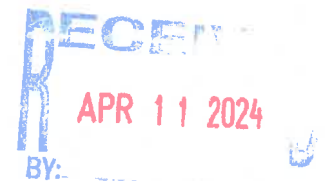
Learn how you can Save More when you Water Less! Florida's water - It's worth saving. Learn more at www.sjrwmd.com/water-conservation/

This bill includes your deposit interest for the period ending March 31, 2024. The interest rate paid was .94%

Please pay \$27.01 by 4/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$74.05 was posted to your account on 03/25/2024.

#16
320 578 431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00586607

3976 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560323

Route Group:26

ADDRESSEE:

AYC0404B 2000001017 27/9

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

Bill Summary

Bill Date	04/05/24
Current Charges	\$27.01
Current Charges Past Due After	04/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$27.01

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 04/05/2024

Customer #: 00586608

Service Address: 4121 Heatherbrook Place Reclaimed Irrigation

Route #: MC05560249



Water

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

Base Charges (Prepaid)	04/05/24 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	04/01/24	28	1618	1639	21

Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	21.0	X	0.92		\$19.32
Proration Factor: 0.9333	Tier 2	0.0	X	1.79		\$0.00
	Tier 3	0.0	X	2.71		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.59
Current Charges	\$19.32
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$18.73

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Learn how you can Save More when you Water Less! Florida's water - It's worth saving. Learn more at www.sjrwmd.com/water-conservation/

This bill includes your deposit interest for the period ending March 31, 2024. The interest rate paid was .94%

Please pay \$18.73 by 4/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$66.69 was posted to your account on 03/25/2024.

#16
220-578-4371



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00586608

4121 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560249

Route Group:26

ADDRESSEE:

AYC0404B 2000001018 27/10

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

Bill Summary

Bill Date	04/05/24
Current Charges	\$18.73
Current Charges Past Due After	04/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$18.73

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 04/05/2024

Customer #: 00588041

Service Address: 3846 Sunberry Lane Reclaimed Irrigation

Route #: MC05560097



Water

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

Base Charges (Prepaid)	04/05/24 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	04/01/24	28	1904	1919	15
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	15.0	X	0.92		\$13.80
Proration Factor: 0.9333	Tier 2	0.0	X	1.79		\$0.00
	Tier 3	0.0	X	2.71		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-1.18
Current Charges	\$13.80
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$12.62

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This bill includes your deposit interest for the period ending March 31, 2024. The interest rate paid was .94%

Please pay \$12.62 by 4/26/2024 to avoid a \$3.30 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$61.17 was posted to your account on 03/25/2024.

#16
320-578-629



Please return this portion with payment



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

ARMSTRONG CDD
 3846 Sunberry Lane Reclaimed Irrigation

Customer #:00588041
 Route #:MC05560097
 Route Group:26

ADDRESSEE:

AYC0404B 2000001019 27/11

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

Bill Summary

Bill Date	04/05/24
Current Charges	\$12.62
Current Charges Past Due After	04/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$12.62

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 04/05/2024

Customer #: 00594522

Service Address: 4173 Heatherbrook Place

Route #: MC05560399



Water

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

Base Charges (Prepaid)	04/05/24 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	04/01/24	28	897	906	9
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	9.0	X	0.92		\$8.28
Proration Factor: 0.9333	Tier 2	0.0	X	1.79		\$0.00
	Tier 3	0.0	X	2.71		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.59
Current Charges	\$8.28
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$7.69

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This bill includes your deposit interest for the period ending March 31, 2024. The interest rate paid was .94%

Please pay \$7.69 by 4/26/2024 to avoid a \$3.30 late fee Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$54.73 was posted to your account on 03/25/2024.

#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
 4173 Heatherbrook Place

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

Bill Date	04/05/24
Current Charges	\$7.69
Current Charges Past Due After	04/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$7.69

ADDRESSEE:

MAIL PAYMENT TO:

AYC0404B 2000001020 27/12

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: 04/05/2024

Customer #: 00596274

Service Address: 544 Tynes Blvd

Route #: MC05560677



Water

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

Base Charges (Prepaid)	04/05/24 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	04/01/24	28	1109	1117	8
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	8.0	X	0.92		\$7.36
Proration Factor: 0.9333	Tier 2	0.0	X	1.79		\$0.00
	Tier 3	0.0	X	2.71		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.59
Current Charges	\$7.36
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$6.77

This month Florida celebrates the 26th anniversary of **April** was established as **Water Conservation Month**. Visit www.sjrwmd.com/waterways/springs to learn how our district is protecting Florida's Springs.

Learn how you can **Save More when you Water Less!** Florida's water - It's worth saving. Learn more at www.sjrwmd.com/water-conservation/

This bill includes your deposit interest for the period ending March 31, 2024. The interest rate paid was .94%

Please pay \$6.77 by 4/26/2024 to avoid a \$3.30 late fee
Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$55.65 was posted to your account on 03/25/2024.

#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:

AYC0404B 2000001022 27/14

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



Customer Name: ARMSTRONG CDD

Bill Date: 04/05/2024

Customer #: 00567729

Service Address: 3518 Royal Pines Drive Reclaimed Irrigation

Route #: MC05533398



Water

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

Base Charges (Prepaid)	04/05/24 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	04/01/24	28	4435	4435	0
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	0.0	X	0.92		\$0.00
Proration Factor: 0.9333	Tier 2	0.0	X	1.79		\$0.00
	Tier 3	0.0	X	2.71		\$0.00

Other Charges

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

This month Florida celebrates the 26th anniversary of **Water Conservation Month**. Visit www.sjrwmd.com/waterways/springs to learn how our district is protecting Florida's Springs.

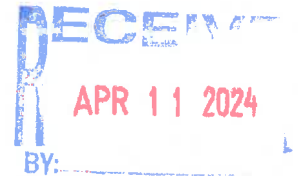
Learn how you can **Save More when you Water Less!** Florida's water - It's worth saving. Learn more at www.sjrwmd.com/water-conservation/

You asked, we answered. New features and payment options are coming to bring you a more user-friendly online experience. Learn more at clayutility.org.

Your account is paid in full. Thank you.

Your last payment of \$46.45 was posted to your account on 03/25/2024.

16
020-538-431



Please return this portion with payment

Bill Summary



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

ARMSTRONG CDD

Customer #:00567729

3518 Royal Pines Drive Reclaimed Irrigation

Route #:MC05533398

Route Group:27

ADDRESSEE:

MAIL PAYMENT TO:

AYC0404B 2000001010 27/2

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



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



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

Customer Name: ARMSTRONG CDD
Service Address: 1980 Amberly Drive

Bill Date: 04/05/2024

Customer #: 00596272
Route #: MC05560415



Water

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

Base Charges (Prepaid)	04/05/24 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	04/01/24	28	1636	1636	0

Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	0.0	X	0.92		\$0.00
Proration Factor: 0.9333	Tier 2	0.0	X	1.79		\$0.00
	Tier 3	0.0	X	2.71		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.59
Current Charges	\$0.00
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$-0.59

This month Florida celebrates the 26th anniversary Ap was established as Water Conservation Month. Visit www.sjrwmd.com/waterways/springs to learn how our district is protecting Florida's Springs.

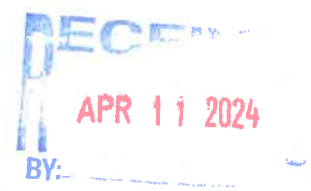
Learn how you can Save More when you Water Less! Florida's water - It's worth saving. Learn more at www.sjrwmd.com/water-conservation/

This bill includes your deposit interest for the period ending March 31, 2024. The interest rate paid was .94%

Your current billing reflects a credit balance. This cred balance will reflect on your next billing.

Your last payment of \$46.45 was posted to your account o 03/25/2024.

#16
320-538-431



Please return this portion with payment

Bill Summary



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

ARMSTRONG CDD
1980 Amberly Drive

Customer #:00596272
Route #:MC05560415
Route Group:26

Bill Date	04/05/24
Current Charges	\$-0.59
Current Charges Past Due After	04/26/24
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$-0.59

ADDRESSEE:

MAIL PAYMENT TO:

AYC0404B 2000001021 27/13

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

00596272 5 MC05560415 0000000059 0000000 04262024 0 0



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

Member Name ARMSTRONG CDD
Account # 9054872
Trustee District: 06
Statement Date: 04/11/2024
Current Bill Due Date: 05/02/2024

Important Messages

With storm season approaching, keep in mind the best and fastest way to report a power outage at your home is through the MyClayElectric app or online portal. Simply click Submit Outage at the top of the screen and follow the steps. You can see if the outage has already been detected. Being registered in MyClayElectric also means you will receive emails or texts about your outage status.

Total Amount Due

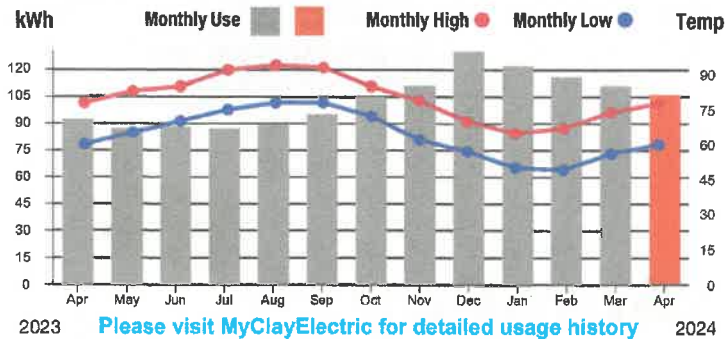
\$46.00

Due Date:
05/02/2024

Previous Balance	\$17.00
Payment Received 03/25/24	-\$17.00
Balance Forward	\$0.00
Current Charges Due 05/02/24	\$46.00

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	03/11/24	04/10/24	5239	5345	1	106



Current Service Detail

Access Charge		\$32.00
Energy Charge	106 kWh @ 0.0813	\$8.62
Power Cost Adjustment	106 kWh @ 0.0200	\$2.12
FLA Gross Receipts Tax		\$1.10
Clay Co Public Ser Utility Tax		\$1.60
Operation Round Up		\$0.56
Total Current Charges for this Location		\$46.00

#100
920-538-43

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

106 kWh
30 days
Avg kWh
4

111 kWh
30 days
Avg kWh
4

92 kWh
30 days
Avg kWh
3

78°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.



5490 0 MB 0.571
ARMSTRONG CDD
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

5 5490
C-20

Account Number	9054872
Current Charges Due 05/02/24	\$46.00
Total Amount Due	\$46.00

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 0000046006

Member Name ARMSTRONG CDD
Account # 9082120
Trustee District: 06
Statement Date: 04/11/2024
Current Bill Due Date: 05/02/2024

Previous Balance \$1,188.00
Payment Received 03/25/24 -\$1,188.00
Balance Forward \$0.00
Current Charges Due 05/02/24 \$1,168.00

Important Messages

With storm season approaching, keep in mind the best and fastest way to report a power outage at your home is through the MyClayElectric app or online portal. Simply click Submit Outage at the top of the screen and follow the steps. You can see if the outage has already been detected. Being registered in MyClayElectric also means you will receive emails or texts about your outage status.

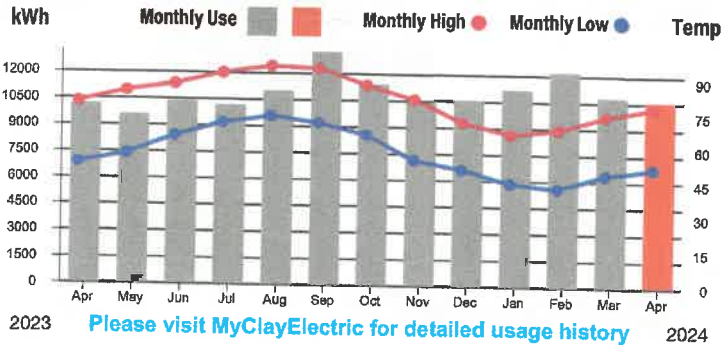
Total Amount Due

\$1,168.00

Due Date:
05/02/2024

Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	151835709	03/11/24	04/10/24	3017	3070	200	10,600



Current Service Detail

Access Charge		\$32.00
Energy Charge	10,600 kWh @ 0.0813	\$861.78
Power Cost Adjustment	10,600 kWh @ 0.0200	\$212.00
FLA Gross Receipts Tax		\$28.33
Clay Co Public Ser Utility Tax		\$33.49
Operation Round Up		\$0.40
Total Current Charges for this Location		\$1,168.00

#100
20,572.43

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

10,600 kWh
30 days
Avg kWh
353

10,800 kWh
30 days
Avg kWh
360

10,200 kWh
30 days
Avg kWh
340

79°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	9082120
Current Charges Due 05/02/24	\$1,168.00
Total Amount Due	\$1,168.00

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


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




Important Messages

With storm season approaching, keep in mind the best and fastest way to report a power outage at your home is through the MyClayElectric app or online portal. Simply click Submit Outage at the top of the screen and follow the steps. You can see if the outage has already been detected. Being registered in MyClayElectric also means you will receive emails or texts about your outage status.

Total Amount Due

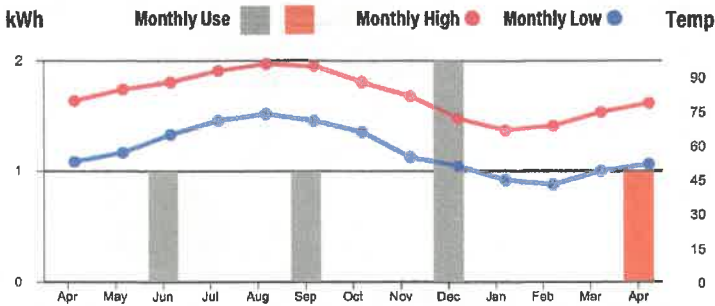
\$35.00

Due Date:
05/02/2024

Previous Balance	\$35.00
Payment Received 03/25/24	-\$35.00
Balance Forward	\$0.00
Current Charges Due 05/02/24	\$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	03/11/24	04/10/24	38	39	1	1



Current Service Detail

Access Charge		\$32.00
Energy Charge	1 kWh @ 0.0813	\$0.08
Power Cost Adjustment	1 kWh @ 0.0200	\$0.02
FLA Gross Receipts Tax		\$0.82
Clay Co Public Ser Utility Tax		\$1.28
Operation Round Up		\$0.80
Total Current Charges for this Location		\$35.00

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

This Month	Last Month	This Month Last Year	Avg Daily High
1 kWh 30 days Avg kWh 0	0 kWh 30 days Avg kWh 0	0 kWh 30 days Avg kWh 0	79°F

±100
320 538 43



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 05/02/24	\$35.00
Total Amount Due	\$35.00

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



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



Important Messages

With storm season approaching, keep in mind the best and fastest way to report a power outage at your home is through the MyClayElectric app or online portal. Simply click Submit Outage at the top of the screen and follow the steps. You can see if the outage has already been detected. Being registered in MyClayElectric also means you will receive emails or texts about your outage status.

Total Amount Due

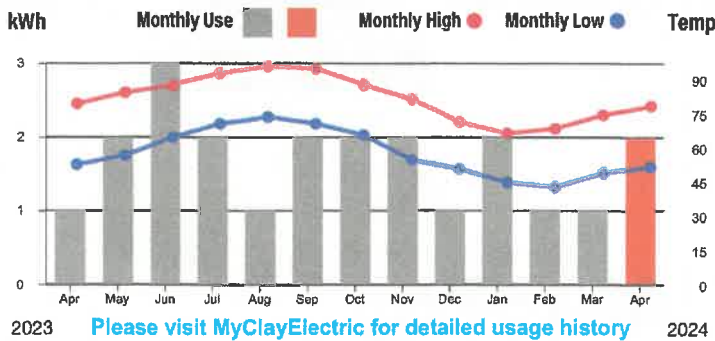
\$34.32

Due Date:
05/02/2024

Previous Balance	\$34.20
Payment Received 03/25/24	-\$34.20
Balance Forward	\$0.00
Current Charges Due 05/02/24	\$34.32

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	03/11/24	04/10/24	83	85	1	2



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

#100
320-518-43

This Month	Last Month	This Month Last Year	Avg Daily High
2 kWh 30 days Avg kWh 0	1 kWh 30 days Avg kWh 0	1 kWh 30 days Avg kWh 0	79°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	9143346
Current Charges Due 05/02/24	\$34.32
Total Amount Due	\$34.32

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



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





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: 04/02/24 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 3645 Royal Pines Dr, Middleburg, FL 32068					
03/25/24	55666363	Pest Control Service	\$46.00	\$0.00	\$46.00

Pest Control

001.330.57200.46500

[Handwritten Signature]

4-16-24

#70
Mthly



Current: \$46.00

Past Due: \$0.00

Total Amount Due: \$46.00

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

GA22349F



PO Box 7835 • Jacksonville, FL 32238-0835

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

*****AUTO**MIXED AADC 270



ARMSTRONG CDD 6
 6200 LEE VISTA BLVD 1219
 ORLANDO FL 32822-5147



Please check invoice(s) paid below.			
Invoice #	Amount	Invoice #	Amount
<input checked="" type="checkbox"/> 55666363	\$46.00	<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: 04/02/24
 Customer Number: 2634163

Balance Forward: \$0.00
 Amount: _____

Amount Due: \$46.00
 Check # _____

Invoice

Invoice #4970041524
Date 4/16/2024
Due Date 5/16/2024



First Coast Fire and Safety

Billing

Armstrong CDD
475 West Town Pl.
Suite 114
St. Augustine FL 32068

Service

Grey Hawk
3645 Royal Pines Dr

Orange Park FL



PO #

Terms

Project

Net 30

Grey Hawk - 1543

Item	Description	Qty	Rate	Amount
Service Call	Service Call	1	\$125.0000	\$125.00
New ABC 10lb Fire Extinguisher	ABC- New 10lb Fire Extinguisher	1	\$194.9500	\$194.95
Subtotal				\$319.95
Sales Tax				\$0.00
Payment Total				\$0.00
Total Due				\$319.95

Make a Payment

#63

Repairs & Maintenance
001,330.57200,46000

4-18-24

Contact First Coast Fire and Safety

5905 Macy Ave
Jacksonville FL 32211

(904) 346-0111
office@firstcoastfire.net

Thank You!

www.firstcoastfire.net

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

Invoice

Invoice #: 132
 Invoice Date: 4/16/24
 Due Date: 4/16/24
 Case:
 P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance March 1 - March 31, 2024		1,128.40	1,128.40
Maintenance Supplies		184.08	184.08
#1 Preventative Maintenance 001.320.53800.46900			\$1,128.40
Sanitorial Supplies 001.330.57200.46460			\$161.98
Office Supplies 001.330.57200.51000			\$22.10

Total \$1,312.48

Payments/Credits \$0.00

Balance Due \$1,312.48

Jerry Lambert

4-22-24

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/24	2.03	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/4/24	2.23	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/6/24	2.1	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
3/8/24	2.3	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/11/24	2.23	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/13/24	2.08	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
3/15/24	2.28	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/18/24	2.13	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/20/24	2.63	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
3/22/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/26/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/27/24	2.03	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
3/29/24	2.17	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles

TOTAL 28.21

MILES 0


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

MAINTENANCE BILLABLE PURCHASES

Period Ending 4/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong	3/6/24	Multifold Towels	49.46	R.W.
	3/7/24	Jumbo Toilet Paper 12 rolls	50.16	R.W.
	3/12/24	Printer Paper	9.75	R.W.
	3/12/24	Sharpie Pens	12.35	R.W.
	3/15/24	40 Gal Trash Bags 250ct	62.35	R.W.
		TOTAL	<u>\$184.08</u>	

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	4/23/2024	\$995.00

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

00000007312096001000000017564700000009950054

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

Armstrong CDD - Greyhawk **3645 Royal Pines Dr Orange Park, FL 32065**
Invoice Due Date 4/17/2024 **Invoice 1881154** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
4/17/2024	Water Management - Monthly		\$995.00	\$0.00	\$995.00
<p>Treated ponds 1,2,3,5 and 6 for algae. Please allow up to two weeks for full results</p> <p>#77 Lake Maintenance 001.320.53800.46800 4-23-24</p>					
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 **Corporate Address**
Portal Registration #: 4A64AE61 4651 Salisbury Rd, Suite 155
Customer E-mail(s): greyhawkmanager@gmsnf.com, jsoriano@gmsnf.com Jacksonville, FL 32256
Customer Portal Link: www.lakedoctors.com/contact-us/

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

RECEIVED
 APR 22 2024

INVOICE

BILL TO

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

INVOICE # 9917

DATE 04/01/2024
DUE DATE 04/30/2024
TERMS End of the month

SERVICE MONTH

April

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Friday and Saturday April 1 - April 30	48	29.95	1,437.60
Vehicle Patrol 6 Patrols Sunday and Thursdays, 3 Patrols Monday, Tuesday, Wednesday April 1 - April 30	90	17.95	1,615.50
Fuel Charge Fuel Charge	1	100.00	100.00

SUBTOTAL	3,153.10
TAX	0.00
TOTAL	3,153.10
BALANCE DUE	\$3,153.10

Security Monitoring
 001.330.57200.34500

[Handwritten Signature]
 4-22-24



Invoice

McGowan's Heating & Air Conditioning
11320 Phillips Parkway Drive East
Jacksonville FL 32256
904-278-0339

Account # 168395

Invoice # 442842
Date: 4/4/2024
Page # 1 of 1

Armstrong CDD
475 West Town Pl
Suite 114
ST AUGUSTINE FL 32092

Service At:
GreyHawk Community
3645 Royal Pines Drive
ORANGE PARK FL 32065

Service Date	PO #	Job # 328955	Contract #	Claim #	
Description Of Service		Quantity	Unit Price	Extended Price	Tax
Carrier Heat Pump Installation (50% Deposit)		1	\$4,397.92	\$4,397.92	
10 YEAR PART AND LABOR REGISTERED EQUIPMENT ONLY		1	\$662.50	\$662.50	
Total				\$5,060.42	

#1
2 320-3786

RECEIVED
APR 04 2024
BY:

Terms: Due Upon Receipt

Please pay from this Invoice

Please Detach and Return with Remittance

Check Enclosed []	Method of Payment
Master Card [] Visa [] AmExp [] Discover []	
Acct # _____ CVV _____ Exp Date _____	
Name on Card _____	
Signature _____	

Invoice # 442842
Date : 4/4/2024
Account # 168395
Armstrong CDD

Remit To:
McGowan's Heating & Air Conditioning
McGowan's Heating & AirConditioning
11320 Phillips Parkway Drive East
Jacksonville FL 32256

Amount Due \$5,060.42
Amount Paid \$ 5060.42



Invoice

McGowan's Heating & Air Conditioning
11320 Phillips Parkway Drive East
Jacksonville FL 32256
904-278-0339

Account # 168395

Invoice # 442843
Date: 4/4/2024
Page # 1 of 1

Armstrong CDD
475 West Town Pl
Suite 114
ST AUGUSTINE FL 32092

Service At:
GreyHawk Community
3645 Royal Pines Drive
ORANGE PARK FL 32065

Service Date	PO #	Job # 328955	Contract #	Claim #
Description Of Service	Quantity	Unit Price	Extended Price	Tax
Carrier Heat Pump Installation (50% for Completion	1	\$4,397.91	\$4,397.91	
10 YEAR PART AND LABOR REGISTERED EQUIPMENT ONLY	1	\$662.50	\$662.50	
Total			\$5,060.41	

#1
2-320-538 6



Terms: Due Upon Receipt

Please pay from this Invoice

Please Detach and Return with Remittance

Check Enclosed []	Method of Payment
Master Card [] Visa [] AmExp [] Discover []	
Acct # _____ CVV _____ Exp Date _____	
Name on Card _____	
Signature _____	

Invoice # 442843
Date : 4/4/2024
Account # 168395
Armstrong CDD

Remit To:

McGowan's Heating & Air Conditioning
McGowan's Heating & AirConditioning
11320 Phillips Parkway Drive East
Jacksonville FL 32256

Amount Due	\$5,060.41
Amount Paid	\$ 5060.41