

***ARMSTRONG***

*Community Development District*

*DECEMBER 12, 2024*

# *AGENDA*

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

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December 5, 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, December 12, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Public Comment (*regarding agenda items listed below*)
- III. Organizational Matters
  - A. Oath of Office for Newly Elected Supervisors
  - B. Election of Officers, Resolution 2025-01
- IV. Approval of the Minutes of the November 14, 2024 Meeting
- V. Discussion Items
  - A. Landscape Scope of Services
- VI. Consideration of Proposals:
  - A. Irrigation Proposals
- VII. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager

D. Facility Manager - Report

VIII. Supervisor's Requests and Audience Comments

IX. Financial Reports

A. Financial Statements as of November 30, 2024

B. Check Register

X. Next Scheduled Meeting – January 9, 2025 @ 3:30 p.m. at Plantation Oaks Amenity Center

XI. Adjournment

**Board Oversight**

Amenity Center – Supervisor Lopez

Security – Vice Chairman Brown

Landscape and Common Areas – Chairman Taylor

Pond Maintenance – Supervisor Hernandez

Finance and Accounting – Supervisor Bowen

*THIRD ORDER OF BUSINESS*

*B.*

**RESOLUTION 2025-01**

**A RESOLUTION DESIGNATING OFFICERS OF THE  
ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**

**WHEREAS**, the Board of Supervisors of the Armstrong Community Development District at a regular business meeting held on December 12, 2024 desires to elect the below recited persons to the offices specified.

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

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

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

**PASSED AND ADOPTED THIS 12TH DAY OF DECEMBER, 2024.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

*FOURTH ORDER OF BUSINESS*



Minutes of Meeting  
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, November 14, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Kendrick Taylor	Chairman
Cameron Brown	Vice Chairman
Christine Bowen	Supervisor
Cherie Hernandez	Supervisor
Jose Lopez	Supervisor

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

A resident stated I sent an email to Kendrick proposing a fundraising walk in our community, Greyhawk, for MS. I was diagnosed in 2018 with MS and would like to do this fundraiser that will take place in March.

Ms. Giles asked are you going to use any of the district facilities?

A resident stated no.

Mr. Taylor stated when her presentation is updated, please send it to the other board members. I know you mentioned food trucks on there. Is that still part of your plan and where do you anticipate locating those trucks?

A resident if I get a food truck to come out it would be on my driveway.

Mr. Soriano stated it is going to be inside the neighborhood and doesn't affect anything on district property. In the future if it gets bigger, we will work with her to use the bathrooms at the amenity center as a turnaround point.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the September 12, 2024 Meeting**

On MOTION by Mr. Lopez seconded by Mr. Taylor with all in favor the minutes of the September 12, 2024 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Discussion Items**

**A. Landscape Scope of Services**

Mr. Soriano stated the landscaper agrees with everything in the scope, no concerns but they wanted a little more time to do the pricing. The new scope is not much different than they were expecting, we are writing everything out and we have a record of what is expected, the cost and the timelines. Hopefully, we will see that at the end of this week or the beginning of next week.

Mr. Taylor asked have we received the maps and documentation that we have requested?

Mr. Soriano responded not all. We have received some, but I was told a lot of their new reporting, their new detailed policy information that is coming out with a lot of those things we requested just started this week. Ryan has received irrigation reports, but he just received them this morning. We wanted detailed maps, not something that looks like it was drawn in a few minutes.

Mr. Lopez stated we asked several months ago for an irrigation quote for a lot that didn't have irrigation. Can we put in our contract that they have 60 days to return a quote and if not we can find it somewhere else?

Mr. Soriano stated we can go out to somebody any time we want. If it is not something that is part of our normal landscape monthly maintenance contract, we can use another vendor. I warn against that a lot of times because you have two vendors working in the same area and if something goes wrong it makes it hard to deal with warranty work.

Ms. Giles asked do you want this item on the next agenda?

Mr. Soriano stated yes.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals**

**A. Fabric Replacement on Lounge Chairs**

Mr. Wilson stated I have replaced 10 so far and there are 28 left to do.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the proposal from Horizon Casual in the amount of \$3,665 was approved.

**B. Ruppert Landscape for Additional Irrigation**

This item tabled to enable staff to get more details on the proposal from Rupert and to obtain additional proposals from other vendors.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2023 Audit**

Ms. Giles stated in the management letter it says, there were no findings or recommendations made in prior audit and Armstrong CDD complied in all material respects with the requirements during the year ending September 30, 2023. This is a clean audit.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor the fiscal year 2023 audit was accepted.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being none, the next item followed.

**B. District Engineer**

Mr. Schaeffer stated we went out on October 1<sup>st</sup> and the pond water elevations were still elevated due to the Helene storm event. I think it is down now and we have it on our calendar to go out next week to do our actual pond inspections. We completed task 1, which is background information, we built the inspection check list based on the design. We will submit the report to the agencies after we get the board to review and approve it.

**C. District Manager**



*SIXTH ORDER OF BUSINESS*



**October 16, 2024**

**3833 Heatherbrook Place  
Middleburg , FL 32068**

**Attn: [Contact Name]**

**Re: Additional Zone**

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Irrigation Service at **Armstrong CDD**. Specifically, the scope of work shall be as described herein.

**Scope of Work**

During a recent visit we found between 3900 Bloomfield Ct. and 3984 Bloomfield Ct. See photo below on area. This area currently does not have any irrigation installed on the common area of the CDD. We are proposing to add irrigation into this area to help ensure you have a uniformed coverage and look of the area. In order to do this we will need to trace the main line wire path form Royal Pines Drive, located an appropriate connection point. Once this is found we will dig down to the mainline and tie into the line, extend the mine line if needed and install new control valve for the zone. Please note that we will need to shut down or isolate the main system for this work to be performed. The system may be down 1 to 3 days in this area or in its entirety while this connection is made and tested for leaks. Once connection is made, we will then trench out lateral line, head locations, install backfill, and test new zone. Head will be properly spaced to provide a uniformed prescription rate on the plant material. Once everything is validated as operations we will then reprogram the main controller to add this zone into the system and set appropriate run schedule.

**Scope of Work**

1. Mark areas where irrigation will be installed.
2. Proposal do not include any sleeving.
3. Contact Clay Utility for utility marking. Ruppert is not responsible for unmarked private utilities not marked to include any secure communications.
4. Point of Connection (POC)
  - 4.1. Locate main line and wire path
  - 4.2. Excavate mainline and tie into line

Ruppert Landscape, Inc.

2105 Harbor Lake Drive ■ Fleming Island, FL 32003

Office 904-778-1030 ■ Fax 301-482-0303 ■ [www.ruppertlandscape.com](http://www.ruppertlandscape.com)

- 4.3. Install a 2inch mainline and wire path to where new zone will be installed.
- 4.4. Assumptions were made on water source PSI 70 with 100 GPM min.
- 4.5. Once the water source is installed, we will make adjustments to the final drawing
5. Installing of piping. All the operations below will be done separately and or in unison with other phases
  - 5.1. Install main and lateral lines and valves.
  - 5.2. Backfill the main line and around valve boxes.
  - 5.3. Install lateral line and fitting for head locations
  - 5.4. Head locations will be marked with a black flex pipe sticking out of the found.
  - 5.5. All head locations will be installed, and all areas will be backfilled raked and overseeded upon completion. Sod can be performed at an additional cost.
  - 5.6. Adjusted all heads to ensure proper coverage.
6. Connect the controller to the main power source and program controller.
  - 6.1. Connect new valve ot main controller
  - 6.2. Program and test connectivity
  - 6.3. Progrma appropriate program for the new zone to run.
8. Clean up of all resulting debris each day

9. Includes remainder of year service on this new area we added on. Pricing will be reviewed for next season based on additional zones installed. After that yearly maintenance will be required to extend the warranty.

**Work items:**

Description	Qty
Install irrigation on to existing system. Add in new zone	1

**Total price\* :**                      **\$4,956 \_\_\_\_\_ Initial**

**Terms and Conditions**

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion be due, in full, within thirty(30) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal may be withdrawn if not accepted within 30 days.
- Any damages done to private utilities not marked by miss utility will be the sole responsibility of the owner to repair.
- The Acceptance Signature below gives Ruppert Landscape or their authorized subcontractor permission to proceed with the services described.
- Please note that once repairs are made it is not uncommon to have additional repairs identified.

My contact information is shown below. If you have any questions please contact me.

Thank you.



*SEVENTH ORDER OF BUSINESS*

*D.*



**Armstrong Community Development District (CDD)**

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

**Memorandum**

**Date: December 12<sup>th</sup> 2024**

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

**Community:**

**Amenity Usage**

- *Total Facilities Usage – fobs Scanned 3187 in June*

*Card counts:*

New Owners	0
Replacements	0

**Room Rentals**

*rentals in month of November -1*

**Special Events**

**Operations:**

- Walked all the ponds with the engineer
- Started hanging the permeant our door lights.
- Prepared the facility for the Christmas event
- Hung Christmas lights and started decorating the facility
- Give my office a much-needed upgrade
- Men’s handicap toilet has been fixed
- Hung wreaths at the front entryways

**Armstrong Community Development District (CDD)**

3645 Royal Pines Dr, Orange Park, FL 32065

*(904) 203-7112; [Greyhawkmanager@gmsnf.com](mailto:Greyhawkmanager@gmsnf.com)*

**Memorandum**

**Landscaping**

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

**For questions, comments, or clarification, please contact:**

- *Ryan Wilson, Greyhawk Amenity Manager (904) 322-3199* [greyhawkmanager@gmsnf.com](mailto:greyhawkmanager@gmsnf.com)
- *Jay Soriano, GMS Operations Manager (904) 274-2450* [jsoriano@gmsnf.com](mailto:jsoriano@gmsnf.com)

*NINTH ORDER OF BUSINESS*

*A.*

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

***Unaudited Financial Reporting***  
***November 30, 2024***



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**Armstrong**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 2024**

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 65,528	\$ 2,966	\$ -	\$ -	\$ 68,494
Due from Other Funds	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	-	-	-
<b>Investments:</b>					
US Bank Custody Account	132,273	41,681	-	-	173,954
<b>Series 2017A/B</b>					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	56,043	-	56,043
Reserve-B	-	-	15,889	-	15,889
Revenue-B	-	-	628	-	628
Prepayment-B	-	-	105	-	105
<b>Series 2019</b>					
Reserve	-	-	204,800	-	204,800
Revenue	-	-	62,339	-	62,339
Prepayment	-	-	1	-	1
Construction	-	-	-	4,111	4,111
Prepaid Expenses	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 197,801</b>	<b>\$ 44,647</b>	<b>\$ 605,625</b>	<b>\$ 4,111</b>	<b>\$ 852,184</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 2,731	\$ -	\$ -	\$ -	\$ 2,731
Accrued Expenses	-	-	-	-	-
FICA Payable	(20)	-	-	-	(20)
Federal Withholding Payable	20	-	-	-	20
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 2,731</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,731</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 605,625	\$ -	\$ 605,625
Capital Project	-	-	-	4,111	4,111
Assigned for:					
Capital Reserve Fund	-	44,647	-	-	44,647
Unassigned	195,070	-	-	-	195,070
<b>Total Fund Balances</b>	<b>\$ 195,070</b>	<b>\$ 44,647</b>	<b>\$ 605,625</b>	<b>\$ 4,111</b>	<b>\$ 849,453</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 197,801</b>	<b>\$ 44,647</b>	<b>\$ 605,625</b>	<b>\$ 4,111</b>	<b>\$ 852,184</b>

**Armstrong**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 637,369	\$ 28,974	\$ 28,974	\$ -
Cash Share - Tynes Blvd	15,000	2,500	1,100	(1,400)
Miscellaneous Income-Access Cards	-	-	125	125
Miscellaneous Income-Rental	-	-	800	800
Interest	14,631	2,439	1,414	(1,025)
<b>Total Revenues</b>	<b>\$ 667,000</b>	<b>\$ 33,912</b>	<b>\$ 32,413</b>	<b>\$ (1,500)</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,200	\$ 800
FICA Expense	918	153	92	61
Annual Audit	4,300	-	-	-
Trustee Fees	7,800	3,717	3,717	-
Dissemination Agent	7,420	1,237	1,337	(100)
Arbitrage	1,100	-	-	-
Engineering	6,000	1,000	420	580
Attorney	20,000	3,333	543	2,790
Assessment Administration	5,618	5,618	5,618	-
Management Fees	53,090	8,848	8,848	(0)
Information Technology	1,800	300	300	-
Website Maintenance	1,250	208	208	(0)
Telephone	400	67	113	(46)
Postage	500	83	140	(57)
Insurance	7,500	7,500	7,296	204
Printing & Binding	750	125	26	99
Legal Advertising	2,500	417	92	324
Other Current Charges	600	100	-	100
Office Supplies	250	42	1	41
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 133,971</b>	<b>\$ 34,923</b>	<b>\$ 30,126</b>	<b>\$ 4,797</b>

**Operations & Maintenance**

Security	\$ 51,364	\$ 8,561	\$ 4,859	\$ 3,701
Electric	1,450	242	246	(4)
Water & Sewer	34,270	5,712	9,428	(3,716)
Landscape Maintenance	138,406	23,068	11,534	11,534
Landscape Contingency	7,000	1,167	-	1,167
Lake Maintenance	13,988	2,331	995	1,336
Lake Contingency	2,140	2,140	2,140	-
Irrigation Repairs	8,000	-	-	-
Repairs and Maintenance	7,000	1,167	-	1,167
Doggie Pot Stations	1,500	250	-	250
<b>Total Operations &amp; Maintenance</b>	<b>\$ 265,118</b>	<b>\$ 44,636</b>	<b>\$ 29,201</b>	<b>\$ 15,435</b>

**Armstrong**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b><i>Amenity Center</i></b>				
Propety/Amenity Manager	\$ 79,875	\$ 13,313	\$ 13,313	\$ -
Preventative Maintenance	17,500	2,917	1,418	1,498
Faciltiy Attendant	7,632	1,272	-	1,272
Property Insurance	32,690	32,690	29,737	2,953
Phone/Internet/Cable	2,750	458	236	222
Electric	18,900	3,150	2,102	1,048
Water & Sewer	10,000	1,667	1,496	170
Gas	1,575	263	162	100
Reuse Service	6,646	1,108	886	221
Access Cards	5,000	-	-	-
Janitorial Services	13,797	2,300	2,300	-
Janitorial Supplies	4,000	667	-	667
Pool Maintenance	23,992	3,999	3,300	699
Pool Permits	300	-	-	-
Repairs and Maintenance	20,000	3,333	200	3,134
Office Supplies	500	83	28	55
Pest Control	800	133	92	41
Special Events	3,000	500	495	5
Contingency	3,000	500	471	29
<b>Total Amenity Center</b>	<b>\$ 251,957</b>	<b>\$ 68,351</b>	<b>\$ 56,237</b>	<b>\$ 12,114</b>
<b><i>Reserves</i></b>				
Capital Reserve Transfer Out	\$ 69,336	\$ -	\$ -	-
<b>Total Reserves</b>	<b>\$ 69,336</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 720,382</b>	<b>\$ 147,911</b>	<b>\$ 115,565</b>	<b>\$ 32,346</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (53,382)</b>		<b>\$ (83,152)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 53,382</b>		<b>\$ 278,222</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 195,070</b>	

**Armstrong**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 69,336	\$ -	\$ -	\$ -
Interest	1,200	200	343	143
<b>Total Revenues</b>	<b>\$ 70,536</b>	<b>\$ 200</b>	<b>\$ 343</b>	<b>\$ 143</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ 4,167	\$ -	\$ 4,167
Contingency	600	100	76	24
<b>Total Expenditures</b>	<b>\$ 25,600</b>	<b>\$ 4,267</b>	<b>\$ 76</b>	<b>\$ 4,191</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 44,936</b>		<b>\$ 267</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 44,936</b>		<b>\$ 267</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 44,347</b>		<b>\$ 44,380</b>	
<b>Fund Balance - Ending</b>	<b>\$ 89,283</b>		<b>\$ 44,647</b>	

**Armstrong**  
**Community Development District**  
**Debt Service Fund Series 2017A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 265,819	\$ 12,084	\$ 12,084	\$ -
Special Assessments - Prepayments	-	-	-	-
Interest Income	20,700	3,450	4,044	594
<b>Total Revenues</b>	<b>\$ 286,519</b>	<b>\$ 15,534</b>	<b>\$ 16,128</b>	<b>\$ 594</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 92,541	\$ 92,541	\$ 92,541	\$ -
Principal - 11/01	80,000	80,000	80,000	-
Interest - 5/01	90,741	-	-	-
<b>Total Expenditures</b>	<b>\$ 263,281</b>	<b>\$ 172,541</b>	<b>\$ 172,541</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 23,238</b>		<b>\$ (156,413)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 23,238</b>		<b>\$ (156,413)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 212,902</b>		<b>\$ 494,897</b>	
<b>Fund Balance - Ending</b>	<b>\$ 236,140</b>		<b>\$ 338,484</b>	

**Armstrong**  
**Community Development District**  
**Debt Service Fund Series 2019A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 410,800	\$ 18,620	\$ 18,620	\$ -
Interest Income	22,000	3,667	4,285	619
<b>Total Revenues</b>	<b>\$ 432,800</b>	<b>\$ 22,286</b>	<b>\$ 22,905</b>	<b>\$ 619</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 130,191	\$ 130,191	\$ 130,191	\$ -
Principal - 11/01	145,000	145,000	145,000	-
Special Call - 11/01	-	-	5,000	(5,000)
Interest - 5/01	127,925	-	-	-
<b>Total Expenditures</b>	<b>\$ 403,116</b>	<b>\$ 275,191</b>	<b>\$ 280,191</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 29,684</b>		<b>\$ (257,286)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 29,684</b>		<b>\$ (257,286)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 318,549</b>		<b>\$ 524,427</b>	
<b>Fund Balance - Ending</b>	<b>\$ 348,233</b>		<b>\$ 267,141</b>	

**Armstrong**  
**Community Development District**  
**Capital Project Fund Series 2019A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Actual
	Thru 11/30/24
<b>Revenues:</b>	
Interest Income	\$ 37
<b>Total Revenues</b>	<b>\$ 37</b>
<b>Expenditures:</b>	
Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 37</b>
<b>Other Financing Sources/(Uses):</b>	
Transfer In/(Out)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 37</b>
<b>Fund Balance - Beginning</b>	<b>\$ 4,074</b>
<b>Fund Balance - Ending</b>	<b>\$ 4,111</b>

**Armstrong**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 28,974	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,974
Cash Share - Tynes Blvd	1,100	-	-	-	-	-	-	-	-	-	-	-	1,100
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income-Access Cards	125	-	-	-	-	-	-	-	-	-	-	-	125
Miscellaneous Income-Rental	400	400	-	-	-	-	-	-	-	-	-	-	800
Interest	800	614	-	-	-	-	-	-	-	-	-	-	1,414
<b>Total Revenues</b>	<b>\$ 2,425</b>	<b>\$ 29,988</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>32,413</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,200
FICA Expense	-	92	-	-	-	-	-	-	-	-	-	-	92
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,717	-	-	-	-	-	-	-	-	-	-	-	3,717
Dissemination Agent	718	618	-	-	-	-	-	-	-	-	-	-	1,337
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	420	-	-	-	-	-	-	-	-	-	-	-	420
Attorney	543	-	-	-	-	-	-	-	-	-	-	-	543
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Management Fees	4,424	4,424	-	-	-	-	-	-	-	-	-	-	8,848
Information Technology	150	150	-	-	-	-	-	-	-	-	-	-	300
Website Maintenance	104	104	-	-	-	-	-	-	-	-	-	-	208
Telephone	71	42	-	-	-	-	-	-	-	-	-	-	113
Postage	-	140	-	-	-	-	-	-	-	-	-	-	140
Insurance	7,296	-	-	-	-	-	-	-	-	-	-	-	7,296
Printing & Binding	15	11	-	-	-	-	-	-	-	-	-	-	26
Legal Advertising	46	46	-	-	-	-	-	-	-	-	-	-	92
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	1	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 23,299</b>	<b>\$ 6,828</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>30,126</b>



**Armstrong**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
Security	\$ 2,243	\$ 2,617	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,859
Electric	120	125	-	-	-	-	-	-	-	-	-	-	246
Water & Sewer	5,658	3,770	-	-	-	-	-	-	-	-	-	-	9,428
Landscape Maintenance	11,534	-	-	-	-	-	-	-	-	-	-	-	11,534
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	995	-	-	-	-	-	-	-	-	-	-	-	995
Lake Contingency	2,140	-	-	-	-	-	-	-	-	-	-	-	2,140
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Doggie Pot Stations	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operations &amp; Maintenance</b>	<b>\$ 22,690</b>	<b>\$ 6,512</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>29,201</b>
<b>Amenity Center</b>													
Propety/Amenity Manager	\$ 6,656	\$ 6,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,313
Preventative Maintenance	1,418	-	-	-	-	-	-	-	-	-	-	-	1,418
Facility Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	29,737	-	-	-	-	-	-	-	-	-	-	-	29,737
Phone/Internet/Cable	236	-	-	-	-	-	-	-	-	-	-	-	236
Electric	1,124	978	-	-	-	-	-	-	-	-	-	-	2,102
Water & Sewer	782	714	-	-	-	-	-	-	-	-	-	-	1,496
Gas	80	83	-	-	-	-	-	-	-	-	-	-	162
Reuse Service	443	443	-	-	-	-	-	-	-	-	-	-	886
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,150	1,150	-	-	-	-	-	-	-	-	-	-	2,300
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,650	1,650	-	-	-	-	-	-	-	-	-	-	3,300
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	200	-	-	-	-	-	-	-	-	-	-	-	200
Office Supplies	28	-	-	-	-	-	-	-	-	-	-	-	28
ASCAP/BMI License Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	46	46	-	-	-	-	-	-	-	-	-	-	92
Special Events	495	-	-	-	-	-	-	-	-	-	-	-	495
Contingency	250	221	-	-	-	-	-	-	-	-	-	-	471
<b>Total Amenity Center</b>	<b>\$ 44,296</b>	<b>\$ 11,941</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>56,237</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 66,986</b>	<b>\$ 18,453</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>85,439</b>
<b>Total Expenditures</b>	<b>\$ 90,284</b>	<b>\$ 25,281</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>115,565</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (87,859)</b>	<b>\$ 4,707</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(83,152)</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (87,859)</b>	<b>\$ 4,707</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(83,152)</b>

**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)
LESS: NOVEMBER 1, 2024		(\$80,000)
<b>Current Bonds Outstanding</b>		<b>\$3,600,000</b>

**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	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$204,800	
RESERVE FUND BALANCE	\$204,800	
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)
LESS: AUGUST 1, 2024 (SPECIAL CALL)		(\$20,000)
LESS: NOVEMBER 1, 2024		(\$145,000)
LESS: NOVEMBER 1, 2024 (SPECIAL CALL)		(\$5,000)
<b>Current Bonds Outstanding</b>		<b>\$6,515,000</b>

<b>Total Bonds Outstanding</b>		<b>\$10,115,000</b>
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*B.*

**Armstrong**  
**Community Development District**  
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
11/6/24	1211-1215	\$20,295.73	
11/13/24	1216-1219	\$13,965.73	
11/19/24	1220-1237	\$5,633.56	
11/25/24	1238-1239	\$2,837.84	
<b>Total General Fund Checks</b>			<b>\$42,732.86</b>
<b>Total Paid Checks and Electronically</b>			<b>\$42,732.86</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/06/24	00061	10/31/24	3469770	202409	310-51300-31500		CDD MTG/COST SHARE/LNDSCP KUTAK ROCK LLP	*	1,254.50	1,254.50	001211
11/06/24	00077	10/31/24	1859942	202410	320-53800-46801		ADDED 170 GRASS CARP-POND THE LAKE DOCTORS, INC.	*	2,140.00	2,140.00	001212
11/06/24	00072	11/01/24	2063725	202411	330-57200-46700		POOL CHEM & CLEAN NOV24 POOL TROOPERS	*	1,650.00	1,650.00	001213
11/06/24	00088	10/31/24	678030	202410	320-53800-46200		LANDSCAPE MAINT OCT24 RUPPERT LANDSCAPE LLC DBA	*	11,533.85	11,533.85	001214
11/06/24	00015	10/25/24	7516202	202410	310-51300-32300		TRUSTEE FEES SER. 2017A/B U.S. BANK	*	3,717.38	3,717.38	001215
11/13/24	00084	11/01/24	2024-687	202410	310-51300-31100		REV.AGENDA/CALL IN MEETNG DOMINION ENGINEERING GROUP INC	*	420.00	420.00	001216
11/13/24	00082	11/05/24	33488	202410	330-57200-46100		PREVENTATIVE MAINT OCT24 FITNESS PRO	*	250.00	250.00	001217
11/13/24	00001	11/01/24	153	202411	310-51300-34000		MANAGEMENT FEES NOV24	*	4,424.17		
		11/01/24	153	202411	310-51300-49500		WEBSITE ADMIN NOV24	*	104.17		
		11/01/24	153	202411	310-51300-35100		INFORMATION TECH NOV24	*	150.00		
		11/01/24	153	202411	310-51300-31300		DISSEMINATION FEE NOV24	*	618.33		
		11/01/24	153	202411	310-51300-51000		OFFICE SUPPLIES	*	.57		
		11/01/24	153	202411	310-51300-42000		POSTAGE	*	139.92		
		11/01/24	153	202411	310-51300-42500		COPIES	*	10.95		
		11/01/24	153	202411	310-51300-41000		TELEPHONE	*	41.62		
									5,489.73	001218	

ARMS ARMSTRONG BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/13/24	00001	11/01/24	154	202411	320-53800-12200			PROPERTY MANAGER NOV24	*	6,656.25		
		11/01/24	154	202411	330-57200-46300			JANITORIAL NOV24	*	1,149.75		
GOVERNMENTAL MANAGEMENT SERVICES											7,806.00	001219
11/19/24	00016	11/08/24	A0003375	202411	320-53800-43100			875 TYNES BLVD IRRG-NOV24	*	272.42		
CLAY COUNTY UTILITY AUTHORITY											272.42	001220
11/19/24	00016	11/08/24	A0003073	202411	320-53800-43100			3518 ROYAL PINES DR IRRG	*	560.59		
CLAY COUNTY UTILITY AUTHORITY											560.59	001221
11/19/24	00016	11/08/24	A0003093	202411	320-53800-43100			3682 ROYAL PINED DR IRRG	*	1,072.76		
CLAY COUNTY UTILITY AUTHORITY											1,072.76	001222
11/19/24	00016	11/08/24	A0003275	202411	330-57200-43100			3645 ROYAL PINES DR POOL	*	360.91		
CLAY COUNTY UTILITY AUTHORITY											360.91	001223
11/19/24	00016	11/08/24	A0003275	202411	330-57200-43100			3645 ROYAL PINES DR CLBHS	*	352.96		
CLAY COUNTY UTILITY AUTHORITY											352.96	001224
11/19/24	00016	11/08/24	A0003275	202411	320-53800-43100			3645 ROYAL PINES DR IRRG	*	356.69		
CLAY COUNTY UTILITY AUTHORITY											356.69	001225
11/19/24	00016	11/08/24	A0003375	202411	320-53800-43100			705 TYNES BLVD IRRG-NOV24	*	428.89		
CLAY COUNTY UTILITY AUTHORITY											428.89	001226
11/19/24	00016	11/08/24	A0003710	202411	320-53800-43100			3976 HEATHERBROOK PL IRRG	*	232.92		
CLAY COUNTY UTILITY AUTHORITY											232.92	001227
11/19/24	00016	11/08/24	A0003710	202411	320-53800-43100			4121 HEATHERBROOK PL IRRG	*	161.14		
CLAY COUNTY UTILITY AUTHORITY											161.14	001228
11/19/24	00016	11/08/24	A0003767	202411	320-53800-43100			3846 SUNBERRY LANE - IRRG	*	151.37		
CLAY COUNTY UTILITY AUTHORITY											151.37	001229

ARMS ARMSTRONG BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/19/24	00016	11/08/24 A0004021	202411 320-53800-43100		4173 HEATHERBROOK PL-NOV CLAY COUNTY UTILITY AUTHORITY	*	184.48	184.48 001230
11/19/24	00016	11/08/24 A0004087	202411 320-53800-43100		1980 AMBERLY DRIVE-NOV24 CLAY COUNTY UTILITY AUTHORITY	*	254.06	254.06 001231
11/19/24	00016	11/08/24 A0004087	202411 320-53800-43100		544 TYNES BLVD - NOV24 CLAY COUNTY UTILITY AUTHORITY	*	94.63	94.63 001232
11/19/24	00100	11/14/24 9054872N	202411 320-53800-43000		3599 ROYAL PINES DR IRRG CLAY ELECTRIC COOPERATIVE, INC.	*	52.45	52.45 001233
11/19/24	00100	11/14/24 9082120N	202411 330-57200-43000		3645 ROYAL PINES DR AMNTY CLAY ELECTRIC COOPERATIVE, INC.	*	978.41	978.41 001234
11/19/24	00100	11/14/24 9082351N	202411 320-53800-43000		705 TYNES BLVD IRRG-NOV24 CLAY ELECTRIC COOPERATIVE, INC.	*	36.23	36.23 001235
11/19/24	00100	11/14/24 9143346N	202411 320-53800-43000		3814 ROYAL PINES - NOV24 CLAY ELECTRIC COOPERATIVE, INC.	*	36.45	36.45 001236
11/19/24	00007	11/07/24 2024-287	202411 310-51300-48000		NTC OF MEETING 11/14/24 OSTEEN MEDIA GROUP	*	46.20	46.20 001237
11/25/24	00082	11/18/24 33529	202411 330-57200-46100		STAIRMASTER REPAIRS FITNESS PRO	*	221.24	221.24 001238
11/25/24	00075	11/01/24 10500	202411 330-57200-34500		SECURITY OFFICER NOV24 SECURITY DEVELOPMENT GROUP LLC	*	2,616.60	2,616.60 001239
TOTAL FOR BANK A							42,732.86	
TOTAL FOR REGISTER							42,732.86	

ARMS ARMSTRONG BPEREGRINO



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

**Check Remit To:**

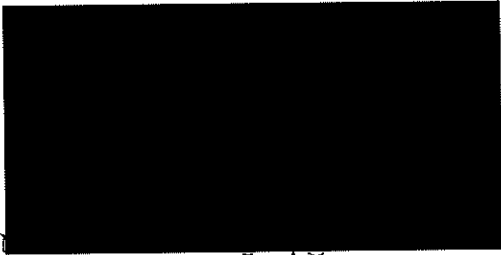
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

October 31, 2024



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

#61  
001-310-51300-31500

**RECEIVED**  
OCT 31 2024

BY: \_\_\_\_\_

Invoice No. 3469770  
1323-1

Re: General Counsel

**RECEIVED**  
By Tara Lee at 1:30 pm, Nov 04, 2024

For Professional Legal Services Rendered

09/11/24	K. Buchanan	0.40	140.00	Perform meeting follow up
09/11/24	K. Haber	1.70	433.50	Prepare termination of landscape cost share agreement; prepare new cost share agreement with homeowners association; correspond with Giles regarding agreements
09/12/24	K. Buchanan	1.80	630.00	Prepare for and attend board meeting; confer with district manager
09/16/24	K. Haber	0.20	51.00	Revise cost share agreements with owners association
<b>TOTAL HOURS</b>		<b>4.10</b>		
<b>TOTAL FOR SERVICES RENDERED</b>				<b>\$1,254.50</b>
<b>TOTAL CURRENT AMOUNT DUE</b>				<b><u>\$1,254.50</u></b>

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

VISA  M/C  
Name: \_\_\_\_\_ Exp. Date: \_\_\_\_\_  
Address: \_\_\_\_\_

ADDRESSEE

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

ACCOUNT NUMBER DATE BALANCE

731209 10/31/2024 \$2,140.00

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

0000007312096001000000224535000002140059

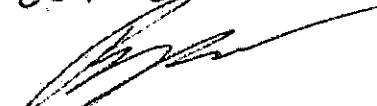
Please Return this invoice with your payment and notify us of any changes to your contact information.

Armstrong CDD - Greyhawk 3645 Royal Pinea Dr Orange Park, FL 32065  
Invoice Due Date 10/30/2024 Invoice 1859942 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
10/30/2024	Purchased TGC		\$2140.00	\$0.00	\$2140.00

**RECEIVED**  
By Tara Lee at 1:33 pm, Nov 04, 2024

added 170 grass carp to the ponds, for questions or concerns call 904-631-5995, thank you have a great day

Preventative Maintenance  
001-320-53800-46900  
  
11-1-24

**RECEIVED**  
NOV 01 2024  
BY: \_\_\_\_\_

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: \$2140.00 This Invoice Total: \$2140.00

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



**INVOICE#: 2063725**  
**INVOICE DATE: 11/1/2024**  
**SERVICE MONTH: NOVEMBER**  
**CUST ID: 196869**

PO Box 160726  
 Altamonte Springs, Florida 32716-0726  
 (813) 889-9091  
 FL Lic: CPC056893  
 TX Lic: TICL742  
 AZ Lic: ROC 350040

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

**RECEIVED**  
**OCT 28 2024**

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

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

**RECEIVED**  
 By Tara Lee at 1:33 pm, Nov 04, 2024

**MONTHLY POOL/SPA MAINTENANCE**  
 Amount Due  
 \$1,650.00  
 Payment Due - 11/1/2024

Pool Maintenance  
 601.330.57200.46700



Please Remit Payment to:  
 23601 Laytonville Road  
 Laytonville, MD 20882

**INVOICE**

Date	Invoice #
Oct 31, 2024	678030

**Accounts Payable**  
**Armstrong CDD**  
 6200 Lee Vista Boulevard  
 Suite 300  
 Orlando, FL 32822

**Agreement with:**  
**Armstrong CDD**  
 6200 Lee Vista Boulevard  
 Suite 300  
 Orlando, FL 32822

Property Name	Terms	Due Date
Armstrong CDD (261014)	Net 30 Days	Nov 30, 2024

QTY	Description	Price	Total
1	Landscape Management installment For October As Per Contract, Due Nov 30, 2024 Common Areas \$4,494.67 Amenity Center \$2,629.16 Tynes Blvd. Extension \$825.00 Greyhawk PH II \$2,300.42 Greyhawk Lakes \$1,195.00 Virbanum Hedges at Amenity Center \$89.60  <div style="text-align: center;"> </div> <p style="font-size: 1.2em; margin-top: 20px;">Landscape Maintenance            001.320.53800.46200</p> <p style="font-size: 1.5em; margin-top: 20px;">11-1-24</p> <div style="border: 1px solid black; padding: 5px; margin-top: 20px; text-align: center;"> <b>RECEIVED</b>              By Tara Lee at 1:29 pm, Nov 04, 2024           </div>	\$11,533.85	\$11,533.85

For billing questions contact Tel: 904-778-1030

For customer service contact Chadwick Nathan Milton Tel: 904-343-8352

**Thank you for your business!**

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.

<b>Subtotal:</b>	\$11,533.85
<b>Sales Tax:</b>	\$0.00
<b>Amount Due:</b>	\$11,533.85

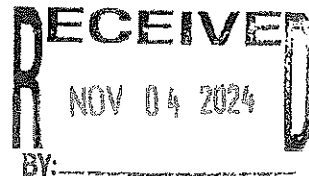


Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7516202  
Account Number: 216126000  
Invoice Date: 10/25/2024  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Armstrong Community Development District  
c/o GMS - Central Florida, LLC  
219 E. Livingston Street  
Orlando, FL 32801  
United States

ARMSTRONG CDD SERIES 2017A & 2017B



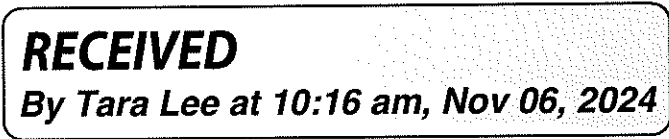
The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE \$3,717.38

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

ARMSTRONG CDD SERIES 2017A & 2017B

Invoice Number: 7516202  
Account Number: 216126000  
Current Due: \$3,717.38  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 216126000  
Invoice # 7516202  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave.  
 St. Paul, MN 55107

Invoice Number: 7516202  
 Invoice Date: 10/25/2024  
 Account Number: 216126000  
 Direct Inquiries To: Schuhle, Scott A  
 Phone: (954)-938-2476

**ARMSTRONG CDD SERIES 2017A & 2017B**

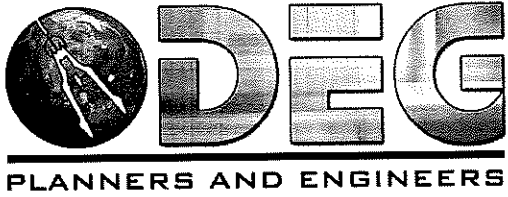
Accounts Included	214470000	214470001	214470002	214470003	216126000	216126001
In This Relationship:	216126002	216126003	216126004	216126005		

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,450.00	100.00%	\$3,450.00
<b>Subtotal Administration Fees - In Advance 10/01/2024 - 09/30/2025</b>				<b>\$3,450.00</b>
Incidental Expenses 10/01/2024 to 09/30/2025	3,450.00	0.0775		\$267.38
<b>Subtotal Incidental Expenses</b>				<b>\$267.38</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$3,717.38</b>



\*\*\*\*\* INVOICE \*\*\*\*\*



**Dominion Engineering Group, Inc.**  
4348 Southpoint Blvd., Suite 201  
Jacksonville, Florida 32216  
(904) 854-4500

Date: November 1, 2024

Invoice Number 2024-6879

Net 15 days

Ms. Marilee Giles  
District Manager  
**Armstrong Community Development District**  
475 W. Town Place, Suite 114  
St. Augustine, Florida 32092

**RECEIVED**

*By Tara Lee at 3:33 pm, Nov 12, 2024*

**Reference: District Engineer**  
**Armstrong CDD, Clay County, FL**  
**DEG Project Number 2204.001**

**Task 4 CDD Board Meetings and Assignments**

**\$Hourly**

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	0	\$0.00
Sr. Engineering Designer	\$130	0	\$0.00
Engineer	\$135	0	\$0.00
Professional Engineer	\$155	0	\$.00
Principal	\$210	2	\$420.00
<b>TOTAL</b>		<b>2</b>	<b>\$420.00</b>

1. Review agenda prior to meeting
2. Called in to the CDD meeting, on October 10, 2024

**Total Amount Due \$420.00**

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.

All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

**INVOICE**

Allways Improving LLC dba  
Fitness Pro  
1400 Village Square Blvd #3-293  
Tallahassee, FL 32312

tracy@wearefitnesspro.com  
+1 (850) 523-8882  
www.wearefitnesspro.com



1400 Village Square #3-293  
Tallahassee, FL 32312  
850-523-8882

Bill to  
Grey Hawk  
Armstrong CDD  
475 West Town Place suite 114  
:  
Saint Augustine, FL 32092

Ship to  
Grey Hawk  
3645 Royal Pines Dr,  
Orange Park, FL 32065

**Invoice details**

Invoice no.: 33488  
Terms: Net 15  
Invoice date: 11/05/2024  
Due date: 11/20/2024

#	Product or service	Description	SKU	Qty	Rate	Amount
1.		SERVICE REQUEST 41320 - OCTOBER PREVENTATIVE MAINTENANCE				
2.	PM	Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Grey Hawk SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 9x Strength Units and 1x Benches Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical, 1x Upright Bike, 1x Stair Climber, and 1x rower. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 2x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods around motor and electrical components. SEE BELOW ISSUES FOUND 1. Life Fitness Smith Machine OSSM/OSSM RT sn: 101912753690/101910753069 left side of bar has a damaged catch bearing. Should		1	\$250.00	\$250.00

*Fitness Center Repairs & Supplies  
001.330.57200.46100*

*[Signature]*  
11-12-24

**RECEIVED**  
By Tara Lee at 10:38 am, Nov 12, 2024



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 153  
**Invoice Date:** 11/1/24  
**Due Date:** 11/1/24  
**Case:**  
**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2024		4,424.17	4,424.17
Website Administration - November 2024		104.17	104.17
Information Technology - November 2024		150.00	150.00
Dissemination Agent Services - November 2024		618.33	618.33
Office Supplies		0.57	0.57
Postage		139.92	139.92
Copies		10.95	10.95
Telephone		41.62	41.62

**RECEIVED**  
*By Tara Lee at 12:23 pm, Nov 07, 2024*

<b>Total</b>	\$5,489.73
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$5,489.73

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 154  
**Invoice Date:** 11/1/24  
**Due Date:** 11/1/24  
**Case:**  
**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Property Manager -November 2024		6,656.25	6,656.25
Janitorial - November 2024		1,149.75	1,149.75
<i>Jerry Lambert</i> 11-7-24			

<b>Total</b>	<b>\$7,806.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$7,806.00</b>



Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$349.28
Payments	-\$349.28
Current Charges Due 11/29/2024	\$272.42
<b>Total Amount Due</b>	<b>\$272.42</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 11/08/24      Billing Cycle: 4  
 Account Number: A00033750  
 Armstrong CDD  
 875 Tynes Blvd Reclaimed Irrigation, Orange Park

Customer Service (8am-5pm M-F)  
 (904) 272-5999

Online  
<https://www.clayutility.org/>

All accounts not paid by due date are subject to a \$3.42 late fee.

X  
 @CCUA

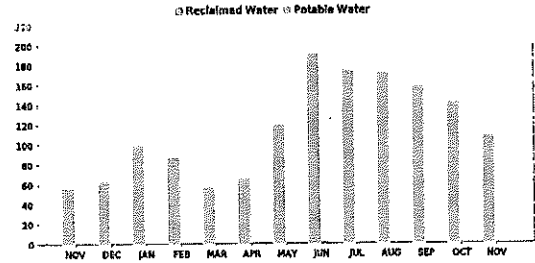
Email  
[billing@clayutility.org](mailto:billing@clayutility.org)

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
<b>Reclaimed</b>			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	39.5 kGal	\$38.71
Reuse Water Usage - Tier 2	\$1.91	13.8 kGal	\$26.36
Reuse Water Usage - Tier 3	\$2.89	54,631 kGal	\$157.88
<b>Total Current Charges</b>			<b>\$272.42</b>

Usage Profile

(KGAL = 1,000 gallons)



1.320.53800.43100

Meter Readings

Reclaimed Water

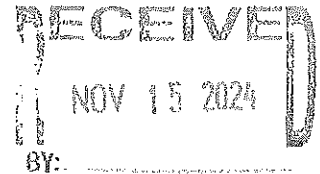
Read Dates: 09/30/24 - 11/01/24

Days: 32

Meter  
 92332970

Previous Read  
 1,390,670

Current Read  
 1,498,601



Message Board

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.

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority  
 3176 Old Jennings Road  
 Middleburg, FL 32068-3907

Bill Date: 11/08/24  
 Due Date: 11/29/24  
 Account Number: A00033750  
 Service Address: 875 Tynes Blvd Reclaimed Irrigation, Orange Park

If paid after due date the account is subject to \$3.42 late fee.

**Total Amount Due \$272.42**

Donate to Lend a Helping Hand Program:

\$1  \$5  \$10  Other \_\_\_\_\_

AY11108A  
 2000000414 12/2

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



CLAY COUNTY UTILITY AUTHORITY  
 3176 OLD JENNINGS ROAD  
 MIDDLEBURG, FL 32068-3907

0A00033750 0000027242 112924 0 0 9



# Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$836.71
Payments	-\$836.71
Current Charges Due 11/29/2024	\$560.59
<b>Total Amount Due</b>	<b>\$560.59</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



### Account Information

Bill Date: 11/08/24      Billing Cycle: 4  
 Account Number: A00030732  
 Armstrong CDD  
 3518 Royal Pines Drive Reclaimed Irrigation,  
 Middleburg

Customer Service (8am-5pm M-F)  
 (904) 272-5999

Online  
<https://www.clayutility.org/>

All accounts not paid by due date  
 are subject to a \$3.42 late fee.

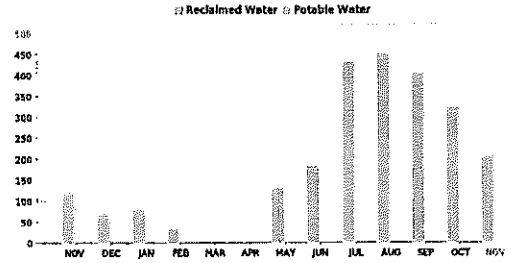
X  
 @CCUA

Email  
[billing@clayutility.org](mailto:billing@clayutility.org)

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
<b>Reclaimed</b>			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	39.5 kGal	\$38.71
Reuse Water Usage - Tier 2	\$1.91	13.8 kGal	\$26.36
Reuse Water Usage - Tier 3	\$2.89	154.343 kGal	\$446.05
<b>Total Current Charges</b>			<b>\$560.59</b>

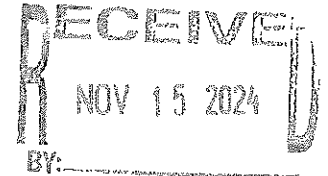
### Usage Profile (KGAL = 1,000 gallons)



1.320.53800.43100

### Meter Readings

Reclaimed Water		
Read Dates: 09/30/24 - 11/01/24	Days: 32	
Meter: 82100744	Previous Read: 6,361,712	Current Read: 6,569,355



### Message Board

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

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority  
 3176 Old Jennings Road  
 Middleburg, FL 32068-3907

Bill Date: 11/08/24  
 Due Date: 11/29/24  
 Account Number: A00030732  
 Service Address: 3518 Royal Pines Drive Reclaimed Irrigation,  
 Middleburg

If paid after due date the account is subject to \$3.42 late fee.

**Total Amount Due \$560.59**

Donate to Lend a Helping Hand Program:

\$1  \$5  \$10  Other \_\_\_\_\_

AY11108A  
2000000415 12/3

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



CLAY COUNTY UTILITY AUTHORITY  
 3176 OLD JENNINGS ROAD  
 MIDDLEBURG, FL 32068-3907

0A00030732 0000056059 112924 0 0 9



Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$1,628.48
Payments	-\$1,628.48
Current Charges Due 11/29/2024	\$1,072.76
<b>Total Amount Due</b>	<b>\$1,072.76</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 11/08/24      Billing Cycle: 4  
 Account Number: A00030937  
 Armstrong CDD  
 3682 Royal Pines Drive Reclaimed Irrigation,  
 Middleburg

Customer Service (8am-5pm M-F)  
 (904) 272-5999

All accounts not paid by due date  
 are subject to a \$3.42 late fee.

Email  
 billing@clayutility.org

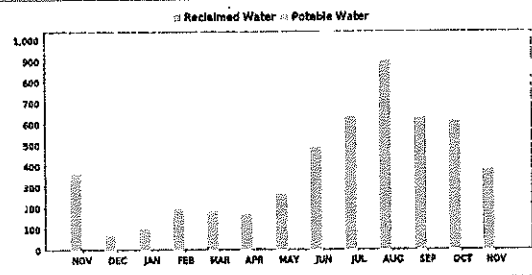
Online  
<https://www.clayutility.org/>

X  
 @CCUA

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
<b>Reclaimed</b>			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	39.5 kGal	\$38.71
Reuse Water Usage - Tier 2	\$1.91	13.8 kGal	\$26.36
Reuse Water Usage - Tier 3	\$2.89	331.563 kGal	\$958.22
<b>Total Current Charges</b>			<b>\$1,072.76</b>

Usage Profile (kGAL = 1,000 gallons)

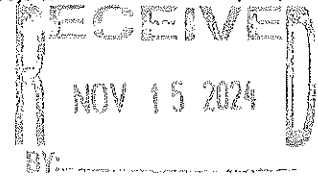


1.320.53800.43100

Meter Readings

**Reclaimed Water**

Read Dates: 09/30/24 - 11/01/24      Days: 32  
 Meter: 83801396      Previous Read: 9,030,849      Current Read: 9,415,712



Message Board

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.

Retain this portion for your records.  
 Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority  
 3176 Old Jennings Road  
 Middleburg, FL 32068-3907

Bill Date: 11/08/24  
 Due Date: 11/29/24  
 Account Number: A00030937  
 Service Address: 3682 Royal Pines Drive Reclaimed Irrigation, Middleburg

If paid after due date the account is subject to \$3.42 late fee.  
**Total Amount Due \$1,072.76**

Donate to Lend a Helping Hand Program:  
 \$1    \$5    \$10    Other \_\_\_\_\_

AY11108A  
2000000421 12/9

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



CLAY COUNTY UTILITY AUTHORITY  
 3176 OLD JENNINGS ROAD  
 MIDDLEBURG, FL 32068-3907

0A00030937 0000107276 112924 0 0 0



Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$450.41
Payments	-\$450.41
Current Charges Due 11/29/2024	\$360.91
<b>Total Amount Due</b>	<b>\$360.91</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 11/08/24      Billing Cycle: 4  
 Account Number: A00032750  
 Armstrong CDD  
 3645 Royal Pines Drive Pool, Orange Park

Customer Service (8am-5pm M-F) (904) 272-5999

All accounts not paid by due date are subject to a \$3.42 late fee.

Email: billing@clayutility.org

Online: https://www.clayutility.org/

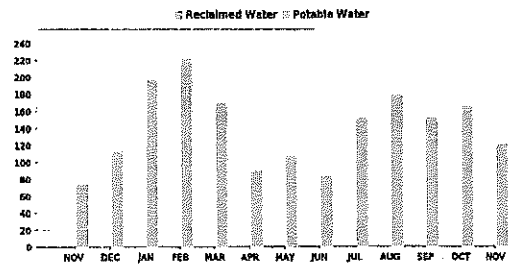
X @CCUA

Facebook CCUAFL

Current Charges	Rate	Usage	Total
Water			

Potable Base Charge			\$32.79
Potable Water Usage - Tier 1	\$2.71	120.627 kGal	\$326.90
AWS Surcharge			\$1.22
<b>Total Current Charges</b>			<b>\$360.91</b>

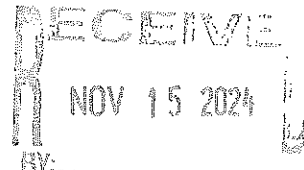
Usage Profile (KGAL = 1,000 gallons)



1.330.57200.43100

Meter Readings

Water Meter		
Read Dates: 09/30/24 - 11/01/24	Days: 32	
Meter: 86819700	Previous Read: 6,301,072	Current Read: 6,421,699



Message Board

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Retain this portion for your records. Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority  
 3176 Old Jennings Road  
 Middleburg, FL 32068-3907

Bill Date: 11/08/24  
 Due Date: 11/29/24  
 Account Number: A00032750  
 Service Address: 3645 Royal Pines Drive Pool, Orange Park

If paid after due date the account is subject to \$3.42 late fee.  
**Total Amount Due \$360.91**

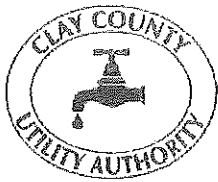
Donate to Lend a Helping Hand Program:  
 \$1    \$5    \$10    Other \_\_\_\_\_

AY11108A 2000000422 12/10

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

CLAY COUNTY UTILITY AUTHORITY  
 3176 OLD JENNINGS ROAD  
 MIDDLEBURG, FL 32068-3907

0A00032750 0000036091 112924 0 0 4



Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$332.02
Payments	-\$332.02
Current Charges Due 11/29/2024	\$352.96
<b>Total Amount Due</b>	<b>\$352.96</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907

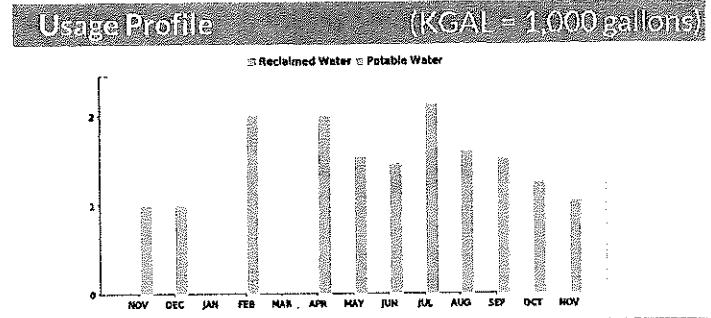


**Account Information**  
 Bill Date: 11/08/24      Billing Cycle: 4  
 Account Number: A00032751  
 Armstrong CDD  
 3645 Royal Pines Drive Clubhouse, Orange Park

Customer Service (8am-5pm M-F)  
 (904) 272-5999  
 All accounts not paid by due date  
 are subject to a \$3.42 late fee.  
 Email  
 billing@clayutility.org

Online  
<https://www.clayutility.org/>  
 X @CCUA  
 Facebook  
 CCUAFL

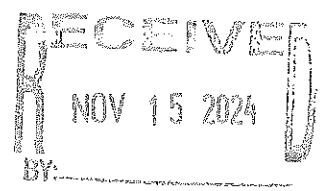
Current Charges	Rate	Usage	Total
<b>Water</b>			
Potable Base Charge			\$104.83
Potable Water Usage - Tier 1	\$2.71	1.034 kGal	\$2.80
AWS Surcharge			\$1.22
<b>Sewer</b>			
Sewer Base Charge			\$238.51
Sewer Usage Charge - Tier 1	\$5.42	1.034 kGal	\$5.60
<b>Total Current Charges</b>			<b>\$352.96</b>



1.330.57200.43100

**Meter Readings**

Water Meter		Days: 32
Read Dates: 09/30/24 - 11/01/24	Previous Read	Current Read
Meter: 86276213	170,488	171,522



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**Clay County Utility Authority**  
 3176 Old Jennings Road  
 Middleburg, FL 32068-3907

Bill Date: 11/08/24  
 Due Date: 11/29/24  
 Account Number: A00032751  
 Service Address: 3645 Royal Pines Drive Clubhouse, Orange Park

If paid after due date the account is subject to \$3.42 late fee.  
**Total Amount Due \$352.96**

Donate to Lend a Helping Hand Program:  
 \$1    \$5    \$10    Other \_\_\_\_\_

AY11108A  
 2000000420 12/8

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

CLAY COUNTY UTILITY AUTHORITY  
 3176 OLD JENNINGS ROAD  
 MIDDLEBURG, FL 32068-3907

0A00032751 0000035296 112924 0 0 8



Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$721.15
Payments	-\$721.15
<b>Current Charges Due 11/29/2024</b>	<b>\$356.69</b>
<b>Total Amount Due</b>	<b>\$356.69</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 11/08/24      Billing Cycle: 4  
 Account Number      A00032752  
 Armstrong CDD  
 3645 Royal Pines Drive Reclaimed Irrigation,  
 Orange Park

Customer Service (8am-5pm M-F) (904) 272-5999

Online <https://www.clayutility.org/>

All accounts not paid by due date are subject to a \$3.42 late fee.

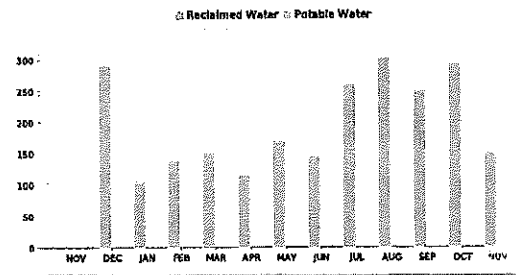
X @CCUA

Email [billing@clayutility.org](mailto:billing@clayutility.org)

Facebook CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$98.96
Reuse Water Usage - Tier 1	\$0.98	80 kGal	\$78.40
Reuse Water Usage - Tier 2	\$1.91	26.7 kGal	\$51.00
Reuse Water Usage - Tier 3	\$2.89	44,404 kGal	\$128.33
<b>Total Current Charges</b>			<b>\$356.69</b>

Usage Profile (KGAL = 1,000 gallons)



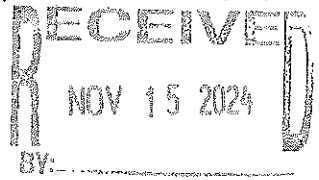
1.320.53800.43100

Meter Readings

**Reclaimed Water**

Read Dates: 09/30/24 - 11/01/24      Days: 32

Meter: 95885845      Previous Read: 1,861,056      Current Read: 2,012,160



Message Board

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Clay County Utility Authority  
 3176 Old Jennings Road  
 Middleburg, FL 32068-3907

Bill Date: 11/08/24  
 Due Date: 11/29/24  
 Account Number: A00032752  
 Service Address: 3645 Royal Pines Drive Reclaimed Irrigation, Orange Park

If paid after due date the account is subject to \$3.42 late fee.  
**Total Amount Due \$356.69**

Donate to Lend a Helping Hand Program:  
 \$1    \$5    \$10    Other \_\_\_\_\_

AY11108A  
2000000416 12/4

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



CLAY COUNTY UTILITY AUTHORITY  
 3176 OLD JENNINGS ROAD  
 MIDDLEBURG, FL 32068-3907

0A00032752 0000035669 112924 0 0 6





Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$728.72
Payments	-\$728.72
Current Charges Due 11/29/2024	\$428.89
<b>Total Amount Due</b>	<b>\$428.89</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 11/08/24      Billing Cycle: 4  
 Account Number: A00033751  
 Armstrong CDD  
 705 Tynes Blvd Reclaimed Irrigation, Orange Park

Customer Service (8am-5pm M-F) (904) 272-5999

Online <https://www.clayutility.org/>

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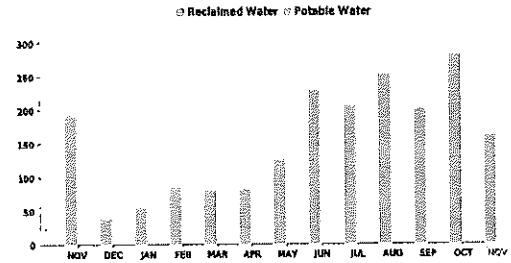
X @CCUA

Email [billing@clayutility.org](mailto:billing@clayutility.org)

Facebook CCUAFL

Current Charges	Rate	Usage	Total
	<b>Reclaimed</b>		
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	39.5 kGal	\$38.71
Reuse Water Usage - Tier 2	\$1.91	13.8 kGal	\$26.36
Reuse Water Usage - Tier 3	\$2.89	108.77 kGal	\$314.35
<b>Total Current Charges</b>			<b>\$428.89</b>

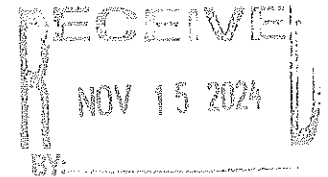
Usage Profile (KGAL = 1,000 gallons)



Meter Readings Reclaimed Water

Read Dates: 09/30/24 - 11/01/24      Days: 32  
 Meter: 86278201      Previous Read: 8,782,416      Current Read: 8,944,486

1.320.53800.43100



Message Board

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Clay County Utility Authority  
 3176 Old Jennings Road  
 Middleburg, FL 32068-3907

Bill Date: 11/08/24  
 Due Date: 11/29/24  
 Account Number: A00033751  
 Service Address: 705 Tynes Blvd Reclaimed Irrigation, Orange Park

If paid after due date the account is subject to \$3.42 late fee.

**Total Amount Due \$428.89**

Donate to Lend a Helping Hand Program:  
 \$1    \$5    \$10    Other \_\_\_\_\_

AY11108A 2000000424 12/12

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



CLAY COUNTY UTILITY AUTHORITY  
 3176 OLD JENNINGS ROAD  
 MIDDLEBURG, FL 32068-3907

0A00033751 0000042889 112924 0 0 5



Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$246.43
Payments	-\$246.43
Current Charges Due 11/29/2024	\$232.92
<b>Total Amount Due</b>	<b>\$232.92</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 11/08/24 Billing Cycle: 4  
 Account Number: A00037105  
 Armstrong CDD  
 3976 Heatherbrook Place Reclaimed Irrigation,  
 Middleburg

Customer Service (8am-5pm M-F)  
 (904) 272-5999

All accounts not paid by due date  
 are subject to a \$3.42 late fee.

Email  
 billing@clayutility.org

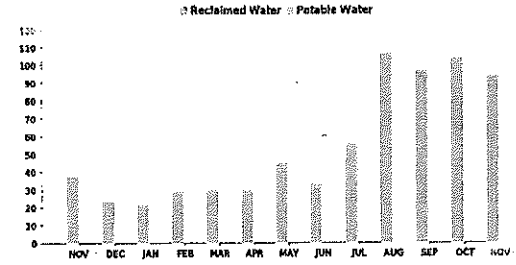
Online  
<https://www.clayutility.org/>

X  
 @CCUA

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
<b>Reclaimed</b>			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	39.5 kGal	\$38.71
Reuse Water Usage - Tier 2	\$1.91	13.8 kGal	\$26.36
Reuse Water Usage - Tier 3	\$2.89	40.962 kGal	\$118.38
<b>Total Current Charges</b>			<b>\$232.92</b>

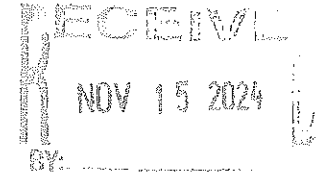
Usage Profile (KGAL = 1,000 gallons)



1.320.53800.43100

Meter Readings

Reclaimed Water		
Read Dates: 09/30/24 - 11/01/24		Days: 32
Meter: 87137737	Previous Read: 2,495,152	Current Read: 2,589,414



Message Board

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Clay County Utility Authority  
 3176 Old Jennings Road  
 Middleburg, FL 32068-3907

Bill Date: 11/08/24  
 Due Date: 11/29/24  
 Account Number: A00037105  
 Service Address: 3976 Heatherbrook Place Reclaimed Irrigation,  
 Middleburg

If paid after due date the account is subject to \$3.42 late fee.

**Total Amount Due \$232.92**

Donate to Lend a Helping Hand Program:

\$1  \$5  \$10  Other \_\_\_\_\_

AY11108A  
2000000425 12/13

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



CLAY COUNTY UTILITY AUTHORITY  
 3176 OLD JENNINGS ROAD  
 MIDDLEBURG, FL 32068-3907

0A00037105 0000023292 112924 0 0 0



Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$140.94
Payments	-\$140.94
Current Charges Due 11/29/2024	\$161.14
<b>Total Amount Due</b>	<b>\$161.14</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 11/08/24      Billing Cycle: 4  
 Account Number: A00037106  
 Armstrong CDD  
 4121 Heatherbrook Place Reclaimed Irrigation,  
 Middleburg

Customer Service (8am-5pm M-F)  
 (904) 272-5999

Online  
<https://www.clayutility.org/>

All accounts not paid by due date  
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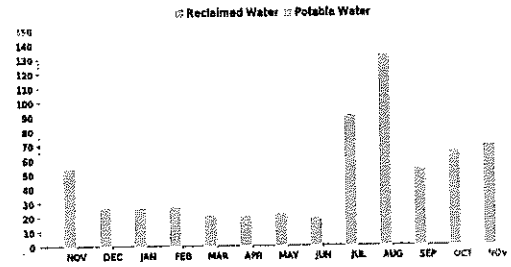
X  
 @CCUA

Email  
[billing@clayutility.org](mailto:billing@clayutility.org)

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
<b>Reclaimed</b>			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	39.5 kGal	\$38.71
Reuse Water Usage - Tier 2	\$1.91	13.8 kGal	\$26.36
Reuse Water Usage - Tier 3	\$2.89	16.123 kGal	\$46.60
<b>Total Current Charges</b>			<b>\$161.14</b>

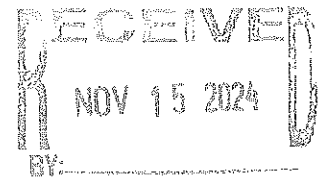
Usage Profile (KGAL = 1,000 gallons)



1.320.53800.43100

Meter Readings Reclaimed Water

Read Dates: 09/30/24 - 11/01/24      Days: 32  
 Meter: 87137740      Previous Read: 2,022,462      Current Read: 2,091,885



Message Board

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Clay County Utility Authority  
 3176 Old Jennings Road  
 Middleburg, FL 32068-3907

Bill Date: 11/08/24  
 Due Date: 11/29/24  
 Account Number: A00037106  
 Service Address: 4121 Heatherbrook Place Reclaimed Irrigation,  
 Middleburg

If paid after due date the account is subject to \$3.42 late fee.

**Total Amount Due \$161.14**

Donate to Lend a Helping Hand Program:

\$1  \$5  \$10  Other \_\_\_\_\_

AY11108A  
2000000426 12/14

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



CLAY COUNTY UTILITY AUTHORITY  
 3176 OLD JENNINGS ROAD  
 MIDDLEBURG, FL 32068-3907

0A00037106 0000016114 112924 0 0 9



Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$285.62
Payments	-\$285.62
Current Charges Due 11/29/2024	\$151.37
<b>Total Amount Due</b>	<b>\$151.37</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 11/08/24      Billing Cycle: 4  
 Account Number: A00037677  
 Armstrong CDD  
 3846 Sunberry Lane Reclaimed Irrigation,  
 Middleburg

Customer Service (8am-5pm M-F)  
(904) 272-5999

Online  
<https://www.clayutility.org/>

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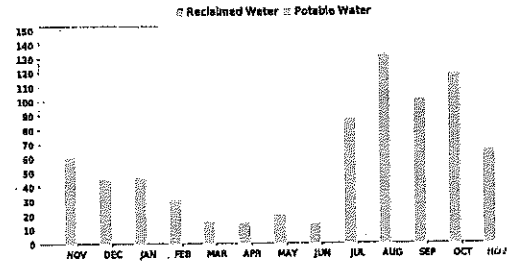
X @CCUA

Email  
billing@clayutility.org

Facebook  
CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	39.5 kGal	\$38.71
Reuse Water Usage - Tier 2	\$1.91	13.8 kGal	\$26.36
Reuse Water Usage - Tier 3	\$2.89	12.745 kGal	\$36.83
<b>Total Current Charges</b>			<b>\$151.37</b>

Usage Profile (KGAL = 1,000 gallons)

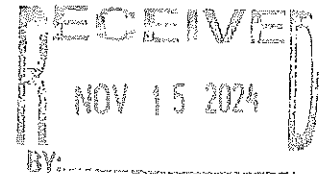


1.320.53800.43100

Meter Readings

Reclaimed Water

Read Dates: 09/30/24 - 11/01/24      Days: 32  
 Meter: 87777241      Previous Read: 2,394,051      Current Read: 2,460,096



Message Board

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Clay County Utility Authority  
 3176 Old Jennings Road  
 Middleburg, FL 32068-3907

Bill Date: 11/08/24  
 Due Date: 11/29/24  
 Account Number: A00037677  
 Service Address: 3846 Sunberry Lane Reclaimed Irrigation, Middleburg

If paid after due date the account is subject to \$3.42 late fee.

**Total Amount Due \$151.37**

Donate to Lend a Helping Hand Program:

\$1  \$5  \$10  Other \_\_\_\_\_

AY11108A  
2000000419 12/7

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



CLAY COUNTY UTILITY AUTHORITY  
 3176 OLD JENNINGS ROAD  
 MIDDLEBURG, FL 32068-3907

0A00037677 0000015137 112924 0 0 3



Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$148.91
Payments	-\$148.91
Current Charges Due 11/29/2024	\$184.48
<b>Total Amount Due</b>	<b>\$184.48</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907

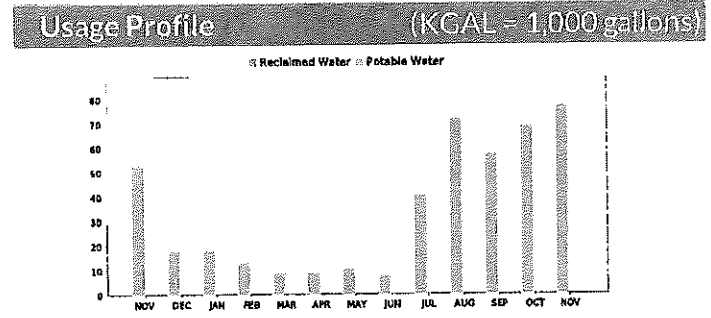


**Account Information**  
 Bill Date: 11/08/24      Billing Cycle: 4  
 Account Number      A00040217  
 Armstrong CDD  
 4173 Heatherbrook Place, Middleburg

Customer Service (8am-5pm M-F)  
 (904) 272-5999  
 All accounts not paid by due date  
 are subject to a \$3.42 late fee.  
 Email  
 billing@clayutility.org

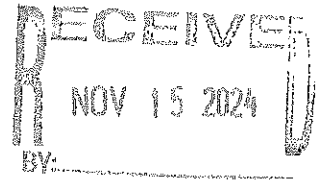
Online  
<https://www.clayutility.org/>  
 X  
 @CCUA  
 Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
	<b>Reclaimed</b>		
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	39.5 kGal	\$38.71
Reuse Water Usage - Tier 2	\$1.91	13.8 kGal	\$26.36
Reuse Water Usage - Tier 3	\$2.89	24.201 kGal	\$69.94
<b>Total Current Charges</b>			<b>\$184.48</b>



1.320.53800.43100

**Meter Readings**  
**Reclaimed Water**  
 Read Dates: 09/30/24 - 11/01/24      Days: 32  
 Meter      Previous Read      Current Read  
 87777245      1,163,201      1,240,702



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Clay County Utility Authority  
 3176 Old Jennings Road  
 Middleburg, FL 32068-3907

Bill Date: 11/08/24  
 Due Date: 11/29/24  
 Account Number: A00040217  
 Service Address: 4173 Heatherbrook Place, Middleburg

If paid after due date the account is subject to \$3.42 late fee.  
**Total Amount Due \$184.48**

Donate to Lend a Helping Hand Program:  
 \$1    \$5    \$10    Other \_\_\_\_\_

AY11108A  
 2000000418 12/6

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

CLAY COUNTY UTILITY AUTHORITY  
 3176 OLD JENNINGS ROAD  
 MIDDLEBURG, FL 32068-3907

0A00040217 0000018448 112924 0 0 2



Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$445.70
Payments	-\$445.70
Current Charges Due 11/29/2024	\$254.06
<b>Total Amount Due</b>	<b>\$254.06</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



**Account Information**  
 Bill Date: 11/08/24      Billing Cycle: 4  
 Account Number      A00040871  
 Armstrong CDD  
 1980 Amberly Drive, Middleburg

Customer Service (8am-5pm M-F)  
 (904) 272-5999

All accounts not paid by due date  
 are subject to a \$3.42 late fee.

Email  
 billing@clayutility.org

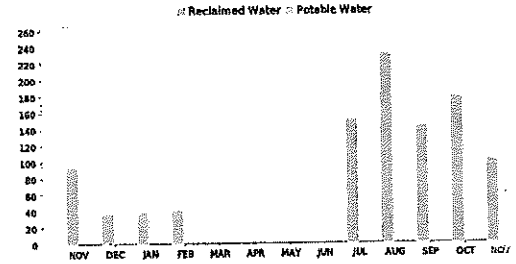
Online  
<https://www.clayutility.org/>

X  
 @CCUA

Facebook  
 CCUAFL

Current Charges	Reclaimed		Total
	Rate	Usage	
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	39.5 kGal	\$38.71
Reuse Water Usage - Tier 2	\$1.91	13.8 kGal	\$26.36
Reuse Water Usage - Tier 3	\$2.89	48.278 kGal	\$139.52
<b>Total Current Charges</b>			<b>\$254.06</b>

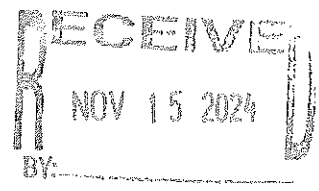
Usage Profile (KGAL = 1,000 gallons)



1.320.53800.43100

Meter Readings

**Reclaimed Water**  
 Read Dates: 09/30/24 - 11/01/24      Days: 32  
 Meter      Previous Read      Current Read  
 89187072      2,339,770      2,441,348



Message Board

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Clay County Utility Authority  
 3176 Old Jennings Road  
 Middleburg, FL 32068-3907

Bill Date: 11/08/24  
 Due Date: 11/29/24  
 Account Number: A00040871  
 Service Address: 1980 Amberly Drive, Middleburg

If paid after due date the account is subject to \$3.42 late fee.  
**Total Amount Due \$254.06**

Donate to Lend a Helping Hand Program:  
 \$1    \$5    \$10    Other \_\_\_\_\_

AY11108A  
2000000417 12/5

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



CLAY COUNTY UTILITY AUTHORITY  
 3176 OLD JENNINGS ROAD  
 MIDDLEBURG, FL 32068-3907

0A00040871 0000025406 112924 0 0 4



Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$125.67
Payments	-\$125.67
<b>Current Charges Due 11/29/2024</b>	<b>\$94.63</b>
<b>Total Amount Due</b>	<b>\$94.63</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Information

Bill Date: 11/08/24      Billing Cycle: 4  
 Account Number: A00040873  
 Armstrong CDD  
 544 Tynes Blvd, Middleburg

Customer Service (8am-5pm M-F)  
 (904) 272-5999

Online  
<https://www.clayutility.org/>

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 are subject to a \$3.42 late fee.

X  
 @CCUA

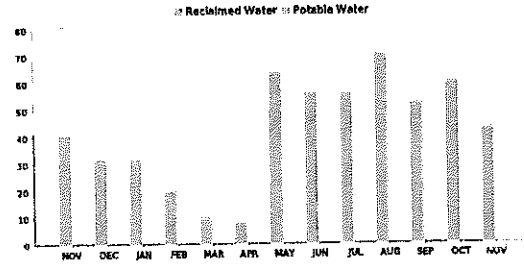
Email  
[billing@clayutility.org](mailto:billing@clayutility.org)

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
<b>Reclaimed</b>			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	39.5 kGal	\$38.71
Reuse Water Usage - Tier 2	\$1.91	3,379 kGal	\$6.45
<b>Total Current Charges</b>			<b>\$94.63</b>

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 09/30/24 - 11/01/24

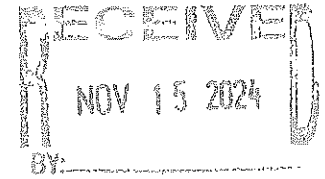
Days: 32

Meter  
 89187071

Previous Read  
 1,476,530

Current Read  
 1,519,409

1.320.53800.43100



Message Board

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

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority  
 3176 Old Jennings Road  
 Middleburg, FL 32068-3907

Bill Date: 11/08/24  
 Due Date: 11/29/24  
 Account Number: A00040873  
 Service Address: 544 Tynes Blvd, Middleburg

If paid after due date the account is subject to \$3.42 late fee.

Total Amount Due

\$94.63

Donate to Lend a Helping Hand Program:

\$1  \$5  \$10  Other \_\_\_\_\_

AY11108A  
2000000423 12/11

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



CLAY COUNTY UTILITY AUTHORITY  
 3176 OLD JENNINGS ROAD  
 MIDDLEBURG, FL 32068-3907

0A00040873 0000009463 112924 0 0 6

Previous Balance	\$51.00
Payment Received 10/28/24	-\$51.00
<b>Balance Forward</b>	<b>\$0.00</b>
<b>Current Charges Due 12/05/24</b>	<b>\$52.45</b>

**Important Messages**

All Clay Electric offices will be closed Thursday-Friday, Nov. 28-29, for Thanksgiving. We will have personnel on standby in case of outages. If you experience an outage, please report it via the MyClayElectric mobile app or web portal, or call 1-855-939-3840. Please have a safe and happy holiday season!

Total Amount Due

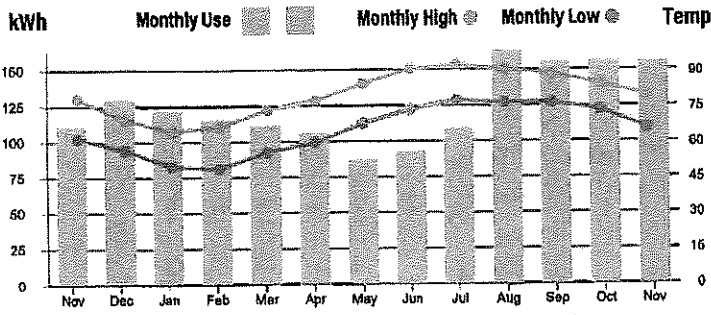
# \$52.45

Due Date:  
12/05/2024

1.320.53800.43000

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	10/10/24	11/09/24	6108	6263	1	155



**Current Service Detail**

Access Charge		\$34.00
Energy Charge	155 kWh @ 0.0833	\$12.91
Power Cost Adjustment	155 kWh @ 0.0160	\$2.48
FLA Gross Receipts Tax		\$1.26
Clay Co Public Ser Utility Tax		\$1.80
<b>Total Current Charges for this Location</b>		<b>\$52.45</b>

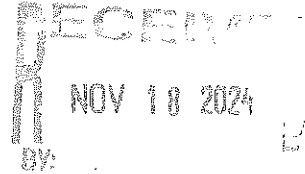
**This Month**    **Last Month**    **This Month Last Year**    **Avg Daily High**

155 kWh  
30 days  
Avg kWh  
5

156 kWh  
30 days  
Avg kWh  
5

111 kWh  
31 days  
Avg kWh  
4

80°F



**KEEP SEND** By accepting service from Clay Electric, you acknowledge that you have reviewed and accepted all of Clay Electric's Bylaws, Board policies and standards of service and agree to abide by them. Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

PO Box 308  
Keystone Heights, FL 32656-0308

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



5362 0 MB 0.622  
ARMSTRONG CDD  
6200 LEE VISTA BLVD STE 300  
ORLANDO FL 32822-5149

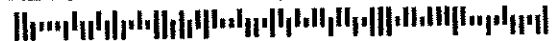
5 5362  
C-20

Account Number	9054872
Current Charges Due 12/05/24	\$52.45
<b>Total Amount Due</b>	<b>\$52.45</b>

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



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



09054872 0000052459



Previous Balance	\$1,124.00
Payment Received 10/28/24	-\$1,124.00
<b>Balance Forward</b>	<b>\$0.00</b>
<b>Current Charges Due 12/05/24</b>	<b>\$978.41</b>

1.330.57200.43000

Total Amount Due

# \$978.41

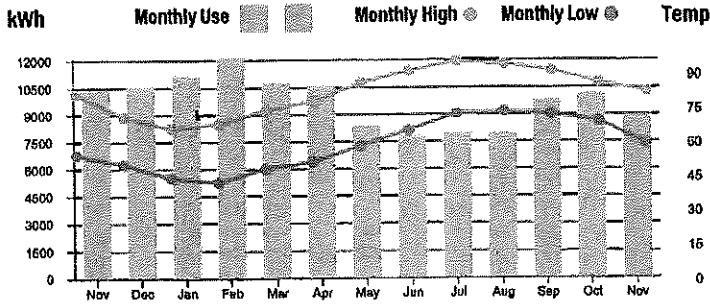
Due Date:  
12/05/2024

**Important Messages**

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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	10/10/24	11/09/24	3331	3376	200	9,000



**Current Service Detail**

Access Charge		\$34.00
Energy Charge	9,000 kWh @ 0.0833	\$749.70
Power Cost Adjustment	9,000 kWh @ 0.0160	\$144.00
FLA Gross Receipts Tax		\$23.77
Clay Co Public Ser Utility Tax		\$26.94
<b>Total Current Charges for this Location</b>		<b>\$978.41</b>

RECEIVED  
NOV 18 2024  
BY: \_\_\_\_\_

Please visit [MyClayElectric](http://MyClayElectric.com) for detailed usage history

This Month	Last Month	This Month Last Year	Avg Daily High
9,000 kWh 30 days Avg kWh 300	10,200 kWh 30 days Avg kWh 340	10,450 kWh 31 days Avg kWh 336	83°F

**KEEP SEND**

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PO Box 308  
Keystone Heights, FL 32656-0308

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



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

Account Number	9082120
Current Charges Due 12/05/24	\$978.41
<b>Total Amount Due</b>	<b>\$978.41</b>

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



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





**Clay Electric Cooperative, Inc.**  
A Touchstone Energy® Cooperative

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

Member Name: ARMSTRONG CDD  
Account #: 9082351  
Trustee District: 06  
Statement Date: 11/14/2024  
Current Bill Due Date: 12/05/2024

Previous Balance: \$35.00  
Payment Received 10/28/24: -\$35.00  
Balance Forward: \$0.00  
Current Charges Due 12/05/24: \$36.23

**Important Messages**

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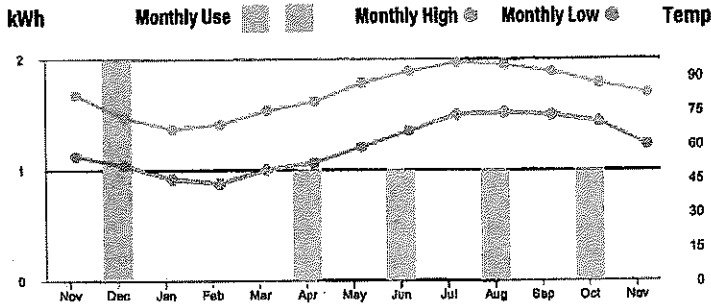
Total Amount Due

# \$36.23

Due Date:  
12/05/2024

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	10/10/24	11/09/24	42	42	1	0



**Current Service Detail**

Access Charge	\$34.00
FLA Gross Receipts Tax	\$0.87
Clay Co Public Ser Utility Tax	\$1.36
<b>Total Current Charges for this Location</b>	<b>\$36.23</b>

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

0 kWh  
30 days  
Avg kWh  
0

1 kWh  
30 days  
Avg kWh  
0

0 kWh  
31 days  
Avg kWh  
0

83°F

RECEIVED  
NOV 18 2024  
BY: \_\_\_\_\_

**KEEP SEND** By accepting service from Clay Electric, you acknowledge that you have reviewed and accepted all of Clay Electric's Bylaws, Board policies and standards of service and agree to abide by them. Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.



PO Box 308  
Keystone Heights, FL 32656-0308

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



Account Number	9082351
Current Charges Due 12/05/24	\$36.23
Total Amount Due	\$36.23

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

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



**Important Messages**

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Total Amount Due

# \$36.45

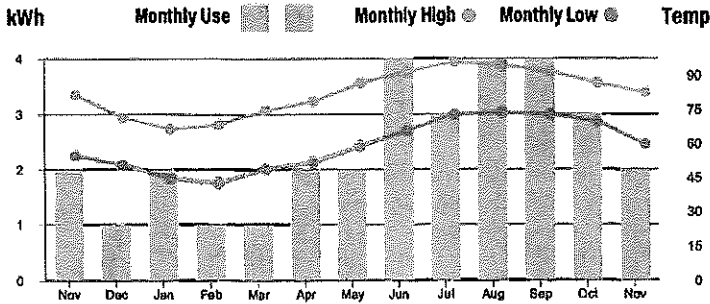
Due Date:  
12/05/2024

Previous Balance	\$34.42
Payment Received 10/28/24	-\$34.42
<b>Balance Forward</b>	<b>\$0.00</b>
<b>Current Charges Due 12/05/24</b>	<b>\$36.45</b>

1.320.53800.43000

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	10/10/24	11/09/24	105	107	1	2



**Current Service Detail**

Access Charge		\$34.00
Energy Charge	2 kWh @ 0.0833	\$0.17
Power Cost Adjustment	2 kWh @ 0.0160	\$0.03
FLA Gross Receipts Tax		\$0.88
Clay Co Public Ser Utility Tax		\$1.37
<b>Total Current Charges for this Location</b>		<b>\$36.45</b>

2023 Please visit [MyClayElectric](http://MyClayElectric.com) for detailed usage history 2024

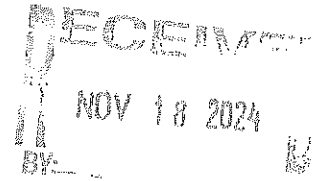
**This Month**    **Last Month**    **This Month Last Year**    **Avg Daily High**

2 kWh  
30 days  
Avg kWh  
0

3 kWh  
30 days  
Avg kWh  
0

2 kWh  
31 days  
Avg kWh  
0

83°F



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PO Box 308  
Keystone Heights, FL 32656-0308

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



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

<b>Account Number</b>	<b>9143346</b>
<b>Current Charges Due 12/05/24</b>	<b>\$36.45</b>
<b>Total Amount Due</b>	<b>\$36.45</b>

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



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





# INVOICE

Invoice Number: 2024-287835  
Invoice Date: 11/7/2024  
Due Date: 12/6/2024

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

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

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 # 129121	Notice of Meeting November 14, 2024	CT - Clay Today	Nov 7	2024		Columns Inch	Black & White	4.4000	\$46.20
<b>Total:</b>									<b>\$46.20</b>

**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](mailto:legal@claytodayonline.com). Thank you for your business.

**RECEIVED**  
*By Tara Lee at 4:54 pm, Nov 12, 2024*

# 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 Armstrong CDD

In the matter of November 14, 2024

LEGAL: 129121

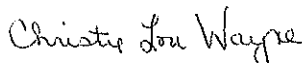
Was published in said newspaper in the issues:

11/7/2024

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, in said Clay County, Florida, and that the said newspaper Has heretofore been continuously published in said Clay County, Florida, Weekly, and has been entered as Periodical material matter at the post Office in Orange Park, in said Clay County, Florida, for period of one year next 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 11/07/2024



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, November 14, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center, 645 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (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 Gilles  
District Manager  
Legal 129121 Published 11/7/2024 in Clay County's Clay Today newspaper

**INVOICE**

Allways Improving LLC dba  
Fitness Pro  
1400 Village Square Blvd #3-293  
Tallahassee, FL 32312

tracy@wearefitnesspro.com  
+1 (850) 523-8882  
www.wearefitnesspro.com



1400 Village Square #3-293  
Tallahassee, FL 32312  
850-523-8882

**Bill to**  
Grey Hawk  
Armstrong CDD  
475 West Town Place suite 114  
  
Saint Augustine, FL 32092

**Ship to**  
Grey Hawk  
3645 Royal Pines Dr,  
Orange Park, FL 32065

**Invoice details**

Invoice no.: 33529  
Terms: Net 15  
Invoice date: 11/18/2024  
Due date: 12/03/2024

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 41712 - DIAGNOSE STAIRMASTER NOT TURNING ON			
2.	1. CS		Estimated Labor - Tech found Stairmaster with no power. Tech inspected wires and found no issues. However, there is no power from inverter. Tech replaced inverter from stock. UNIT TESTS CORRECT	1	\$115.00	\$115.00
3.	2a. Parts		Parts for Repair: Power AC/DC Power inverter	1	\$100.00	\$100.00
4.	Processing Fee		Processing Fee	215	\$0.029	\$6.24
<b>Total</b>						<b>\$221.24</b>

**Ways to pay**



Pay Invoice

Repairs + Maintenance  
001.330.57200.46100

*[Handwritten Signature]*  
11-18-24

Recorded to Fitness CTR Repairs  
001.330.57200.46100  
11.22.24  
Tara R. Lee



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

# INVOICE

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

**INVOICE #** 10500  
**DATE** 11/01/2024  
**DUE DATE** 11/30/2024  
**TERMS** End of the month

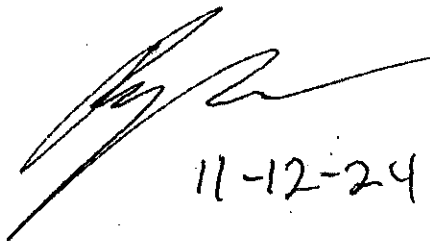
**SERVICE MONTH**  
November

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Thurs - Sun (November 1 - November 30)	84	31.15	2,616.60

SUBTOTAL 2,616.60  
TAX 0.00  
TOTAL 2,616.60  
BALANCE DUE **\$2,616.60**

Security Monitoring

001.330.57200.34500

  
11-12-24

**RECEIVED**  
By Tara Lee at 10:39 am, Nov 12, 2024