

***ARMSTRONG***

*Community Development District*

*JANUARY 9, 2025*

## *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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January 2, 2025

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, January 9, 2025 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. Election of Officers, Resolution 2025-01
- IV. Approval of the Minutes of the December 12, 2024 Meeting
- V. Consideration of RFP Scope of Services for Landscape & Irrigation Maintenance Services
- VI. Consideration of Proposals:
  - A. Pool Troopers for Tile Repairs
  - B. Irrigation Repairs
- VII. Staff Reports
  - A. District Counsel
  - B. District Engineer – Pond Bank Inspection Report
  - C. District Manager
  - D. Facility Manager - Report

VIII. Supervisor's Requests and Audience Comments

IX. Financial Reports

A. Financial Statements as of December 31, 2024

B. Check Register

X. Next Scheduled Meeting – February 13, 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*

**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 January 9, 2025 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 9TH DAY OF JANUARY, 2025.**

\_\_\_\_\_  
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, December 12, 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:

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

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Biagetti called the meeting to order at 3:30 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

Ms. Hernandez joined the meeting at this time.

**A. Oath of Office for Newly Elected Supervisors**

Mr. Biagetti administered the oath of office to Ms. Hernandez and Mr. Lopez then gave an overview of the sunshine law and public records law.



**B. Election of Officers, Resolution 2025-01**

This item tabled.

**FOURTH ORDER OF BUSINESS**

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

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

**FIFTH ORDER OF BUSINESS**

**Discussion Items**

**A. Landscape Scope of Services**

Mr. Soriano stated I have not received anything more from upper management. When it came to proposals for irrigation, they talked to Ryan to meet the pricing that we talked about at our last meeting. We still don't have better detailed irrigation maps or the scope and proposal. They sent an email saying they agreed to it but wanted to fill in the pricing.

After discussion staff was directed to finetune the scope of services, prepare a formal RFP and present that to the board at the January meeting for consideration.

Ms. Buchanan joined the meeting during this time by telephone.

On MOTION by Ms. Bowen seconded by Mr. Brown with all in favor staff was directed to prepare a formal RFP process for landscape maintenance services.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals**

**A. Irrigation Proposals**

Mr. Wilson stated I called Rupert after our last meeting and told him the board thought the price was a little high and asked if he could bring it down to the \$3,000 mark. He said he would do what he could and called me a few days later and said they approved it but I'm still waiting to get the quote back from them.

Mr. Lopez stated I think we should start the process to find other bids.

Mr. Soriano stated \$3,000 is a little above Ryan's approved amount. Let us work with a board member to approve the number if it comes in a little higher then we can get the work done.

On MOTION by Mr. Lopez seconded by Mr. Brown with all in favor staff was authorized to proceed with the irrigation work in an amount not to exceed \$3,000 and Mr. Lopez was designated as the point person to work with staff on this project.

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

There being none, the next item followed.

**B. District Engineer**

Mr. Schaeffer stated we did a bi-annual inspection of the stormwater ponds, and all the ponds were in good shape. Some of the larger ones have areas that may need to be addressed. I will finalize the draft report in the next few days and get that to the board.

Mr. Lopez stated there are two trees by the pond edge by the amenity center. Are those at risk of being removed?

Mr. Schaeffer stated the challenge with trees that are right on the water's edge or pond bank is the roots we lose a lot of soils around them by wave action. We generally recommend that trees inside from the top of bank be removed. I don't know that those are a real problem, but they may cause some repair in the future. Some of the ponds had slopes that looked as if some of the backyards may have been extended at the top of the bank and the slope is greater than four to one. The regulatory slope requirements are four to one. We are required in the report to make a recommendation on what can be done. Generally, when you have slopes that are steeper than four to one and you choose not to flatten the slope back out to four to one, you have to fence the entire pond and that is very expensive. Usually, we look at the small areas and address them individually and we will talk about that in the report. The trees are probably fine, but we would like you to remove them because they do damage the pond banks.

**C. District Manager**

Mr. Biagetti stated just a reminder to complete the ethics training by the end of the year. If you need the links our office can send you the free ones.

Ms. Giles stated this board asked that we terminate the agreement with Armstrong Owners Association. We did that and are in contact with Keith Jones and his legal team and they have no problem with the termination of the mowing. We sent them a draft agreement for the water meter. He brought up a concern that the monument signs are just outside your district on someone else's property and their legal team is working with Katie on that agreement. Whatever the true effective date becomes we will keep in mind that they will still owe us for one more cut and one more meter.

#### **D. Facility Manager - Report**

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

Ms. Bowen asked can we have the Eagle Landing sign in the median be removed, because we are not Eagle Landing, and they are not selling homes?

Ms. Buchanan stated I agree they are not selling, let's talk to them.

Ms. Giles stated Matt and I will work on that.

Mr. Lopez asked since we only have one outlet outside the pool area, do you want to put an outlet in the front area?

Mr. Wilson stated it would be nice to have one out there.

Mr. Soriano stated we will bring in an electrician and if it is under our spending limit we will go ahead and do that.

### **EIGHTH ORDER OF BUSINESS**

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

A resident stated a friend told me that the more they build in our general area that our CDD fees will go down. Is that true?

Ms. Bowen stated the CDD fee is broken out in two separate parts the bond payment is the same and will be paid down over 30 years, but the maintenance can go up every year. You won't see it go down until the bond is paid off. There are three CDDs here and they are each on their own.

### **NINTH ORDER OF BUSINESS**

#### **Financial Reports**

#### **A. Financial Statements as of November 30, 2024**

A copy of the financials was included in the agenda package, and we made a correction on page 2.

**B. Check Register**

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

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

Mr. Biagetti stated the next meeting is scheduled for January 9, 2025 at 3:30 p.m. in the same location.

On MOTION by Mr. Brown seconded by Ms. Bowen with all in favor the meeting adjourned at 4:13 p.m.
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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

## *SIXTH ORDER OF BUSINESS*

*B.*



# Proposal

**Cornerstone Irrigation Services Inc**

825 Maple Springs Ln

Jacksonville, FL 32221

904-673-3573

[cornerstoneirrigation24.7@gmail.com](mailto:cornerstoneirrigation24.7@gmail.com)

**Customer :** Ryan Wilson

**Address :** 3645 Royal Pines Dr

**Phone :** 904-322-3199

**Date : 12/18/2024**

**Email :** [greyhawkmanager@gmsnf.com](mailto:greyhawkmanager@gmsnf.com)

[illegible]

**THANK YOU FOR YOUR BUSINESS!**

## *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:** January 9<sup>th</sup> 2025

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

**Community:**

**Amenity Usage**

- *Total Facilities Usage – jobs Scanned 2956 in December*

*Card counts:*

New Owners	0
Replacements	0

**Room Rentals**

*rentals in month of December -0*

**Special Events**

**Operations:**

- I received the new Slings for the pool deck chairs.
- Discussion about the house feeding ducks on the pond bank. The pond bank is being damaged by the number of ducks.
- A Seasonal employee was in office while I was out for the holidays.
- I Had a few irrigation companies come and look at the area where irrigation was needed.
- I asked Landscape company about this year's `mulch. I was told it would go down in January but was not given an exact date.
- Received and approved the quote for pool tile repair.
- Set up for our yearly backflow inspection.

**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***  
***December 31, 2024***



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**Armstrong**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2024**

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 115,242	\$ 2,928	\$ -	\$ -	\$ 118,170
Due from Other Funds	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	-	-	-
<b>Investments:</b>					
US Bank Custody Account	621,126	41,847	-	-	662,973
<b>Series 2017A/B</b>					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	302,594	-	302,594
Reserve-B	-	-	15,889	-	15,889
Revenue-B	-	-	690	-	690
Prepayment-B	-	-	105	-	105
<b>Series 2019</b>					
Reserve	-	-	205,565	-	205,565
Revenue	-	-	440,626	-	440,626
Prepayment	-	-	1	-	1
Construction	-	-	-	4,126	4,126
Prepaid Expenses	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 736,367</b>	<b>\$ 44,776</b>	<b>\$ 1,231,289</b>	<b>\$ 4,126</b>	<b>\$ 2,016,558</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 4,929	\$ -	\$ -	\$ -	\$ 4,929
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 4,929</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,929</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,231,289	\$ -	\$ 1,231,289
Capital Project	-	-	-	4,126	4,126
Assigned for:					
Capital Reserve Fund	-	44,776	-	-	44,776
Unassigned	731,438	-	-	-	731,438
<b>Total Fund Balances</b>	<b>\$ 731,438</b>	<b>\$ 44,776</b>	<b>\$ 1,231,289</b>	<b>\$ 4,126</b>	<b>\$ 2,011,628</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 736,367</b>	<b>\$ 44,776</b>	<b>\$ 1,231,289</b>	<b>\$ 4,126</b>	<b>\$ 2,016,558</b>



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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 637,369	\$ 617,338	\$ 617,338	\$ -
Cash Share - Tynes Blvd	15,000	3,750	2,480	(1,270)
Miscellaneous Income-Access Cards	-	-	125	125
Miscellaneous Income-Rental	-	-	800	800
Interest	14,631	3,658	1,902	(1,755)
<b>Total Revenues</b>	<b>\$ 667,000</b>	<b>\$ 624,746</b>	<b>\$ 622,646</b>	<b>\$ (2,100)</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,000	\$ 1,000
FICA Expense	918	230	153	77
Annual Audit	4,300	-	-	-
Trustee Fees	7,800	7,758	7,758	-
Dissemination Agent	7,420	1,855	1,955	(100)
Arbitrage	1,100	1,100	1,100	-
Engineering	6,000	1,500	2,720	(1,220)
Attorney	20,000	5,000	1,383	3,617
Assessment Administration	5,618	5,618	5,618	-
Management Fees	53,090	13,273	13,273	(0)
Information Technology	1,800	450	450	-
Website Maintenance	1,250	313	313	(0)
Telephone	400	100	113	(13)
Postage	500	125	162	(37)
Insurance	7,500	7,500	7,296	204
Printing & Binding	750	188	39	149
Legal Advertising	2,500	625	92	533
Other Current Charges	600	150	42	108
Office Supplies	250	63	2	61
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 133,971</b>	<b>\$ 49,021</b>	<b>\$ 44,642</b>	<b>\$ 4,378</b>

**Operations & Maintenance**

Security	\$ 51,364	\$ 12,841	\$ 7,289	\$ 5,552
Electric	1,450	363	372	(9)
Water & Sewer	34,270	8,568	11,991	(3,423)
Landscape Maintenance	138,406	34,602	23,068	11,534
Landscape Contingency	7,000	1,750	-	1,750
Lake Maintenance	13,988	3,497	2,985	512
Lake Contingency	2,140	2,140	2,140	-
Irrigation Repairs	8,000	-	-	-
Repairs and Maintenance	7,000	1,750	-	1,750
Doggie Pot Stations	1,500	375	-	375
<b>Total Operations &amp; Maintenance</b>	<b>\$ 265,118</b>	<b>\$ 65,885</b>	<b>\$ 47,844</b>	<b>\$ 18,040</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b><i>Amenity Center</i></b>				
Property/Amenity Manager	\$ 79,875	\$ 19,969	\$ 19,969	\$ -
Preventative Maintenance	17,500	4,375	2,595	1,780
Facility Attendant	7,632	1,908	-	1,908
Property Insurance	32,690	32,690	29,737	2,953
Phone/Internet/Cable	2,750	688	708	(20)
Electric	18,900	4,725	3,290	1,435
Water & Sewer	10,000	2,500	2,144	356
Gas	1,575	394	242	152
Reuse Service	6,646	1,662	1,329	332
Access Cards	5,000	-	-	-
Janitorial Services	13,797	3,449	3,449	-
Janitorial Supplies	4,000	1,000	110	890
Pool Maintenance	23,992	5,998	4,950	1,048
Pool Permits	300	-	-	-
Repairs and Maintenance	20,000	5,000	2,626	2,374
Office Supplies	500	125	28	97
Pest Control	800	200	138	62
Special Events	3,000	750	855	(105)
Contingency	3,000	750	471	279
<b>Total Amenity Center</b>	<b>\$ 251,957</b>	<b>\$ 86,182</b>	<b>\$ 72,643</b>	<b>\$ 13,539</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>\$ 201,087</b>	<b>\$ 165,130</b>	<b>\$ 35,957</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (53,382)</b>		<b>\$ 457,516</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 53,382</b>		<b>\$ 273,922</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 731,438</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 69,336	\$ -	\$ -	\$ -
Interest	1,200	300	510	210
<b>Total Revenues</b>	<b>\$ 70,536</b>	<b>\$ 300</b>	<b>\$ 510</b>	<b>\$ 210</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ 6,250	\$ -	\$ 6,250
Contingency	600	150	114	36
<b>Total Expenditures</b>	<b>\$ 25,600</b>	<b>\$ 6,400</b>	<b>\$ 114</b>	<b>\$ 6,286</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 44,936</b>		<b>\$ 396</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 44,936</b>		<b>\$ 396</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 44,347</b>		<b>\$ 44,380</b>	
<b>Fund Balance - Ending</b>	<b>\$ 89,283</b>		<b>\$ 44,776</b>	

**Armstrong**  
**Community Development District**  
**Debt Service Fund Series 2017A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 265,819	\$ 257,464	\$ 257,464	\$ -
Special Assessments - Prepayments	-	-	-	-
Interest Income	20,700	5,175	5,276	101
<b>Total Revenues</b>	<b>\$ 286,519</b>	<b>\$ 262,639</b>	<b>\$ 262,740</b>	<b>\$ 101</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>\$ 90,199</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>\$ 90,199</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 212,902</b>		<b>\$ 494,897</b>	
<b>Fund Balance - Ending</b>	<b>\$ 236,140</b>		<b>\$ 585,097</b>	

**Armstrong**  
**Community Development District**  
**Debt Service Fund Series 2019A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 410,800	\$ 396,722	\$ 396,722	\$ -
Interest Income	22,000	5,500	5,234	(266)
<b>Total Revenues</b>	<b>\$ 432,800</b>	<b>\$ 402,222</b>	<b>\$ 401,956</b>	<b>\$ (266)</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>\$ 121,765</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>\$ 121,765</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 318,549</b>		<b>\$ 524,427</b>	
<b>Fund Balance - Ending</b>	<b>\$ 348,233</b>		<b>\$ 646,192</b>	

**Armstrong**  
**Community Development District**  
**Capital Project Fund Series 2019A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Actual	
	Thru 12/31/24	
<b>Revenues:</b>		
Interest Income	\$	52
<b>Total Revenues</b>	<b>\$</b>	<b>52</b>
<b>Expenditures:</b>		
Capital Outlay	\$	-
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>52</b>
<b>Other Financing Sources/(Uses):</b>		
Transfer In/(Out)	\$	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$</b>	<b>52</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>4,074</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>4,126</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	\$ 588,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	617,338
Cash Share - Tynes Blvd	1,100	1,380	-	-	-	-	-	-	-	-	-	-	2,480
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income-Access Cards	125	-	-	-	-	-	-	-	-	-	-	-	125
Miscellaneous Income-Rental	400	400	-	-	-	-	-	-	-	-	-	-	800
Interest	800	614	489	-	-	-	-	-	-	-	-	-	1,902
<b>Total Revenues</b>	<b>\$ 2,425</b>	<b>\$ 31,368</b>	<b>\$ 588,853</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>622,646</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 1,200	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,000
FICA Expense	-	92	61	-	-	-	-	-	-	-	-	-	153
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,717	4,041	-	-	-	-	-	-	-	-	-	-	7,758
Dissemination Agent	718	618	618	-	-	-	-	-	-	-	-	-	1,955
Arbitrage	-	1,100	-	-	-	-	-	-	-	-	-	-	1,100
Engineering	420	2,300	-	-	-	-	-	-	-	-	-	-	2,720
Attorney	543	840	-	-	-	-	-	-	-	-	-	-	1,383
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Management Fees	4,424	4,424	4,424	-	-	-	-	-	-	-	-	-	13,273
Information Technology	150	150	150	-	-	-	-	-	-	-	-	-	450
Website Maintenance	104	104	104	-	-	-	-	-	-	-	-	-	313
Telephone	71	42	-	-	-	-	-	-	-	-	-	-	113
Postage	-	140	22	-	-	-	-	-	-	-	-	-	162
Insurance	7,296	-	-	-	-	-	-	-	-	-	-	-	7,296
Printing & Binding	15	11	13	-	-	-	-	-	-	-	-	-	39
Legal Advertising	46	46	-	-	-	-	-	-	-	-	-	-	92
Other Current Charges	-	-	42	-	-	-	-	-	-	-	-	-	42
Office Supplies	-	1	1	-	-	-	-	-	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 23,299</b>	<b>\$ 15,108</b>	<b>\$ 6,235</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>44,642</b>

**Armstrong**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
Security	\$ 2,243	\$ 2,617	\$ 2,430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,289
Electric	120	125	126	-	-	-	-	-	-	-	-	-	372
Water & Sewer	5,658	3,770	2,563	-	-	-	-	-	-	-	-	-	11,991
Landscape Maintenance	11,534	11,534	-	-	-	-	-	-	-	-	-	-	23,068
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	995	995	995	-	-	-	-	-	-	-	-	-	2,985
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>\$ 19,041</b>	<b>\$ 6,114</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>47,844</b>
<b>Amenity Center</b>													
Property/Amenity Manager	\$ 6,656	\$ 6,656	\$ 6,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,969
Preventative Maintenance	1,418	1,177	-	-	-	-	-	-	-	-	-	-	2,595
Facility Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	29,737	-	-	-	-	-	-	-	-	-	-	-	29,737
Phone/Internet/Cable	236	236	236	-	-	-	-	-	-	-	-	-	708
Electric	1,124	978	1,188	-	-	-	-	-	-	-	-	-	3,290
Water & Sewer	782	714	648	-	-	-	-	-	-	-	-	-	2,144
Gas	80	83	80	-	-	-	-	-	-	-	-	-	242
Reuse Service	443	443	443	-	-	-	-	-	-	-	-	-	1,329
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,150	1,150	1,150	-	-	-	-	-	-	-	-	-	3,449
Janitorial Supplies	-	110	-	-	-	-	-	-	-	-	-	-	110
Pool Maintenance	1,650	1,650	1,650	-	-	-	-	-	-	-	-	-	4,950
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	200	2,427	-	-	-	-	-	-	-	-	-	-	2,626
Office Supplies	28	-	-	-	-	-	-	-	-	-	-	-	28
Pest Control	46	46	46	-	-	-	-	-	-	-	-	-	138
Special Events	495	330	30	-	-	-	-	-	-	-	-	-	855
Contingency	250	221	-	-	-	-	-	-	-	-	-	-	471
<b>Total Amenity Center</b>	<b>\$ 44,296</b>	<b>\$ 16,220</b>	<b>\$ 12,127</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>72,643</b>
<b>Reserves</b>													
Capital Reserve Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Reserves</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>Total Expenditures</b>	<b>\$ 90,284</b>	<b>\$ 50,369</b>	<b>\$ 24,476</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>165,130</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (87,859)</b>	<b>\$ (19,001)</b>	<b>\$ 564,377</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>457,516</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>
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**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	\$205,565	
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>
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<b>Total Bonds Outstanding</b>	<b>\$10,115,000</b>
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**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025 ASSESSMENT RECEIPTS**

ASSESSED	# UNITS	SERIES 2017A DEBT SERVICE NET	SERIES 2019A DEBT SERVICE NET	O&M NET	TOTAL ASSESSED
TAX ROLL ASSESSED NET	483	265,811.23	409,584.30	637,353.28	1,312,748.80
TOTAL ASSESSED NET	483	265,811.23	409,584.30	637,353.28	1,312,748.80
DUE / RECEIVED	BALANCE DUE	SERIES 2017A DEBT SERVICE RECEIVED	SERIES 2019A DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIPTS	41,225.10	257,463.79	396,721.86	617,338.06	1,271,523.70
TOTAL RECEIPTS	41,225.10	257,463.79	396,721.86	617,338.06	1,271,523.70

## TAX ROLL RECEIPTS

[illegible]

PERCENT COLLECTED TOTAL	96.86%	96.86%	96.86%	96.86%
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**Armstrong**  
**Community Development District**  
Check Run Summary

Date		Check Numbers	Amount	Amount
General Fund				
	12/4/24	1240-1243	\$4,380.87	
	12/12/24	1244-1248	\$13,032.31	
	12/17/24	1249-1266	\$29,051.52	
	12/18/24	1267-1272	\$3,304.06	
	12/19/24	1273-1274	\$20.00	
Total General Fund Checks				\$49,788.76
Total Paid Checks				\$49,788.76

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/04/24	00001	11/25/24 155	202410 330-57200-51000		*	28.44	
		OFFICE SUPPLIES					
11/25/24	155	202410 330-57200-46000			*	199.77	
		REPAIRS & MAINTENANCE					
11/25/24	155	202410 330-57200-49400			*	495.26	
		SPECIAL EVENTS					
11/25/24	155	202410 320-53800-46900			*	1,418.40	
		PREVENTATIVE MAINTENANCE					
			GOVERNMENTAL MANAGEMENT SERVICES				2,141.87 001240
12/04/24	00061	11/29/24 3485205	202410 310-51300-31500		*	543.00	
		OCT GENERAL COUNSEL					
			KUTAK ROCK LLP				543.00 001241
12/04/24	00070	11/26/24 59366106	202411 330-57200-46500		*	46.00	
		NOV PEST CONTROL					
			NADER'S PEST RAIDERS				46.00 001242
12/04/24	00072	12/01/24 2082542	202412 330-57200-46700		*	1,650.00	
		POOL CHEM & CLEAN DEC24					
			POOL TROOPERS				1,650.00 001243
12/12/24	00056	11/23/24 369624	202409 310-51300-32200		*	4,300.00	
		FY23 ANNUAL AUDIT FEE					
			BERGER, TOOMBS, ELAM, GAINES&FRANK				4,300.00 001244
12/12/24	00084	12/01/24 2024-692	202411 310-51300-31100		*	2,300.00	
		BI-ANN INSP-STMWATER PDS					
			DOMINION ENGINEERING GROUP INC				2,300.00 001245
12/12/24	00001	12/01/24 156	202412 310-51300-34000		*	4,424.17	
		DEC MANAGEMENT FEES					
12/01/24	156	202412 310-51300-49500			*	104.17	
		DEC WEBSITE ADMIN					
12/01/24	156	202412 310-51300-35100			*	150.00	
		DEC INFORMATION TECH					
12/01/24	156	202412 310-51300-31300			*	618.33	
		DEC DISSEMINATION SVCS					
12/01/24	156	202412 310-51300-51000			*	.96	
		OFFICE SUPPLIES					
12/01/24	156	202412 310-51300-42000			*	22.08	
		POSTAGE					
12/01/24	156	202412 310-51300-42500			*	12.60	
		COPIES					
			GOVERNMENTAL MANAGEMENT SERVICES				5,332.31 001246
			ARMS ARMSTRONG	BPEREGRINO			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 1/07/25		PAGE 2		
*** CHECK DATES 12/01/2024 - 12/31/2024 ***		ARMSTRONG CDD - GENERAL FUND									
		BANK A ARMSTRONG GENERAL									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB		SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	....#
12/12/24	00036	12/05/24	003571	202411	310-51300-31200		ARBITRAGE RPT SER2017A/B	*	550.00		
							LLS TAX SOLUTIONS, INC.			550.00	001247
12/12/24	00036	12/05/24	003572	202411	310-51300-31200		ARBITRAGE RPT SE2019A	*	550.00		
							LLS TAX SOLUTIONS, INC.			550.00	001248
12/17/24	00016	12/06/24	A0003375	202412	320-53800-43100		875 TYNES BLVD IRRG-DEC24	*	223.14		
							CLAY COUNTY UTILITY AUTHORITY			223.14	001249
12/17/24	00016	12/06/24	A0003073	202412	320-53800-43100		3518 ROYAL PINES DR IRRG	*	472.98		
							CLAY COUNTY UTILITY AUTHORITY			472.98	001250
12/17/24	00016	12/06/24	A0003093	202412	320-53800-43100		3682 ROYAL PINES DR IRRG	*	736.67		
							CLAY COUNTY UTILITY AUTHORITY			736.67	001251
12/17/24	00016	12/06/24	A0003275	202412	330-57200-43100		3645 ROYAL PINES DR POOL	*	299.59		
							CLAY COUNTY UTILITY AUTHORITY			299.59	001252
12/17/24	00016	12/06/24	A0003275	202412	330-57200-43100		3645 ROYAL PINE DR CLBHS	*	348.46		
							CLAY COUNTY UTILITY AUTHORITY			348.46	001253
12/17/24	00016	12/06/24	A0003275	202412	320-53800-43100		3645 ROYAL PINES DR IRRG	*	167.27		
							CLAY COUNTY UTILITY AUTHORITY			167.27	001254
12/17/24	00016	12/06/24	A0003375	202412	320-53800-43100		705 TYNES BLVD IRRG-DEC24	*	262.40		
							CLAY COUNTY UTILITY AUTHORITY			262.40	001255
12/17/24	00016	12/06/24	A0003710	202412	320-53800-43100		3976 HEATHERBROOK PL IRRG	*	162.84		
							CLAY COUNTY UTILITY AUTHORITY			162.84	001256
12/17/24	00016	12/06/24	A0003710	202412	320-53800-43100		4121 HEATHERBROOK PL IRRG	*	133.56		
							CLAY COUNTY UTILITY AUTHORITY			133.56	001257
12/17/24	00016	12/06/24	A0003767	202412	320-53800-43100		3846 SUNBERRY LANE IRRG	*	94.17		
							CLAY COUNTY UTILITY AUTHORITY			94.17	001258

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 1/07/25		PAGE 3	
*** CHECK DATES 12/01/2024 - 12/31/2024 ***		ARMSTRONG CDD - GENERAL FUND													
		BANK A ARMSTRONG GENERAL													
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...				VENDOR NAME		STATUS		AMOUNT	....CHECK.....		
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS					AMOUNT	#	
12/17/24	00016	12/06/24	A0004021	202412	320-53800-43100					*		134.18			
		4173 HEATHERBROOK PL-DEC						CLAY COUNTY UTILITY AUTHORITY					134.18	001259	
12/17/24	00016	12/06/24	A0004087	202412	320-53800-43100					*		106.16			
		1980 AMBERLY DRIVE DEC24						CLAY COUNTY UTILITY AUTHORITY					106.16	001260	
12/17/24	00016	12/06/24	A0004087	202412	320-53800-43100					*		69.92			
		544 TYNES BLVD DEC24						CLAY COUNTY UTILITY AUTHORITY					69.92	001261	
12/17/24	00001	12/01/24	157	202412	320-53800-12200					*		6,656.25			
		12/01/24	157	202412	330-57200-46300					*		1,149.75			
		JANITORIAL SERVICES DEC24						GOVERNMENTAL MANAGEMENT SERVICES					7,806.00	001262	
12/17/24	00090	12/13/24	12132024	202412	330-57200-49400					*		30.00			
		PROJECTION SCREEN-EVENTS						JOSE LOPEZ					30.00	001263	
12/17/24	00088	11/30/24	684635	202411	320-53800-46200					*		11,533.85			
		NOV LANDSCAPE MAINTENANCE						RUPPERT LANDSCAPE LLC DBA					11,533.85	001264	
12/17/24	00075	12/01/24	10575	202412	330-57200-34500					*		2,429.70			
		DEC SECURITY SERVICES						SECURITY DEVELOPMENT GROUP LLC					2,429.70	001265	
12/17/24	00015	11/25/24	7552167	202411	310-51300-32300					*		3,750.00			
		11/25/24	7552167	202411	310-51300-32300					*		290.63			
		INCIDENTAL EXPENSES						U.S. BANK					4,040.63	001266	
12/18/24	00100	12/12/24	9054872D	202412	320-53800-43000					*		53.50			
		3599 ROYAL PINES DR IRRG						CLAY ELECTRIC COOPERATIVE, INC.					53.50	001267	
12/18/24	00100	12/12/24	9082120D	202412	330-57200-43000					*		1,187.78			
		3645 ROYAL PINED DR AMNTY						CLAY ELECTRIC COOPERATIVE, INC.					1,187.78	001268	
12/18/24	00100	12/12/24	9082351D	202412	320-53800-43000					*		36.33			
		705 TYNES BLVD IRRG						CLAY ELECTRIC COOPERATIVE, INC.					36.33	001269	
								ARMS ARMSTRONG							
								BPEREGRINO							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/18/24	00100	12/12/24 9143346D	202412 320-53800-43000	3814 ROYAL PINES - DEC24	*	36.45	
				CLAY ELECTRIC COOPERATIVE, INC.			36.45 001270
12/18/24	00077	12/16/24 1948767	202411 320-53800-46800	NOV LAKE MAINTENANCE	*	995.00	
				THE LAKE DOCTORS, INC.			995.00 001271
12/18/24	00077	12/10/24 1954679	202412 320-53800-46800	DEC LAKE MAINTENANCE	*	995.00	
				THE LAKE DOCTORS, INC.			995.00 001272
12/19/24	00091	12/18/24 12182024	202412 310-51300-49000	CHERIE HERNANDEZ-OATH FEE	*	10.00	
				DEPARTMENT OF STATE			10.00 001273
12/19/24	00091	12/18/24 12182024	202412 310-51300-49000	JOSE LOPEZ - OATH FEE	*	10.00	
				DEPARTMENT OF STATE			10.00 001274
TOTAL FOR BANK A						49,788.76	
TOTAL FOR REGISTER						49,788.76	

ARMS ARMSTRONG BPEREGRINO



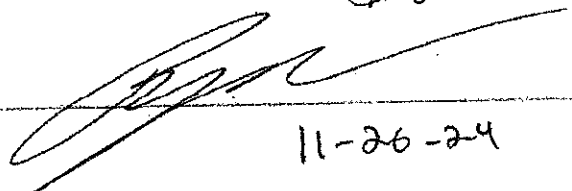
Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763


# Invoice

Invoice #: 155  
Invoice Date: 11/25/24  
Due Date: 11/25/24  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance October 1 - October 31, 2024		1,418.40	1,418.40
Maintenance Supplies		723.47	723.47
Office Supplies 001.330.57200.51000 \$28.44			
Repairs + Maintenance 001.330.57200.46000 \$199.72			
Special Events 001.330.57200.49400 \$495.26			
Preventative Maintenance 001.320.53800.46900 \$1,418.40			
 \$2,141.87			
11-26-24			
Total			\$2,141.87
Payments/Credits			\$0.00
Balance Due			\$2,141.87

  
11-27-24

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/4/24	2.62	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
10/7/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
10/10/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
10/11/24	2.18	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
10/14/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
10/16/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
10/18/24	2.02	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
10/21/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
10/23/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
10/25/24	2	R.A.	Painted final twenty feet of dog park fence, painted new light post in front of message board, removed pool deck pavers to level, found deep erosions, taped and coned off area, picked up supplies
10/25/24	2	J.W.	Painted fence around dog park, worked on leveling pavers around pool deck
10/25/24	2.12	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
10/28/24	3.25	R.A.	Removed pavers, tamped eroded area and added sand for back fill, packed area and re-installed pavers while leveling with sand, stored extra supplies in pool pack, picked up supplies
10/28/24	3.27	J.W.	Assisted to re-level pool deck pavers, used leveling sand and paver base to level ground
10/28/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
10/30/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails

**TOTAL**      35.46

**MILES**      0

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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 11/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk	9/23/24	14"x10" No Pets Allowed Sign	14.78	R.W.
	9/27/24	Sling Rail End Caps Pack of 16	17.25	R.W.
	10/16/24	Ink Tank	28.44	R.W.
	10/18/24	Rustic Barn Wood Backdrop	60.56	R.W.
	10/18/24	Santa for Holiday Event	434.70	R.W.
	10/25/24	Paver Leveling Sand (3)	18.87	R.A.
	10/25/24	Paver Rock Base (3)	18.87	R.A.
	10/28/24	2x4 8' Stud	4.19	R.A.
	10/28/24	Paver Leveling Sand (20)	125.81	R.A.
		<b>TOTAL</b>	<b><u>\$723.47</u></b>	

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

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 29, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3485205  
1323-1

Re: General Counsel

For Professional Legal Services Rendered

10/04/24	K. Buchanan	0.30	105.00	Confer with district manager regarding use of facilities for charity event; research same
10/10/24	J. Gillis	0.10	17.50	Receive and review Florida Commerce Special District fee and profile update form
10/17/24	K. Haber	0.10	25.50	Correspond with Giles regarding termination letter to owners association
10/18/24	K. Haber	0.90	229.50	Review correspondence from Soriano regarding water meter cost share agreement; revise agreement; correspond with Soriano and Giles regarding same
10/21/24	K. Haber	0.10	25.50	Confer with Giles regarding water meter cost share agreement
10/25/24	K. Buchanan	0.40	140.00	Review outstanding items
TOTAL HOURS		1.90		

**KUTAK ROCK LLP**

Armstrong CDD

November 29, 2024

Client Matter No. 1323-1

Invoice No. 3485205

Page 2

TOTAL FOR SERVICES RENDERED	\$543.00
-----------------------------	----------

TOTAL CURRENT AMOUNT DUE	<u>\$543.00</u>
--------------------------	-----------------

Thereby acknowledge the satisfactory completion of all services rendered,  
and agree to pay the cost of services as specified above.



INVOICE#: 2082542  
INVOICE DATE: 12/1/2024  
SERVICE MONTH: DECEMBER  
CUST ID: 196869

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

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

## Armstrong CDD

3645 Royal Pines Dr. , Middleburg, FL 32068 \$1,650.00

Pool \$1,650.00

Item	Type	Description	Charges
1	Service	AM - Commercial Chemical and Cleaning	\$1,650.00

Taxes \$0.00

Payments/Credits \$0.00

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

### MONTHLY POOL/SPA MAINTENANCE

Amount Due

**\$1,650.00**

Payment Due: 12/1/2024

Pool Maintenance

001.330.57200,46700

11-21-24



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

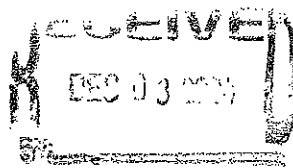
772/461-6120  
FAX: 772/468-9278

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**  
**475 W TOWN PLACE**  
**SUITE 114**  
**ST. AUGUSTINE, FL 32092**

Invoice No. 369624  
Date 11/23/2024  
Client No. 21467

Services rendered in connection with the audit of the Basic Financial Statements  
as of and for the year ended September 30, 2023.

Total Invoice Amount \$ 4,300.00



You can pay online at: <https://treasurecoastcpas.com> or

**Scan to Pay**

Berger, Toombs, Elam, Gaines, Frank,  
McGuire & Gonano CPAs PL

Invoice Payment



POWERED BY  
CPACHARGE

We accept major credit cards.  
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Member AICPA

Member AICPA Division for CPA Firms  
Private Companies Practice Section

Member FICPA



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



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

Date: December 1, 2024

Invoice Number 2024-6928

Net 30 days

Marilee Giles  
**Armstrong CDD**  
475 West Town Place Suite 114  
St. Augustine, FL 32092

**Reference:**

**Stormwater Ponds Bi-Annual Inspection  
Armstrong CDD, St. Johns County, Florida  
DEG Project Number 2204.002**

**Task 1 Review SJRWMD Permit Information** **\$500.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$500.00	0	\$ 500.00	100	\$500.00	\$0.00	<b>\$500.00</b>

**Task Site Inspection & Observation Report** **\$2,000.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$2,000.00	0	\$2,000.00	90	\$1,800.00	\$0.00	<b>\$1,800.00</b>

**Total Amount Due \$2,300.00**

Select Contract Term Regarding Invoicing(WES)

1. Per our Contract, terms are net thirty (30) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.

2. 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.

**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 156  
Invoice Date: 12/1/24  
Due Date: 12/1/24  
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 - December 2024		4,424.17	4,424.17
Website Administration - December 2024		104.17	104.17
Information Technology - December 2024		150.00	150.00
Dissemination Agent Services -December 2024		618.33	618.33
Office Supplies		0.96	0.96
Postage		22.08	22.08
Copies		12.60	12.60
<b>Total</b>			<b>\$5,332.31</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,332.31</b>

**RECEIVED**

By Tara Lee at 12:19 pm, Dec 10, 2024

**LLS Tax Solutions Inc.**

2172 W Nine Mile Rd., #352  
Pensacola, FL 32534  
850-754-0311  
liscott@llstax.com



**INVOICE**

**BILL TO**

Armstrong Community  
Development District  
c/o Governmental  
Management Services -  
CF, LLC  
219 E. Livingston Street  
Orlando, FL 32801  
United States

**INVOICE #** 003571  
**DATE** 12/05/2024  
**DUE DATE** 01/04/2025  
**TERMS** Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the Armstrong Community Development District (Clay County, Florida) \$4,035,000 Special Assessment Revenue Bonds, Series 2017A and \$2,890,000 Special Assessment Revenue Bonds, Series 2017B – Rebatale Arbitrage Calculation for the period ended November 1, 2024.	550.00

<b>BALANCE DUE</b>	<b>\$550.00</b>
--------------------	-----------------

Thank You For Your Business

LLS Tax Solutions Inc.  
2172 W Nine Mile Rd., #352  
Pensacola, FL 32534  
850-754-0311  
liscott@llstax.com



## INVOICE

### BILL TO

Armstrong Community  
Development District  
c/o Governmental  
Management Services -  
CF, LLC  
219 E. Livingston Street  
Orlando, FL 32801  
United States

INVOICE # 003572

DATE 12/05/2024

DUE DATE 01/04/2025

TERMS Net 30

---

### DESCRIPTION

### AMOUNT

Total Billing for Arbitrage Services in connection with the  
\$7,500,000 Armstrong Community Development District (Clay  
County, Florida) Special Assessment Revenue Bonds, Series  
2019A (Assessment Area 2) – Rebatale Arbitrage Calculation for  
the period ended November 1, 2024.

550.00

---

BALANCE DUE

**\$550.00**

Thank You For Your Business



## Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$272.42
Payments	-\$272.42
Current Charges Due 12/27/2024	\$223.14
<b>Total Amount Due</b>	<b>\$223.14</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



### Account Information

Bill Date: 12/06/24 Billing Cycle: 4  
 Account Number A00033750  
 Armstrong CDD  
 875 Tynes Blvd Reclaimed Irrigation, Orange Park

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

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

Email  
billing@clayutility.org

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

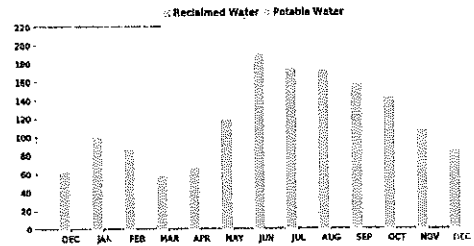
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@CCUA

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CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	30.8 kGal	\$30.18
Reuse Water Usage - Tier 2	\$1.91	10.9 kGal	\$20.82
Reuse Water Usage - Tier 3	\$2.89	42.447 kGal	\$122.67
<b>Total Current Charges</b>			<b>\$223.14</b>

### Usage Profile

(KGAL - 1,000 gallons)



### Meter Readings

#### Reclaimed Water

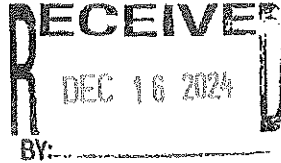
Read Dates: 11/01/24 - 11/26/24

Meter  
92332970

Previous Read  
1,498,601

Days: 25

Current Read  
1,582,748



### 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: 12/06/24  
 Due Date: 12/27/24  
 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 \$223.14**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other \_\_\_\_\_

AY11206A  
2000000410 12/2

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



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

0A00033750 0000022314 122724 0 0 4



## Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$560.59
Payments	-\$560.59
Current Charges Due 12/27/2024	\$472.98
<b>Total Amount Due</b>	<b>\$472.98</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



### Account Information

**Bill Date:** 12/06/24      **Billing Cycle:** 4  
**Account Number**      A00030732  
 Armstrong CDD  
 3518 Royal Pines Drive Reclaimed Irrigation,  
 Middleburg

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

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

Email  
 billing@clayutility.org

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

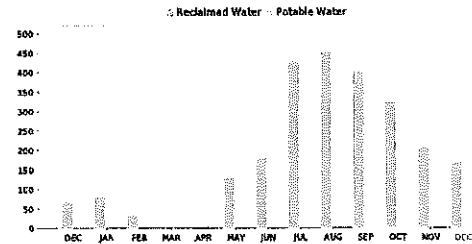
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 @CCUA

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	32.1 kGal	\$31.46
Reuse Water Usage - Tier 2	\$1.91	11.2 kGal	\$21.39
Reuse Water Usage - Tier 3	\$2.89	128.255 kGal	\$370.66
<b>Total Current Charges</b>			<b>\$472.98</b>

### Usage Profile

(K GAL = 1,000 gallons)



### Meter Readings

#### Reclaimed Water

Read Dates: 11/01/24 - 11/27/24

Meter  
 82100744

Previous Read  
 6,569,355

Days: 26

Current Read  
 6,740,910

### 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:** 12/06/24  
**Due Date:** 12/27/24  
**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 \$472.98**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other \_\_\_\_\_

AY11206A  
 2000000417 12/9

ARMSTRONG CDD  
 C/O GMS, LLC  
 8200 LEE VISTA BLVD STE 300  
 ORLANDO, FL 32822, UNITED STATES



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

0A00030732 0000047298 122724 0 0 0



## Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$1,072.76
Payments	-\$1,072.76
Current Charges Due 12/27/2024	\$736.67
<b>Total Amount Due</b>	<b>\$736.67</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



### Account Information

**Bill Date:** 12/06/24      **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/>

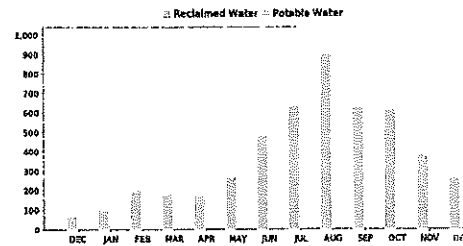
X  
 @CCUA

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	32.1 kGal	\$31.46
Reuse Water Usage - Tier 2	\$1.91	11.2 kGal	\$21.39
Reuse Water Usage - Tier 3	\$2.89	219.498 kGal	\$634.35
<b>Total Current Charges</b>			<b>\$736.67</b>

### Usage Profile

(KGAL = 1,000 gallons)



### Meter Readings

#### Reclaimed Water

Read Dates: 11/01/24 - 11/27/24

Days: 26

**Meter**  
 83801396

**Previous Read**  
 9,415,712

**Current Read**  
 9,678,510

### 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:** 12/06/24  
**Due Date:** 12/27/24  
**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 \$736.67**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other \_\_\_\_\_

AY11206A  
 2000000420 12/12

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



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

0A00030937 0000073667 122724 0 0 2





## Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$360.91
Payments	-\$360.91
Current Charges Due 12/27/2024	\$299.59
<b>Total Amount Due</b>	<b>\$299.59</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



### Account Information

**Bill Date:** 12/06/24      **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/>

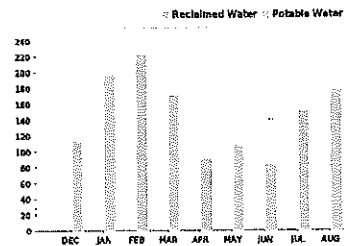
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 @CCUA

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
<b>Water</b>			
Potable Base Charge			\$32.79
Potable Water Usage - Tier 1	\$2.71	98 kGal	\$265.58
AWS Surcharge			\$1.22
<b>Total Current Charges</b>			<b>\$299.59</b>

### Usage Profile

(K GAL = 1,000 gallons)



### Meter Readings

#### Water Meter

Read Dates: 11/01/24 - 11/27/24

Days: 26

**Meter**  
 86819700

**Previous Read**  
 6,421,699

**Current Read**  
 6,519,699

### 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:** 12/06/24  
**Due Date:** 12/27/24  
**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 \$299.59**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other \_\_\_\_\_

AY11206A  
 2000000422 12/14

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



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

0A00032750 0000029959 122724 0 0 1



## Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$352.96
Payments	-\$352.96
Current Charges Due 12/27/2024	\$348.46
<b>Total Amount Due</b>	<b>\$348.46</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



### Account Information

**Bill Date:** 12/06/24      **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/>

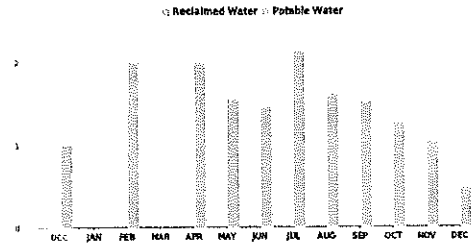
X  
 @CCUA

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
<b>Water</b>			
Potable Base Charge			\$104.83
Potable Water Usage - Tier 1	\$2.71	0.479 kGal	\$1.30
AWS Surcharge			\$1.22
<b>Sewer</b>			
Sewer Base Charge			\$238.51
Sewer Usage Charge - Tier 1	\$5.42	0.479 kGal	\$2.60
<b>Total Current Charges</b>			<b>\$348.46</b>

### Usage Profile

(KGAL = 1,000 gallons)



### Meter Readings

#### Water Meter

Read Dates: 11/01/24 - 11/27/24

Meter  
 86276213

Previous Read  
 171,522

Days: 26

Current Read  
 172,001

### Message Board

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

**Bill Date:** 12/06/24  
**Due Date:** 12/27/24  
**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 \$348.46**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other \_\_\_\_\_

AY11206A  
 2000000419 12/11

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



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

0A00032751 0000034846 122724 0 0 7

**Account Summary:**

Thank you for keeping your account current!

Previous Statement Balance	\$356.69
Payments	-\$356.69
Current Charges Due 12/27/2024	\$167.27
<b>Total Amount Due</b>	<b>\$167.27</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907

**Account Information**

Bill Date: 12/06/24 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

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

Email  
 billing@clayutility.org

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

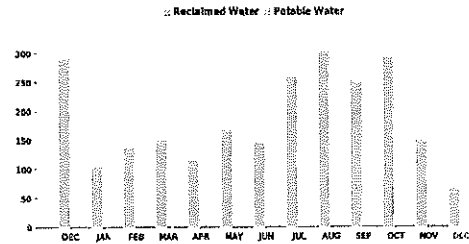
X  
 @CCUA

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
<b>Reclaimed</b>			
Reuse Base Charge			\$98.96
Reuse Water Usage - Tier 1	\$0.98	65 kGal	\$63.70
Reuse Water Usage - Tier 2	\$1.91	2,416 kGal	\$4.61
<b>Total Current Charges</b>			<b>\$167.27</b>

**Usage Profile**

(KGAL = 1,000 gallons)

**Meter Readings****Reclaimed Water**

Read Dates: 11/01/24 - 11/27/24

Meter  
 95885845

Previous Read  
 2,012,160

Days: 26

Current Read  
 2,079,576

**Message Board**

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

Bill Date: 12/06/24  
 Due Date: 12/27/24  
 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 \$167.27**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other \_\_\_\_\_

AY11206A  
 2000000415 12/7

ARMSTRONG CDD  
 C/O GMS, LLC  
 8200 LEE VISTA BLVD STE 300  
 ORLANDO, FL 32822, UNITED STATES



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

0A00032752 0000016727 122724 0 0 7



## Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$428.89
Payments	-\$428.89
Current Charges Due 12/27/2024	\$262.40
<b>Total Amount Due</b>	<b>\$262.40</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



### Account Information

**Bill Date:** 12/06/24      **Billing Cycle:** 4  
**Account Number:** A00033751  
**Armstrong CDD**  
 705 Tynes Blvd Reclaimed Irrigation, Orange Park

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

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

Email  
 billing@clayutility.org

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

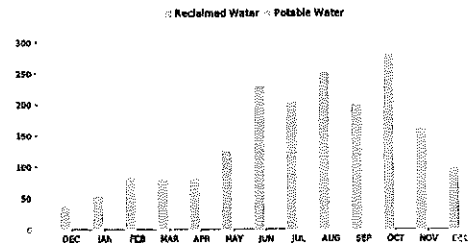
X  
 @CCUA

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
<b>Reclaimed</b>			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	32.1 kGal	\$31.46
Reuse Water Usage - Tier 2	\$1.91	11.2 kGal	\$21.39
Reuse Water Usage - Tier 3	\$2.89	55.392 kGal	\$160.08
<b>Total Current Charges</b>			<b>\$262.40</b>

### Usage Profile

(kGAL = 1,000 gallons)



### Meter Readings

#### Reclaimed Water

Read Dates: 11/01/24 - 11/27/24

**Meter**  
 86278201

**Previous Read**  
 8,944,486

**Days: 26**  
**Current Read**  
 9,043,178

### Message Board

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

**Bill Date:** 12/06/24  
**Due Date:** 12/27/24  
**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**      **\$262.40**

Donate to Lend a Helping Hand Program:

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

AY11206A  
 2000000413 12/5

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



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

0A00033751 0000026240 122724 0 0 3

**Account Summary:**

Thank you for keeping your account current!

Previous Statement Balance	\$232.92
Payments	-\$232.92
Current Charges Due 12/27/2024	\$162.84
<b>Total Amount Due</b>	<b>\$162.84</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907

**Account Information**

Bill Date: 12/06/24 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/>

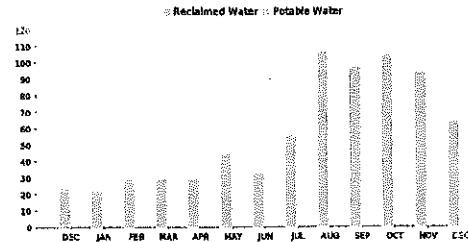
X  
 @CCUA

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	32.1 kGal	\$31.46
Reuse Water Usage - Tier 2	\$1.91	11.2 kGal	\$21.39
Reuse Water Usage - Tier 3	\$2.89	20.942 kGal	\$60.52
<b>Total Current Charges</b>			<b>\$162.84</b>

**Usage Profile**

(K GAL = 1,000 gallons)

**Meter Readings****Reclaimed Water**

Read Dates: 11/01/24 - 11/27/24

Days: 26

Meter  
 87137737

Previous Read  
 2,589,414

Current Read  
 2,653,656

**Message Board**

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

Bill Date: 12/06/24  
 Due Date: 12/27/24  
 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 \$162.84**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other \_\_\_\_\_

AY11206A  
 2000000414 12/6

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



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

0A00037105 0000016284 122724 0 0 5



## Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$161.14
Payments	-\$161.14
Current Charges Due 12/27/2024	\$133.56
<b>Total Amount Due</b>	<b>\$133.56</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



### Account Information

**Bill Date:** 12/06/24      **Billing Cycle:** 4  
**Account Number**      A00037106  
 Armstrong CDD  
 4121 Heatherbrook Place Reclaimed Irrigation,  
 Middleburg

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

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Email  
 billing@clayutility.org

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

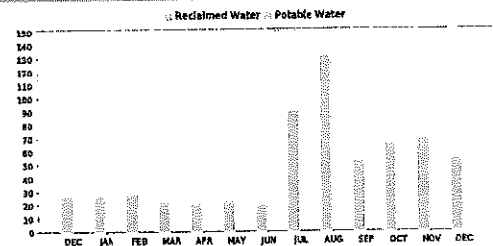
X  
 @CCUA

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
<b>Reclaimed</b>			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	32.1 kGal	\$31.46
Reuse Water Usage - Tier 2	\$1.91	11.2 kGal	\$21.39
Reuse Water Usage - Tier 3	\$2.89	10.808 kGal	\$31.24
<b>Total Current Charges</b>			<b>\$133.56</b>

### Usage Profile

(K GAL = 1,000 gallons)



### Meter Readings

#### Reclaimed Water

Read Dates: 11/01/24 - 11/27/24

Days: 26

**Meter**  
 87137740

**Previous Read**  
 2,091,885

**Current Read**  
 2,145,993

### Message Board

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

**Bill Date:** 12/06/24  
**Due Date:** 12/27/24  
**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 \$133.56**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other \_\_\_\_\_

AY11206A  
 2000000411 12/3

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



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

0A00037106 0000013356 122724 0 0 4

**Account Summary:**

Thank you for keeping your account current!

Previous Statement Balance	\$151.37
Payments	-\$151.37
Current Charges Due 12/27/2024	\$94.17
<b>Total Amount Due</b>	<b>\$94.17</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907

**Account Information**

Bill Date: 12/06/24 Billing Cycle: 4  
 Account Number A00037677  
 Armstrong CDD  
 3846 Sunberry Lane Reclaimed Irrigation,  
 Middleburg

Customer Service (8am-5pm M-F)  
 (904) 272-5979

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 are subject to a \$3.42 late fee.

Email  
 billing@clayutility.org

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

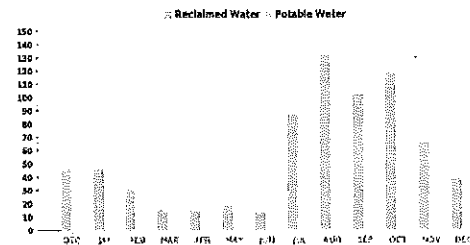
X  
 @CCUA

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	32.1 kGal	\$31.46
Reuse Water Usage - Tier 2	\$1.91	6.931 kGal	\$13.24
<b>Total Current Charges</b>			<b>\$94.17</b>

**Usage Profile**

(K GAL = 1,000 gallons)

**Meter Readings****Reclaimed Water**

Read Dates: 11/01/24 - 11/27/24

Days: 26

Meter  
 87777241

Previous Read  
 2,460,096

Current Read  
 2,499,127

**Message Board**

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

Bill Date: 12/06/24  
 Due Date: 12/27/24  
 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 \$94.17**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other \_\_\_\_\_

AY11206A  
 2000000416 12/8

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



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

0A00037677 0000009417 122724 0 0 8

**Account Summary:**

Thank you for keeping your account current!

Previous Statement Balance	\$184.48
Payments	-\$184.48
Current Charges Due 12/27/2024	\$134.18
<b>Total Amount Due</b>	<b>\$134.18</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907

**Account Information**

Bill Date: 12/06/24 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

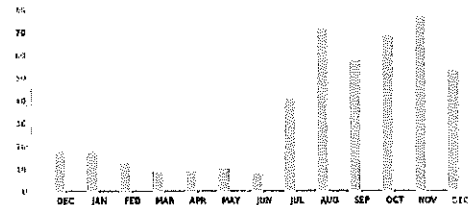
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 CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	30.8 kGal	\$30.18
Reuse Water Usage - Tier 2	\$1.91	10.9 kGal	\$20.82
Reuse Water Usage - Tier 3	\$2.89	11.666 kGal	\$33.71
<b>Total Current Charges</b>			<b>\$134.18</b>

**Usage Profile**

(KGal = 1,000 gallons)

Reclaimed Water Potable Water

**Meter Readings****Reclaimed Water**

Read Dates: 11/01/24 - 11/26/24

Days: 25

Meter  
 87777245

Previous Read  
 1,240,702

Current Read  
 1,294,068

**Message Board**

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

Bill Date: 12/06/24  
 Due Date: 12/27/24  
 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 \$134.18**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other \_\_\_\_\_

AY11206A  
 2000000412 12/4

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



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

0A00040217 0000013418 122724 0 0 0



ARMSTRONG CDD - GENERAL FUND			12/17/2024
VENDOR NUMBER/NAME:	16 CLAY COUNTY UTILITY AUTHORITY	CHECK #:	001260
INV DATE	INV#	AMOUNT	DISCOUNT
20241206	A0004087	106.16	106.16
		NET	1980 AMBERLY DRIVE DEC24

TOTAL	\$106.16
-------	----------

ARMSTRONG CDD - GENERAL FUND			12/17/2024
VENDOR NUMBER/NAME:	16 CLAY COUNTY UTILITY AUTHORITY	CHECK #:	001260
INV DATE	INV#	AMOUNT	DISCOUNT
20241206	A0004087	106.16	106.16
		NET	1980 AMBERLY DRIVE DEC24

TOTAL	\$106.16
-------	----------

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

001260

ARMSTRONG CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST.AUGUSTINE, FL 32092

WELLS FARGO BANK NA

63-643/670

DATE  
12/17/2024

AMOUNT  
\$106.16\*

ONE HUNDRED SIX DOLLARS & 16 CENTS \*\*\*\*\*

PAY  
TO THE  
ORDER  
OF:  
CLAY COUNTY UTILITY AUTHORITY  
3176 OLD JENNINGS ROAD  
MIDDLEBURG FL 32068-3907

AUTHORIZED SIGNATURE

001260 12100024814281466359



## Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$254.06
Payments	-\$254.06
Current Charges Due 12/27/2024	\$106.16
<b>Total Amount Due</b>	<b>\$106.16</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907

### Account Information

Bill Date: 12/06/24 Billing Cycle: 4  
 Account Number A00040871  
 Armstrong CDD  
 1980 Amberly Drive, Middleburg

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

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 are subject to a \$3.42 late fee.

Email  
 billing@clayutility.org

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

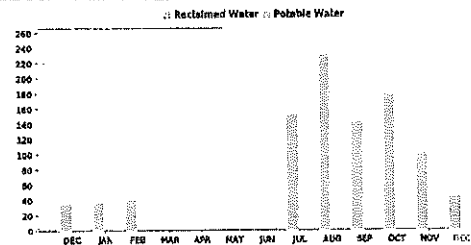
X  
 @CCUA

Facebook  
 CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	32.1 kGal	\$31.46
Reuse Water Usage - Tier 2	\$1.91	11.2 kGal	\$21.39
Reuse Water Usage - Tier 3	\$2.89	1.33 kGal	\$3.84
<b>Total Current Charges</b>			<b>\$106.16</b>

### Usage Profile

(KGAL - 1,000 gallons)



### Meter Readings

#### Reclaimed Water

Read Dates: 11/01/24 - 11/27/24

Meter  
 89187072

Previous Read  
 2,441,348

Days: 26  
 Current Read  
 2,485,978

### Message Board

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

Bill Date: 12/06/24  
 Due Date: 12/27/24  
 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 \$106.16**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other \_\_\_\_\_

AY11206A  
 2000000421 12/13

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



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

0A00040871 0000010616 122724 0 0 3



# Account Summary:

Thank you for keeping your account current!

Previous Statement Balance	\$94.63
Payments	-\$94.63
Current Charges Due 12/27/2024	\$69.92
<b>Total Amount Due</b>	<b>\$69.92</b>

3176 Old Jennings Road, Middleburg, FL 32068-3907



## Account Information

Bill Date: 12/06/24 Billing Cycle: 4  
Account Number: A00040873  
Armstrong CDD  
544 Tynes Blvd, 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

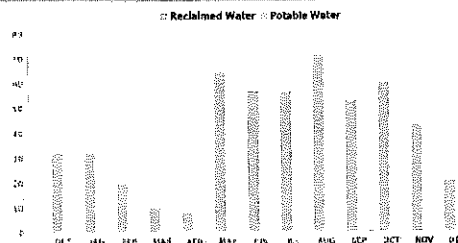
Online  
<https://www.clayutility.org/>

X  
@CCUA

Facebook  
CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	20.872 kGal	\$20.45
<b>Total Current Charges</b>			<b>\$69.92</b>

## Usage Profile (K GAL = 1,000 gallons)



## Meter Readings

### Reclaimed Water

Read Dates: 11/01/24 - 11/27/24 Days: 26  
Meter: 89187071 Previous Read: 1,519,409 Current Read: 1,540,281

## Message Board

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

Bill Date: 12/06/24  
Due Date: 12/27/24  
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 \$69.92**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other \_\_\_\_\_

AY11206A  
2000000418 12/10

ARMSTRONG CDD  
C/O GMS, LLC  
8200 LEE VISTA BLVD STE 300  
ORLANDO, FL 32822, UNITED STATES



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

0A00040873 0000006992 122724 0 0 3


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

# Invoice

Invoice #: 157  
Invoice Date: 12/1/24  
Due Date: 12/1/24  
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 -December 2024		6,656.25	6,656.25
Janitorial - December 2024		1,149.75	1,149.75
 12-10-24			
Total			\$7,806.00
Payments/Credits			\$0.00
Balance Due			\$7,806.00

**RECEIVED**

By Tara Lee at 10:29 am, Dec 11, 2024

On Dec 13, 2024, at 2:54 PM, Ryan Wilson <[greyhawkmanager@gmsnf.com](mailto:greyhawkmanager@gmsnf.com)> wrote:

Good Afternoon

Armstrong CDD would like to purchase a Projector screen from Resident Jose Lopez. Total amount would be \$30 .I have already received the item. I have added him to this Email if any other info is needed.

Thank you  
Ryan Wilson



**Manager Grayhawkcdd**

4:06 PM (1  
minute ago)

to Bernadette, me, Marilee, Jose

His address is 4109 Heatherbrook pl Middleburg Fl 32068  
Sent from my iPhone

On Dec 13, 2024, at 3:20 PM, Bernadette Peregrino <[bperegrino@gmsnf.com](mailto:bperegrino@gmsnf.com)> wrote:

Ryan,



## INVOICE

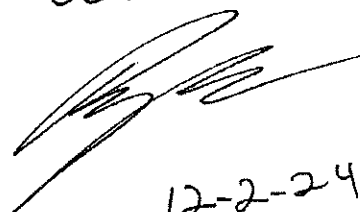
Date	Invoice#
Nov 30, 2024	684635

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

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	Order Number
Armstrong CDD (261014)	Net 30 Days	Dec 30, 2024	

Description	Price	Total
Landscape Management For November As Per Contract, Due Dec 30, 2024	\$11,533.85	\$11,533.85
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		
<i>Landscape Maintenance</i> <i>001.320.53800.46200</i>  <i>12-2-24</i>		

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.

Subtotal:	\$11,533.85
Sales Tax:	\$0.00
Amount Due:	\$11,533.85



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 #** 10575**DATE** 12/01/2024**DUE DATE** 12/31/2024**TERMS** End of the month**SERVICE MONTH**

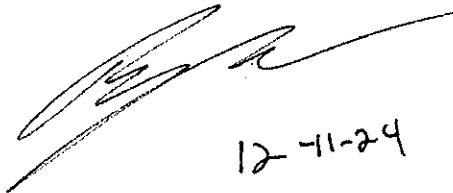
December

ACTIVITY	QTY	RATE	AMOUNT
<b>Dedicated Officer I</b>	78	31.15	2,429.70
Dedicated Officer for 6 Hours Thurs - Sun (December 1 - December 31)			



SUBTOTAL	2,429.70
TAX	0.00
TOTAL	2,429.70
BALANCE DUE	<b>\$2,429.70</b>

Security Monitoring  
001.330.57200.34500

  
12-11-24

**RECEIVED****By Tara Lee at 11:01 am, Dec 11, 2024**

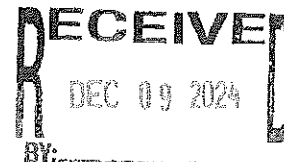


Corporate Trust Services  
EP-MH-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7552167  
Account Number: 218856000  
Invoice Date: 11/25/2024  
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 COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A (ASSESSMENT AREA 2)



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

\$4,040.63

All invoices are due upon receipt.

**RECEIVED**

By Tara Lee at 9:51 am, Dec 12, 2024

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

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES  
2019A (ASSESSMENT AREA 2)

Invoice Number: 7552167  
Account Number: 218856000  
Current Due: \$4,040.63  
  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

#### Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 218856000  
Invoice # 7552167  
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

3/3

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES  
2019A (ASSESSMENT AREA 2)

Invoice Number: 7552167  
Invoice Date: 11/25/2024  
Account Number: 218856000  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Accounts Included 218856000 218856001 218856002 218856003 218856004  
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 11/01/2024 - 10/31/2025</b>				<b>\$3,750.00</b>
Incidental Expenses 11/01/2024 to 10/31/2025	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>



YYNY



**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 #: 9054872  
Trustee District: 05  
Statement Date: 12/12/2024  
Current Bill Due Date: 01/02/2025  
Previous Balance: \$52.45  
Payment Received 11/22/24: -\$52.45  
Balance Forward: \$0.00  
Current Charges Due 01/02/25: \$53.50

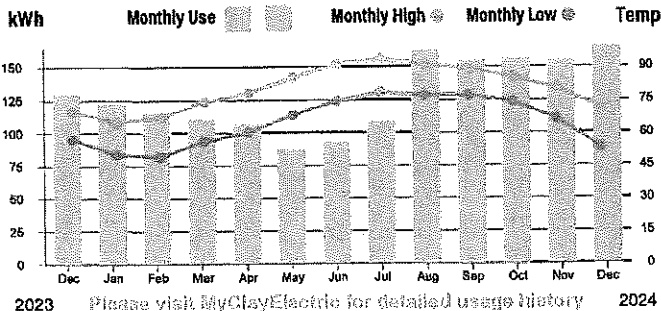
### Important Messages

Miss your due date? Switch to Auto Pay now - it's one and done. Monthly payments are automatically made with your bank account or credit card, and you'll still receive a monthly statement. Quick, easy and worry-free.



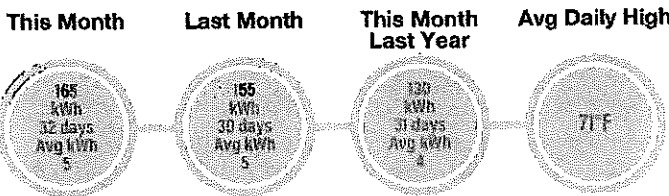
Service Address: 3590 ROYAL PINES DR IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	154530783	11/09/24	12/11/24	6263	6428	1	165



**Current Service Detail**

Access Charge		\$34.00
Energy Charge	165 kWh @ 0.0833	\$13.74
Power Cost Adjustment	165 kWh @ 0.0160	\$2.64
FLA Gross Receipts Tax		\$1.29
Clay Co Public Ser Utility Tax		\$1.83
<b>Total Current Charges for this Location</b>		<b>\$53.50</b>



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.



**Clay Electric Cooperative, Inc.**

A Touchstone Energy Cooperative

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.



5340 0 MB 0.622  
ARMSTRONG CDD  
6200 LEE VISTA BLVD STE 300  
ORLANDO FL 32822-5149

5 5340  
C-20

Account Number	9054872
Current Charges Due 01/02/25	\$53.50
Total Amount Due	\$53.50

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 0000053507



**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 #: 9082120  
Trustee District: 00  
Statement Date: 12/12/2024  
Current Bill Due Date: 01/02/2025  
Previous Balance: \$978.41  
Payment Received 11/22/24: -\$978.41  
Balance Forward: \$0.00  
Current Charges Due 01/02/25: \$1,187.78

### Important Messages

Miss your due date? Switch to Auto Pay now - it's one and done. Monthly payments are automatically made with your bank account or credit card, and you'll still receive a monthly statement. Quick, easy and worry-free.

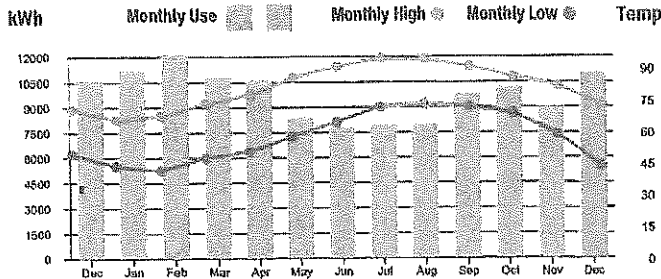
Total  
Amount Due

**\$1,187.78**

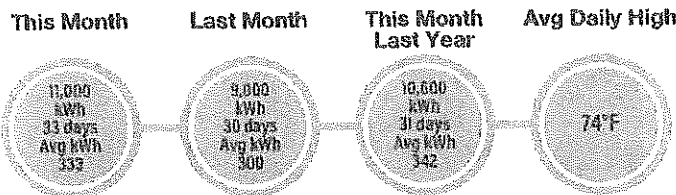
Due Date:  
01/02/2025

Service Address: 3845 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	11/09/24	12/12/24	3376	3431	200	11,000



2023 Please visit MyClayElectric for detailed usage history 2024



**Current Service Detail**

Access Charge		\$34.00
Energy Charge	11,000 kWh @ 0.0833	\$916.30
Power Cost Adjustment	11,000 kWh @ 0.0160	\$176.00
FLA Gross Receipts Tax		\$28.86
Clay Co Public Ser Utility Tax		\$32.62
<b>Total Current Charges for this Location</b>		<b>\$1,187.78</b>



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 6% of the delinquent amount (whichever is greater) that will be added to your account.



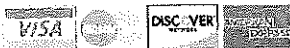
**Clay Electric Cooperative, Inc.**

A Touchstone Energy® Cooperative

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 01/02/25	\$1,187.78
Total Amount Due	\$1,187.78

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



09082120 0001187784



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

Member Name: ARMSTRONG CDD  
Account #: 9082351  
Trustee District: 08  
Statement Date: 12/12/2024  
Current Bill Due Date: 01/02/2025  
Previous Balance: \$36.23  
Payment Received 11/22/24: -\$36.23  
Balance Forward: \$0.00  
Current Charges Due 01/02/25: \$36.33

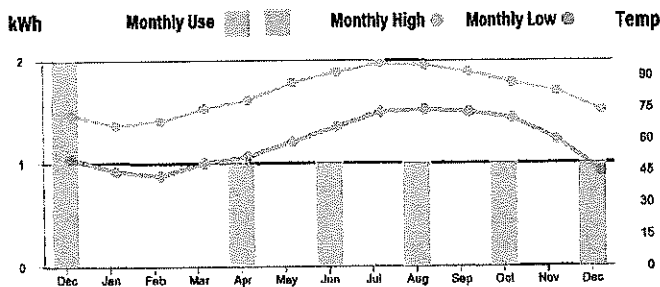
### Important Messages

Miss your due date? Switch to Auto Pay now - it's one and done. Monthly payments are automatically made with your bank account or credit card, and you'll still receive a monthly statement. Quick, easy and worry-free.

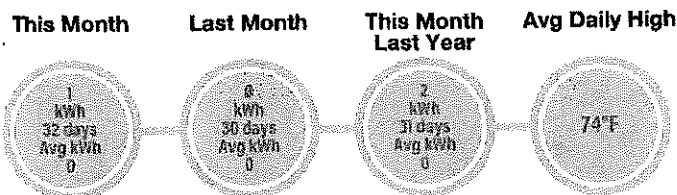


Service Address: 705 TYNES BLVD IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	152055950	11/09/24	12/11/24	42	43	1	1



Current Service Detail	
Access Charge	\$34.00
Energy Charge 1 kWh @ 0.0833	\$0.08
Power Cost Adjustment 1 kWh @ 0.0160	\$0.02
FLA Gross Receipts Tax	\$0.87
Clay Co Public Ser Utility Tax	\$1.36
<b>Total Current Charges for this Location</b>	<b>\$36.33</b>



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.



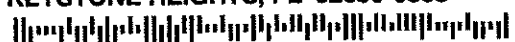
ARMSTRONG CDD  
6200 LEE VISTA BLVD, SUITE 300  
ORLANDO FL 32822-0000

Account Number	9082351
Current Charges Due 01/02/25	\$36.33
Total Amount Due	\$36.33

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



09082351 0000036339

YYNY


**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 #: 9143346  
 Trustee District: 00  
 Statement Date: 12/12/2024  
 Current Bill Due Date: 01/02/2025  
 Previous Balance: \$36.45  
 Payment Received 11/22/24: -\$36.45  
 Balance Forward: \$0.00  
 Current Charges Due 01/02/25: \$36.45

### Important Messages

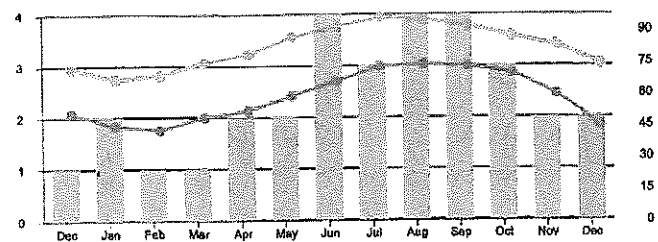
Miss your due date? Switch to Auto Pay now - it's one and done. Monthly payments are automatically made with your bank account or credit card, and you'll still receive a monthly statement. Quick, easy and worry-free.



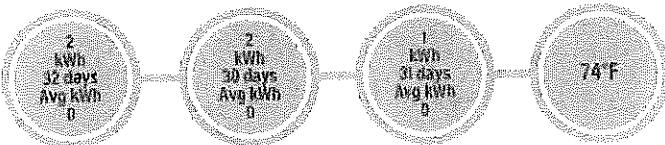
Service Address: 3614 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage	
		From	To	Previous	Present		1	2
GENERAL SERVICE-NON DEMAND	152016290	11/09/24	12/11/24	107	109	1		2

kWh Monthly Use Monthly High Monthly Low Temp



This Month Last Month This Month Last Year Avg Daily High



**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>

**RECEIVED**  
 DEC 17 2024  
 BY:

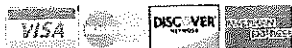
**KEEP SEND**  
 By accepting service from Clay Electric, you acknowledge that you have reviewed and accepted all of Clay Electric's Bylaws, Board policies and standards of service and agree to abide by them.  
 Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount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


**Clay Electric Cooperative, Inc.**

A Touchstone Energy Cooperative

 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: 9143346  
 Current Charges Due 01/02/25: \$36.45  
 Total Amount Due: \$36.45

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



09143346 0000036451

MAKE CHECK PAYABLE TO:

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

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

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
731209	12/16/2024	\$995.00

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

00000007312096001000000022990700000009950056

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

<b>Armstrong CDD - Greyhawk</b>		<b>3645 Royal Pines Dr Orange Park, FL 32065</b>	
<b>Invoice Due Date</b>	<b>11/18/2024</b>	<b>Invoice</b>	<b>1948767 PO #</b>

Invoice Date	Description	Quantity	Amount	Tax	Total
11/18/2024	Water Management - Monthly		\$995.00	\$0.00	\$995.00

Added beneficial bacteria to all ponds. Treated pond 1 for algae. Treated pond 3 for emergent shoreline weeds. The rest of the ponds looked good no treatment required.

*Lake Maintenance*  
*001.320.53800.46800*  
*[Signature]* *12-16-24*

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

<b>Credits</b>	\$0.00
<b>Adjustment</b>	\$0.00
<b>AMOUNT DUE</b>	

**RECEIVED**  
By Tara Lee at 4:11 pm, Dec 16, 2024

**Total Account Balance including this invoice:**

\$1990.00

**This Invoice Total:**

\$995.00

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



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

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

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

MAKE CHECK PAYABLE TO:

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

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

ADDRESSEE

☐ Please check if paid today by this document and indicate change of invoice info

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

ACCOUNT NUMBER	DATE	BALANCE
731209	12/10/2024	\$995.00

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

00000007312096001000000023610900000009950058

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

<b>Armstrong CDD - Greyhawk</b>	<b>3645 Royal Pines Dr Orange Park, FL 32065</b>
<b>Invoice Due Date 12/10/2024</b>	<b>Invoice 1954679 PO #</b>

Invoice Date	Description	Quantity	Amount	Tax	Total
12/10/2024	Water Management - Monthly		\$995.00	\$0.00	\$995.00

Treated pond 1 for algae, treated pond 6, and 5 for emergent shoreline weeds. Ponds 4 and 3 looked great no treatments needed. Please contact Trey at (904) 610-255 with any questions or concerns, thank you.

**RECEIVED**

By Tara Lee at 4:09 pm, Dec 16, 2024

*Lake Maintenance*  
*001.320.53800.46800*  
*12-16-24*

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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

**Total Account Balance including this invoice:**

\$1990.00

**This Invoice Total:**

\$995.00

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

**Customer #:** 731209

**Portal Registration #:** 4A64AE61

**Customer E-mail(s):** greyhawkmanager@gmsnf.com, jsoriano@gmsnf.com

**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**

4651 Salisbury Rd, Suite 155  
 Jacksonville, FL 32256

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

# OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of Clay

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Supervisor, Armstrong Community Development District

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Cherie Hernandez  
Signature

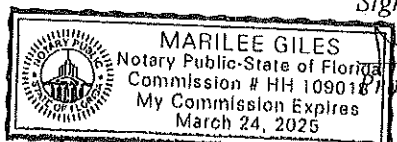
(Affix Seal Below)

Sworn to and subscribed before me by means of ☒ physical presence

Or ☐ online notarization this 12 day of December, 2021.

Marilee Giles

Signature of Officer Administering Oath or of Notary Public



Marilee Giles  
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ or Produced Identification ☐

Type of Identification Produced \_\_\_\_\_

## ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☒ Office ☐

3984 Heatherbrooke Pl

Street or Post Office Box

Middleburg, FL 32068

City, State, Zip Code

Cherie Hernandez

Print Name

Cherie Hernandez

Signature



(Art. II, § 5(b), Fla. Const.)

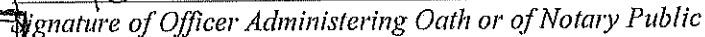
County of Clay

Supervisor, Armstrong Community Development District

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Sworn to and subscribed before me by means of ✓ physical presence

Or online notarization this 12 day of December, 2024.



Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ or Produced Identification ☐

Type of Identification Produced \_\_\_\_\_

Mailing Address: Home ☒ Office ☐

4109 Heatherbrook PL

Jose Lopez  
Print Name

Middlebury FL 32068

City, State, Zip Code

**Signature**