

ARMSTRONG

Community Development District

FEBRUARY 13, 2025

AGENDA

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

February 6, 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, February 13, 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. Approval of the Minutes of the January 9, 2025 Meeting
- IV. Consideration of Proposals:
 - A. Irrigation Repairs
 - B. Replace Chlorine Feeder
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer – Pond Bank Inspection Report
 - C. District Manager
 - D. Facility Manager - Report
- VI. Supervisor's Requests and Audience Comments
- VII. Financial Reports
 - A. Financial Statements as of January 31, 2025

B. Check Register

VIII. Next Scheduled Meeting – March 13, 2025 @ 3:30 p.m. at Plantation Oaks Amenity Center

IX. 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

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, January 9, 2025 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Election of Officers, Resolution 2025-01

On MOTION by Ms. Bowen seconded by Ms. Hernandez with all in favor Jose Lopez was elected chairman.

On MOTION by Ms. Bowen seconded by Mr. Brown with all in favor Resolution 2025-01 was approved reflecting: Jose Lopez chairman, Cameron Brown vice chairman, Christine Bowen, Cherie Hernandez and Kendrick Taylor assistant secretaries, Marilee Giles Secretary and treasurer, Daniel Laughlin, James Oliver, Darrin Mossing and Matthew Biagetti assistant secretaries and assistant treasurers.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 12, 2024 Meeting

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

FIFTH ORDER OF BUSINESS

Consideration of RFP Scope of Services for Landscape & Irrigation Maintenance Services

Mr. Soriano stated this project manual and timeline will go to Katie for her review before it goes out to vendors. A week and a half or two weeks from our last meeting I got my first detailed report from Rupert. They are welcome to stay part of the process and submit a proposal, but I felt the consensus was that we were going to go out with an RFP. Looking at the timeline if we are going to start after this meeting, we have to finalize the RFP and we will send this out to vendors. About a week later we will have a proposal meeting where Ryan and I will meet with the vendors and tour the property to make sure everyone understands what is in that scope and open the bids March 18th.

Ms. Bowen asked can we adjust the timeline or are these required? Our meeting is the March 13th and the March 18th misses the meeting by five days.

Mr. Soriano stated that would be easy. This is 6 weeks for them to have their bids ready. Once received, we have to go through the bids before they go to the board.

Ms. Bowen asked would you want to have a separate meeting?

Mr. Soriano stated my suggestion would be to move the April meeting if you want to.

Ms. Buchanan stated if we can shave a little off the front and the back it would be nice to get going before you get into the growing season.

Ms. Bowen asked if we pick a vendor in March can they start then, or do we have to give notice to Rupert now?

Mr. Soriano stated you give them notice and we would have time to work with who you award because that person could say they don't want it. We want to set up the contract to go from April to October then the next year it will be on our fiscal year.

Ms. Giles stated with a due date of March 6, Jay will forward the electronic packages to the board members but will do his evaluation that will be presented at the meeting.

Mr. Soriano stated if we are going to go through this process I think you need to look at the irrigation side of it. We need to include an all-inclusive. Even in small neighborhoods I recommend that we do something like 2" line or smaller is included in normal repairs. The reason is I don't like getting nicked and dined for heads.

The initial term will be six months to take us to the end of the fiscal year and with the option to renew up to three years upon both parties agreement.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor the RFP package and evaluation criteria for landscape maintenance services was approved as amended.

SIXTH ORDER OF BUSINESS

Consideration of Proposals:

A. Tile Repairs

Mr. Wilson stated there is no proposal for tile repair because the cost came in under my limit. Pinch-A-Penny gave me a quote of \$350 to get it done. We need to wait for the weather to warm up a little bit.

B. Irrigation Repairs

This item tabled.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated we are continuing to work with the developer's counsel, to make sure we have allocated the cost sharing for landscaping and irrigation variance. I think we are on the right path, we have received comments back from them and they are agreeable to separating it. We will bring something back to you at the next meeting.

Ms. Giles stated the monument signs were on somebody else’s property and as the two lawyers were working on this agreement, they are adding language to cover the maintenance of those monument signs on other people’s property. Part of the delay is working out those details.

Ms. Bowen asked will there be language that the property owner isn’t going to tear down the signs?

Ms. Buchanan stated the easements protect the sign and adjacent areas. I would like to have an easement signed over to the CDD specifically.

B. District Engineer Pond Bank Inspection Report

This item tabled.

C. District Manager

Ms. Giles stated you have all finished your ethics training for calendar year 2024; you now have to complete your ethics training for calendar year 2025. If you complete it, send me an email and that will help me keep track throughout the year.

D. Facility Manager - Report

Mr. Wilson reviewed the facility manager’s report and staff was authorized to send a cease and desist letter to the homeowner feeding the ducks that results in damaging district property.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. Hernandez asked about the status of the Eagle Landing sign?

Ms. Giles stated the challenge is it is not our sign and not our property.

Ms. Bowen stated they are not selling, and the signs need to be removed.

Mr. Brown asked who do we contact about the lights?

Mr. Soriano stated that is Clay Electric and you can report issues on their website.

The board discussed the type of new access cards, with photo or no photo, cost per card after a certain number, fobs versus printed cards, how to control number of guests present without owners being present, cost of fob replacement versus cards.

Mr. Lopez asked can we get a facility maintenance checklist?

Mr. Taylor stated report issues to staff.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of December 31, 2024

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

B. Check Register

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

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – February 13, 2025
at 3:30 p.m. at the Plantation Oaks Amenity
Center**

Ms. Giles stated the next meeting is scheduled for February 13, 2025 at 3:30 p.m. at the same location.

On MOTION by Mr. Brown seconded by Ms. Bowen with all in favor the meeting adjourned at 4:50 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FOURTH ORDER OF BUSINESS

A.

B.



5015 W. Waters Avenue
Tampa, Florida 33634
(813) 889-9091
FL Lic: CPC1458925
TX Lic: TICL742
AZ Lic: ROC 350640

QUOTE: 73256_1

DATE: 1/15/2025
CUSTID: 196869

Billing Address:

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

Service Address:

3645 Royal Pines Dr - Pool
Middleburg, FL
32068

Equipment	Quantity	Unit Price	Total
BECSys PH Sensor 36" Cable (Qty 1)	1	\$558.97	\$558.97
120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP (Qty 1)	1	\$851.54	\$851.54
BECSys ORP Sensor, plat band, 36" Cable (Qty 1)	1	\$658.13	\$658.13

Labor	Qty	Total
Equipment Install 3 - Commercial	2.5	\$462.50

Subtotal:	\$2,531.14
Estimated Taxes:	\$0.00
Total:	\$2,531.14

NOTES: This quote is to install new PH and ORP sensors for the pool chemistry controller along with a new 45M series stenner pump complete for CL supply and run new line sets as needed.

FIFTH ORDER OF BUSINESS

D.



Armstrong Community Development District (CDD)

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

Memorandum

Date: January 9th 2025

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

Community:

Amenity Usage

- Total Facilities Usage – fobs Scanned 3556 in January

Card counts:

New Owners	0
Replacements	0

Room Rentals

rentals in the month of January-0

Special Events

Operations:

- We fixed the broken mounts for the irrigation clocks
- I changed out all the covering for the patio furniture
- Had a broken water pipe fixed over the weekend of 1-25-25
- had an exterior electric outlet installed.
- I made a map for where mulch should be put for new landscape company.
- I received the irrigation maps from Ruppert
- I have been working to get the Amenity center pond cleaned up.
- Completed a key fob audit



Armstrong Community Development District (CDD)

3645 Royal Pines Dr, Orange Park, FL 32065

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

Memorandum

Landscaping

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

For questions, comments, or clarification, please contact:

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

SEVENTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
January 31, 2025



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Armstrong
Community Development District
Combined Balance Sheet
January 31, 2025

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 168,207	\$ 2,890	\$ -	\$ -	\$ 171,098
Due from Other Funds	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Investments:					
US Bank Custody Account	525,176	-	-	-	525,176
State Board of Administration	-	42,009	-	-	42,009
Series 2017A/B					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	305,351	-	305,351
Reserve-B	-	-	15,889	-	15,889
Revenue-B	-	-	752	-	752
Prepayment-B	-	-	106	-	106
Series 2019					
Reserve	-	-	204,800	-	204,800
Revenue	-	-	444,786	-	444,786
Prepayment	-	-	1	-	1
Construction	-	-	-	4,141	4,141
Prepaid Expenses	-	-	-	-	-
Total Assets	\$ 693,384	\$ 44,900	\$ 1,237,504	\$ 4,141	\$ 1,979,929
Liabilities:					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance:					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,237,504	\$ -	\$ 1,237,504
Capital Project	-	-	-	4,141	4,141
Assigned for:					
Capital Reserve Fund	-	44,900	-	-	44,900
Unassigned	693,384	-	-	-	693,384
Total Fund Balances	\$ 693,384	\$ 44,900	\$ 1,237,504	\$ 4,141	\$ 1,979,929
Total Liabilities & Fund Balance	\$ 693,384	\$ 44,900	\$ 1,237,504	\$ 4,141	\$ 1,979,929

Armstrong
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 637,369	\$ 619,265	\$ 619,265	\$ -
Cash Share - Tynes Blvd	15,000	5,000	2,480	(2,520)
Miscellaneous Income-Access Cards	-	-	125	125
Miscellaneous Income-Rental	-	-	800	800
Interest	14,631	4,877	4,026	(851)
Total Revenues	\$ 667,000	\$ 629,142	\$ 626,696	\$ (2,445)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 3,000	\$ 1,000
FICA Expense	918	306	230	77
Annual Audit	4,300	-	-	-
Trustee Fees	7,800	7,800	7,758	42
Dissemination Agent	7,420	2,473	2,673	(200)
Arbitrage	1,100	1,100	1,100	-
Engineering	6,000	2,000	2,720	(720)
Attorney	20,000	6,667	1,383	5,284
Assessment Administration	5,618	5,618	5,618	-
Management Fees	53,090	17,697	17,697	(0)
Information Technology	1,800	600	600	-
Website Maintenance	1,250	417	417	(0)
Telephone	400	133	148	(15)
Postage	500	167	187	(20)
Insurance	7,500	7,500	7,296	204
Printing & Binding	750	250	62	188
Legal Advertising	2,500	833	139	695
Other Current Charges	600	200	42	158
Office Supplies	250	83	3	81
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 133,971	\$ 58,019	\$ 51,246	\$ 6,773

Operations & Maintenance

Security	\$ 51,364	\$ 17,121	\$ 9,719	\$ 7,403
Electric	1,450	483	372	112
Water & Sewer	34,270	11,423	14,497	(3,074)
Landscape Maintenance	138,406	46,135	34,602	11,534
Landscape Contingency	7,000	2,333	-	2,333
Lake Maintenance	13,988	4,663	3,980	683
Lake Contingency	2,140	2,140	2,140	-
Irrigation Repairs	8,000	2,667	-	2,667
Repairs and Maintenance	7,000	2,333	-	2,333
Doggie Pot Stations	1,500	500	-	500
Total Operations & Maintenance	\$ 265,118	\$ 89,799	\$ 65,309	\$ 24,490

Armstrong
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<i>Amenity Center</i>				
Property/Amenity Manager	\$ 79,875	\$ 26,625	\$ 26,625	\$ -
Preventative Maintenance	17,500	5,833	3,835	1,999
Facility Attendant	7,632	2,544	559	1,985
Property Insurance	32,690	32,690	29,737	2,953
Phone/Internet/Cable	2,750	917	944	(27)
Electric	18,900	6,300	3,290	3,010
Water & Sewer	10,000	3,333	3,506	(173)
Gas	1,575	525	452	73
Reuse Service	6,646	2,215	1,883	332
Access Cards	5,000	-	-	-
Janitorial Services	13,797	4,599	4,599	-
Janitorial Supplies	4,000	1,333	110	1,223
Pool Maintenance	23,992	7,997	6,683	1,315
Pool Permits	300	-	-	-
Repairs and Maintenance	20,000	6,667	6,962	(296)
Office Supplies	500	167	28	138
Pest Control	800	267	184	83
Special Events	3,000	1,000	812	188
Contingency	3,000	1,000	471	529
Total Amenity Center	\$ 251,957	\$ 104,012	\$ 90,680	\$ 13,333
<i>Reserves</i>				
Capital Reserve Transfer Out	\$ 69,336	\$ -	\$ -	-
Total Reserves	\$ 69,336	\$ -	\$ -	\$ -
Total Expenditures	\$ 720,382	\$ 251,831	\$ 207,235	\$ 44,596
Excess (Deficiency) of Revenues over Expenditures	\$ (53,382)		\$ 419,461	
Fund Balance - Beginning	\$ 53,382		\$ 273,922	
Fund Balance - Ending	\$ -		\$ 693,384	

Armstrong
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 69,336	\$ -	\$ -	\$ -
Interest	1,200	400	672	272
Total Revenues	\$ 70,536	\$ 400	\$ 672	\$ 272
Expenditures:				
Capital Outlay	\$ 25,000	\$ 8,333	\$ -	\$ 8,333
Contingency	600	200	152	48
Total Expenditures	\$ 25,600	\$ 8,533	\$ 152	\$ 8,381
Excess (Deficiency) of Revenues over Expenditures	\$ 44,936		\$ 520	
Net Change in Fund Balance	\$ 44,936		\$ 520	
Fund Balance - Beginning	\$ 44,347		\$ 44,380	
Fund Balance - Ending	\$ 89,283		\$ 44,900	

Armstrong
Community Development District
Debt Service Fund Series 2017A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 265,819	\$ 258,267	\$ 258,267	\$ -
Interest Income	20,700	6,900	7,293	393
Total Revenues	\$ 286,519	\$ 265,167	\$ 265,560	\$ 393
Expenditures:				
Interest - 11/01	\$ 92,541	\$ 92,541	\$ 92,541	\$ -
Principal - 11/01	80,000	80,000	80,000	-
Interest - 5/01	90,741	-	-	-
Total Expenditures	\$ 263,281	\$ 172,541	\$ 172,541	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 23,238		\$ 93,019	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 23,238		\$ 93,019	
Fund Balance - Beginning	\$ 212,902		\$ 494,897	
Fund Balance - Ending	\$ 236,140		\$ 587,917	

Armstrong
Community Development District
Debt Service Fund Series 2019A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 410,800	\$ 397,960	\$ 397,960	\$ -
Interest Income	22,000	7,333	7,392	58
Total Revenues	\$ 432,800	\$ 405,293	\$ 405,352	\$ 58
Expenditures:				
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	-	-	-
Total Expenditures	\$ 403,116	\$ 275,191	\$ 280,191	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 29,684		\$ 125,161	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 29,684		\$ 125,161	
Fund Balance - Beginning	\$ 318,549		\$ 524,427	
Fund Balance - Ending	\$ 348,233		\$ 649,588	

Armstrong
Community Development District
Capital Project Fund Series 2019A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Actual
	Thru 01/31/25
Revenues:	
Interest Income	\$ 67
Total Revenues	\$ 67
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 67
Other Financing Sources/(Uses):	
Transfer In/(Out)	\$ -
Total Other Financing Sources/(Uses)	\$ -
Net Change in Fund Balance	\$ 67
Fund Balance - Beginning	\$ 4,074
Fund Balance - Ending	\$ 4,141

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 28,974	\$ 588,364	\$ 1,927	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 619,265
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	2,124	-	-	-	-	-	-	-	-	4,026
Total Revenues	\$ 2,425	\$ 31,368	\$ 588,853	\$ 4,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 626,696
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,200	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	-	92	61	77	-	-	-	-	-	-	-	-	230
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,717	4,041	-	-	-	-	-	-	-	-	-	-	7,758
Dissemination Agent	718	618	618	718	-	-	-	-	-	-	-	-	2,673
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	4,424	-	-	-	-	-	-	-	-	17,697
Information Technology	150	150	150	150	-	-	-	-	-	-	-	-	600
Website Maintenance	104	104	104	104	-	-	-	-	-	-	-	-	417
Telephone	71	42	-	35	-	-	-	-	-	-	-	-	148
Postage	-	140	22	25	-	-	-	-	-	-	-	-	187
Insurance	7,296	-	-	-	-	-	-	-	-	-	-	-	7,296
Printing & Binding	15	11	13	23	-	-	-	-	-	-	-	-	62
Legal Advertising	46	46	-	46	-	-	-	-	-	-	-	-	139
Other Current Charges	-	-	42	-	-	-	-	-	-	-	-	-	42
Office Supplies	-	1	1	1	-	-	-	-	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 23,299	\$ 15,108	\$ 6,235	\$ 6,604	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,246

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Security	\$ 2,243	\$ 2,617	\$ 2,430	\$ 2,430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,719
Electric	120	125	126	-	-	-	-	-	-	-	-	-	372
Water & Sewer	5,658	3,770	2,563	2,506	-	-	-	-	-	-	-	-	14,497
Landscape Maintenance	11,534	11,534	11,534	-	-	-	-	-	-	-	-	-	34,602
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	995	995	995	995	-	-	-	-	-	-	-	-	3,980
Lake Contingency	2,140	-	-	-	-	-	-	-	-	-	-	-	2,140
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Doggie Pot Stations	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	\$ 22,690	\$ 19,041	\$ 17,648	\$ 5,931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	65,309
Amenity Center													
Property/Amenity Manager	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26,625
Preventative Maintenance	1,418	1,177	1,240	-	-	-	-	-	-	-	-	-	3,835
Facility Attendant	-	-	559	-	-	-	-	-	-	-	-	-	559
Property Insurance	29,737	-	-	-	-	-	-	-	-	-	-	-	29,737
Phone/Internet/Cable	236	236	236	236	-	-	-	-	-	-	-	-	944
Electric	1,124	978	1,188	-	-	-	-	-	-	-	-	-	3,290
Water & Sewer	782	714	648	1,362	-	-	-	-	-	-	-	-	3,506
Gas	80	83	80	210	-	-	-	-	-	-	-	-	452
Reuse Service	443	443	443	554	-	-	-	-	-	-	-	-	1,883
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,150	1,150	1,150	1,150	-	-	-	-	-	-	-	-	4,599
Janitorial Supplies	-	110	-	-	-	-	-	-	-	-	-	-	110
Pool Maintenance	1,650	1,650	1,650	1,733	-	-	-	-	-	-	-	-	6,683
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	200	6,092	76	595	-	-	-	-	-	-	-	-	6,962
Office Supplies	28	-	-	-	-	-	-	-	-	-	-	-	28
Pest Control	46	46	46	46	-	-	-	-	-	-	-	-	184
Special Events	495	330	426	(439)	-	-	-	-	-	-	-	-	812
Contingency	250	221	-	-	-	-	-	-	-	-	-	-	471
Total Amenity Center	\$ 44,296	\$ 19,885	\$ 14,396	\$ 12,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	90,680
Reserves													
Capital Reserve Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 90,284	\$ 54,034	\$ 38,280	\$ 24,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	207,235
Excess (Deficiency) of Revenues over Expenditures	\$ (87,859)	\$ (22,666)	\$ 550,573	\$ (20,586)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	419,461

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)
Current Bonds Outstanding		\$3,600,000

Series 2019A Special Assessment Bonds

OPTIONAL REDEMPTION DATE:	11/1/2029	
INTEREST RATES:	3.125%, 3.550%, 4.000%, 4.100%	
MATURITY DATE:	11/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$204,800	
RESERVE FUND BALANCE	\$204,800	
BONDS OUTSTANDING - 10/31/19		\$7,500,000
LESS: FEBRUARY 1, 2021		(\$140,000)
LESS: MAY 1, 2021 (SPECIAL CALL)		(\$10,000)
LESS: AUGUST 1, 2021 (SPECIAL CALL)		(\$90,000)
LESS: NOVEMBER 1, 2021 (SPECIAL CALL)		(\$130,000)
LESS: NOVEMBER 1, 2021		(\$140,000)
LESS: FEBRUARY 1, 2022 (SPECIAL CALL)		(\$10,000)
LESS: MAY 1, 2022 (SPECIAL CALL)		(\$5,000)
LESS: NOVEMBER 1, 2022		(\$140,000)
LESS: NOVEMBER 1, 2023		(\$145,000)
LESS: NOVEMBER 1, 2023 (SPECIAL CALL)		(\$5,000)
LESS: AUGUST 1, 2024 (SPECIAL CALL)		(\$20,000)
LESS: NOVEMBER 1, 2024		(\$145,000)
LESS: NOVEMBER 1, 2024 (SPECIAL CALL)		(\$5,000)
Current Bonds Outstanding		\$6,515,000

Total Bonds Outstanding		\$10,115,000
--------------------------------	--	---------------------

B.

Armstrong
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
1/7/25	1275-1279	\$12,042.58	
1/14/25	1280-1283	\$8,455.82	
1/23/25	1284-1299	\$20,778.09	
1/29/25	1300-1304	\$4,120.70	
Total General Fund Checks			\$45,397.19
Total Paid Checks			\$45,397.19

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/25	00001	12/27/24	160	202411	330	57200	46000			*	2,426.70		
									REPAIRS & MAINTENANCE				
12/27/24	160	202411	330	57200	46400					*	109.88		
									JANITORIAL SUPPLIES				
12/27/24	160	202411	330	57200	49400					*	329.83		
									SPECIAL EVENTS				
12/27/24	160	202411	320	53800	46900					*	1,176.80		
									PREVENTATIVE MAINTENANCE				
									GOVERNMENTAL MANAGEMENT SERVICES			4,043.21	001275
1/07/25	00001	1/01/25	159	202501	310	51300	34000			*	4,424.17		
									JAN MANAGEMENT FEES				
1/01/25	159	202501	310	51300	49500					*	104.17		
									JAN WEBSITE ADMIN				
1/01/25	159	202501	310	51300	35100					*	150.00		
									JAN INFORMATION TECH				
1/01/25	159	202501	310	51300	31300					*	618.33		
									JAN DISSEMINATION SVCS				
1/01/25	159	202501	310	51300	51000					*	1.08		
									OFFICE SUPPLIES				
1/01/25	159	202501	310	51300	42000					*	24.84		
									POSTAGE				
1/01/25	159	202501	310	51300	42500					*	23.10		
									COPIES				
1/01/25	159	202501	310	51300	41000					*	35.18		
									TELEPHONE				
									GOVERNMENTAL MANAGEMENT SERVICES			5,380.87	001276
1/07/25	00061	12/19/24	3499720	202411	310	51300	31500			*	840.00		
									NOV GENERAL COUNSEL				
									KUTAK ROCK LLP			840.00	001277
1/07/25	00070	12/18/24	59724905	202412	330	57200	46500			*	46.00		
									DEC PEST CONTROL				
									NADERS PEST RAIDERS			46.00	001278
1/07/25	00072	1/01/25	2101157	202501	330	57200	46700			*	1,732.50		
									JAN POOL MAINT./CHEMICALS				
									POOL TROOPERS			1,732.50	001279
1/14/25	00029	1/10/25	18840	202501	330	57200	46000			*	45.00		
									BACKFLOW TEST/CERTIFICATE				
									BOBS BACKFLOW & PLUMBING SERVICES			45.00	001280
1/14/25	00007	1/02/25	2025-292	202501	310	51300	48000			*	46.20		
									NOTICE OF MEETING - 1/9				
									OSTEEN MEDIA GROUP			46.20	001281
									ARMS ARMSTRONG				
									BPEREGRINO				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/14/25	00001	1/01/25	158	202501 320-53800-12200	PROPERTY MANAGER - JAN	*	6,656.25		
		1/01/25	158	202501 330-57200-46300	JANITORIAL SERVICES - JAN	*	1,149.75		
								7,806.00	001282
1/14/25	00083	1/03/25	4	202412 330-57200-34100	DEC FACILITY ASSISTANT	*	558.62		
								558.62	001283
1/23/25	00016	1/09/25	A0003073	202501 320-53800-43100	3518 ROYAL PINES DR IRRG	*	333.67		
								333.67	001284
1/23/25	00016	1/09/25	A0003093	202501 320-53800-43100	3682 ROYAL PINES DR IRRG	*	811.23		
								811.23	001285
1/23/25	00016	1/09/25	A0003275	202501 330-57200-43100	3645 ROYAL PINES DR POOL	*	1,009.40		
								1,009.40	001286
1/23/25	00016	1/09/25	A0003275	202501 330-57200-43100	3645 ROYAL PINES DR CLBHS	*	352.20		
								352.20	001287
1/23/25	00016	1/09/25	A0003275	202501 320-53800-43100	3645 ROYAL PINES DR IRRG	*	215.74		
								215.74	001288
1/23/25	00016	1/09/25	A0003375	202501 320-53800-43100	875 TYNES BLVD IRRG-JAN25	*	167.24		
								167.24	001289
1/23/25	00016	1/09/25	A0003375	202501 320-53800-43100	705 TYNES BLVD IRRG-JAN25	*	385.07		
								385.07	001290
1/23/25	00016	1/09/25	A0003710	202501 320-53800-43100	3976 HEATHERBROOK PL IRRG	*	99.43		
								99.43	001291
1/23/25	00016	1/09/25	A0003710	202501 320-53800-43100	4121 HEATHERBROOK PL IRRG	*	135.63		
								135.63	001292

ARMS ARMSTRONG BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/23/25	00016	1/09/25	A0003767	202501	320	53800	43100		3846 SUNBERRY LANE IRRG CLAY COUNTY UTILITY AUTHORITY	*	149.75	149.75	001293
1/23/25	00016	1/09/25	A0004021	202501	320	53800	43100		4173 HEATHERBROOK PL IRRG CLAY COUNTY UTILITY AUTHORITY	*	79.02	79.02	001294
1/23/25	00016	1/09/25	A0004087	202501	320	53800	43100		1980 AMBERLY DRIVE JAN25 CLAY COUNTY UTILITY AUTHORITY	*	49.47	49.47	001295
1/23/25	00016	1/09/25	A0004087	202501	320	53800	43100		544 TYNES BLVD - JAN25 CLAY COUNTY UTILITY AUTHORITY	*	80.03	80.03	001296
1/23/25	00001	1/13/25	161	202412	330	57200	49400		SPECIAL EVENTS REPAIRS & MAINTENANCE PREVENTATIVE MAINTENANCE GOVERNMENTAL MANAGEMENT SERVICES	*	395.89	1,711.36	001297
1/23/25	00089	11/15/24	4455	202411	330	57200	46000		RPLMT-FABRIC SLING LOUNGE HORIZON CASUAL INC	*	3,665.00	3,665.00	001298
1/23/25	00088	12/31/24	690452	202412	320	53800	46200		DEC LANDSCAPE MAINTENANCE RUPPERT LANDSCAPE LLC DBA	*	11,533.85	11,533.85	001299
1/29/25	00076	1/25/25	38451	202501	330	57200	46000		REPAIR OF SHOWER PVE LINE CLAY COUNTY MASTER PLUMBING LLC	*	550.00	550.00	001300
1/29/25	00048	1/22/25	8	202501	310	51300	31300		AMRT SE2019A A2 PRE \$5K DISCLOSURE SERVICES LLC	*	100.00	100.00	001301
1/29/25	00077	1/15/25	1963255	202501	320	53800	46800		JAN LAKE MAINTENANCE THE LAKE DOCTORS, INC.	*	995.00	995.00	001302
1/29/25	00070	1/27/25	60153493	202501	330	57200	46500		JAN PEST CONTROL NADERS PEST RAIDERS	*	46.00	46.00	001303

ARMS ARMSTRONG BPEREGRINO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/29/25	00075	1/01/25 10661	202501 330-57200-34500	JAN SECURITY SERVICES	*	2,429.70	
							2,429.70 001304

						TOTAL FOR BANK A	45,397.19
						TOTAL FOR REGISTER	45,397.19

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

Invoice

Invoice #: 160
 Invoice Date: 12/27/24
 Due Date: 12/27/24
 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 November 1 - November 30, 2024		1,176.80	1,176.80
Maintenance Supplies		2,866.41	2,866.41
Repairs and Maintenance \$2,426.70 001.330.57200.46000			
Janitorial Supplies \$109.88 001.330.57200.46400			
Special Events \$329.83 001.330.57200.49400			
Preventative Maintenance \$1,176.80 001.320.53800.46900			
Approved by Ryan Wilson 12/29/2024			
Total			\$4,043.21
Payments/Credits			\$0.00
Balance Due			\$4,043.21

Alison Moring
 12-30-24

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/4/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
11/6/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
11/8/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
11/11/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
11/13/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
11/15/24	2.07	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
11/18/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
11/19/24	1	R.A.	Men's handicap stall not working, ordered new assembly for repair, diagnosed outlet concern that only works sometimes, will pick up new outlets to correct issue
11/20/24	4	R.A.	Installed close to 100' of permeant mount outdoor holiday lighting, tested and verified good
11/20/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
11/22/24	2.35	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
11/25/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
11/27/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
11/29/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails

TOTAL 29.42

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 12/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk	11/5/24	Husky 48x78x24 Heavy Duty 5 Tier Shelf	154.22	R.W.
	11/7/24	Wet Wipes 800 count 4 pack	109.89	R.W.
	11/12/24	135pcs Window Clings Snowflakes (2)	19.76	R.W.
	11/13/24	Foam Insulations 1/2x6' (22)	39.33	R.W.
	11/13/24	Foamular Project Panel 2x2	11.47	R.W.
	11/13/24	Multi Purpose Duct Tape	9.12	R.W.
	11/13/24	2X GLS Htgrn Spraypaint (2)	14.79	R.W.
	11/13/24	Sterit Trash Can	5.54	R.W.
	11/13/24	100ct GRN	7.26	R.W.
	11/13/24	2X GLS Htgrn (3)	22.18	R.W.
	11/13/24	Blue Giant Christmas Bulbs (7)	69.06	R.W.
	11/13/24	Green Giant Christmas Bulbs (7)	69.06	R.W.
	11/13/24	Red Giant Christmas Bulbs (7)	69.06	R.W.
	11/13/24	Party Favor Cups (12)	18.99	R.W.
	11/13/24	Party Favor Cups (5)	12.24	R.W.
	11/13/24	Napkins (4)	14.73	R.W.
	11/13/24	Plates (7)	25.78	R.W.
	11/13/24	Table Covers (4)	14.75	R.W.
	11/14/24	Book Shelves 6 Tier	160.70	R.W.
	11/14/24	Dual Monitor Stand	64.27	R.W.
	11/14/24	Flexispot Standing Desk with Clamp Power Strip	284.33	R.W.
	11/14/24	Night Stand/End Table Storage Shelf	42.41	R.W.
	11/14/24	300 pcs Christmas Stickers	10.91	R.W.
	11/14/24	Fidget Toy Set 120 pack (2)	48.28	R.W.
	11/14/24	30 pc Silicone Bracelets (3)	29.64	R.W.
	11/14/24	Play-Doh Ultrimate Color Collections (2)	53.22	R.W.
	11/14/24	48 pcs Slap Bracelets Christmas Party Favor (2)	17.28	R.W.
	11/14/24	72 pcs Holiday Goody Bags (2)	49.43	R.W.
	11/14/24	Christmas Honeycomb Centerpieces 10ct	14.82	R.W.
	11/15/24	8' LED Animated Toy Soldier (2)	515.43	R.W.
	11/18/24	Govee Outdoor Lightning (2)	644.98	R.W.
	11/18/24	Samsung LED Monitor	171.84	R.W.
	11/19/24	Flush Valve	23.58	R.A.
	11/25/24	Screw Eye Zinc 5/32	12.14	R.W.
	11/25/24	HDX 8" Black Zip Ties	7.61	R.W.
	11/25/24	Disposable Gloves 200ct	23.74	R.W.
	11/25/24	Bucket	4.58	R.W.
		TOTAL	<u>\$2,866.41</u>	

Governmental Management Services, LLC

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

Invoice**Invoice #:** 159**Invoice Date:** 1/1/25**Due Date:** 1/1/25**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 - January 2025		4,424.17	4,424.17
Website Administration - January 2025		104.17	104.17
Information Technology - January 2025		150.00	150.00
Dissemination Agent Services -January 2025		618.33	618.33
Office Supplies		1.08	1.08
Postage		24.84	24.84
Copies		23.10	23.10
Telephone		35.18	35.18
		Total	\$5,380.87
		Payments/Credits	\$0.00
		Balance Due	\$5,380.87

RECEIVED*By Tara Lee at 9:58 am, Jan 06, 2025*

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

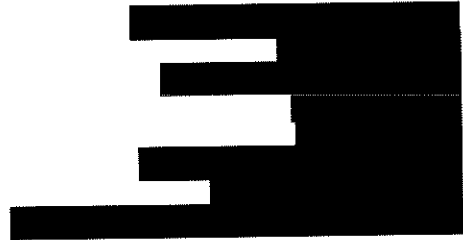
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 19, 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. 3499720
1323-1

Re: General Counsel

For Professional Legal Services Rendered

11/14/24	K. Buchanan	2.40	840.00	Prepare for and attend board meeting
TOTAL HOURS		2.40		
TOTAL FOR SERVICES RENDERED				\$840.00
TOTAL CURRENT AMOUNT DUE				<u>\$840.00</u>

Service Slip/Invoice



Nader's Pest Raiders
 5533 Wesconnett Blvd
 Jacksonville, FL 32244-1949
 904-771-5566

INVOICE: 59724905
DATE: 12/18/2024
ORDER: 59724905

Bill To: [2634163]
 Armstrong Cdd
 475 W Town Pl Ste 114
 St Augustine, FL 32092-3649

Work Location: [2634163] 904-322-4835
 Armstrong Cdd
 3645 Royal Pines Dr
 Middleburg, FL 32068

Work Date	Time	Target Pest	Technician	Time In
12/18/2024	10:58 AM		JFCARPENTE	Johnny Carpenter
Purchase Order	Terms	Last Service	Map Code	Time Out
		12/18/2024		

Service	Description	Price
RPC-MONTHLY	Pest Control Service	\$46.00
Pest Control - Monthly Service / Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835 Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835 Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835		
SUBTOTAL		\$46.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$46.00
AMOUNT DUE		\$46.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

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

PLEASE PAY FROM THIS INVOICE



INVOICE#: 2101157
INVOICE DATE: 1/1/2025
SERVICE MONTH: JANUARY
CUST ID: 196869

PO Box 160726
Altamonte Springs, Florida 32716-0726
(813) 889-9091
FL Lic: CPC056833
TX Lic: TICL742
AZ Lic: ROC 350840

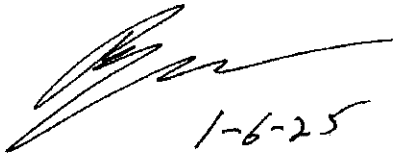
Billing Address:
Armstrong CDD
475 West Town Place Suite 114
St. Augustine, FL 32092

Armstrong CDD			
3645 Royal Pines Dr. , Middleburg, FL 32068			\$1,732.50
Pool:			
Item	Type	Description	Charges
1	Service	AM - Commercial Chemical and Cleaning	\$1,732.50
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

RECEIVED
By Tara Lee at 10:18 am, Jan 06, 2025

MONTHLY POOL/SPA MAINTENANCE
Amount Due
\$1,732.50
Payment Due: 1/1/2025

Pool Maintenance
001.330.57200.46700

1-6-25

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

18840

Invoice Date

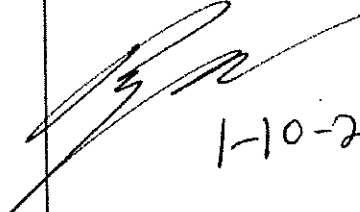
1/10/2025

Bill To
Armstrong Community 475 West Town Place Suite 114 St Augustine, FL 32092

Job Location
Armstrong Community 3645 Rooyal Pines Dr Middleburg, FL 32068



P.O. Number	Terms	Due Date
	Net 30	2/9/2025

Serviced	Description	Quantity	Price Each	Amount
1/7/2025	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 2" Watts 919 Serial# 34726 - PASSED <i>Repairs & Maintenance</i> <i>001.330.57200.46000</i>  <i>1-10-25</i>		45.00	45.00

RECEIVED
 By Tara Lee at 3:37 pm, Jan 10, 2025

Thank you for your business. We appreciate your prompt payment.
 Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$45.00
Payments/Credits	\$0.00
Balance Due	\$45.00



INVOICE

Invoice Number: 2025-292520
Invoice Date: 1/2/2025
Due Date: 1/31/2025

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

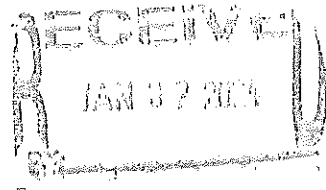
Advertiser
Armstrong CDD C/O GMS, LLC

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

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 132793	Notice of Meeting January 9, 2024	CT - Clay Today	Jan 2	2025		Column Inch	Black & White	4.4000	\$46.20
Total:									\$46.20

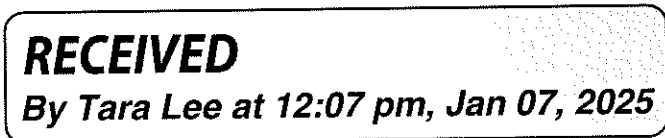
Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island Florida 32003



Affidavit attached to this invoice.

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

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



CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

In the matter of January 9, 2025

LEGAL: 132793

Was published in said newspaper in the issues:

1/2/2025

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

Hugh Osteen III

Sworn to me and subscribed before me 01/02/2025

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

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

Notice of Meeting Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, January 9, 2025 at 3:30 p.m. at the Plantation Oaks Amenity Center, 945 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Marilee Gilos
District Manager
Legal 132793 Published 1/2/2025 in Clay County's Clay Today newspaper

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

Invoice

Invoice #: 158
Invoice Date: 1/1/25
Due Date: 1/1/25
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 -January 2025		6,656.25	6,656.25
Janitorial - January 2025		1,149.75	1,149.75
<i>Alison Moring</i> <i>1-6-25</i>			

RECEIVED
By Tara Lee at 12:13 pm, Jan 07, 2025

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

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 4
Invoice Date: 12/31/2024
Due Date: 1/3/2025
Case:
P.O. Number:

Bill To:
Armstrong CDD

Description	Hours/Qty	Rate	Amount
Grayhawk Facility Assistant through December 2024	21.08	26.50	558.62
<i>Alison Moxing</i> 1-7-25			

Total	\$558.62
Payments/Credits	\$0.00
Balance Due	\$558.62

RECEIVED
By Tara Lee at 3:55 pm, Jan 07, 2025

GRAYHAWK CDD
FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
21.08	Facility Assistant	\$ 26.50	\$ 558.62

Covers Period: December 2024

TOTAL DUE:

\$ 558.62

GRAYHAWK COMMUNITY DEVELOPMENT DISTRICT - ARMSTRONG
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/19/24	1	E.W.	Completed daily checklist, returned calls and emails
12/23/24	4.05	E.W.	Completed daily checklist, returned calls and emails
12/26/24	4.03	E.W.	Completed daily checklist, returned calls and emails
12/27/24	4	E.W.	Completed daily checklist, returned calls and emails
12/30/24	4	E.W.	Completed daily checklist, returned calls and emails
12/31/24	4	E.W.	Completed daily checklist, returned calls and emails
	<u>21.08</u>		



Account Summary:

Thank you for keeping your account current

Previous Statement Balance	\$472.9
Payments	-\$472.9
Current Charges Due 01/30/2025	\$333.6
Total Amount Due	\$333.6

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 01/09/25 Billing Cycle: 4
 Account Number: A00030732
 Armstrong CDD
 3518 Royal Pines Drive Reclaimed Irrigation,
 Middleburg

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

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

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

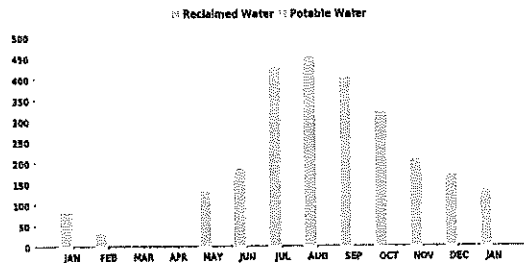
X
 @CCUA

Email
billing@clayutility.org

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	45.6 kGal	\$44.69
Reuse Water Usage - Tier 2	\$1.91	16.1 kGal	\$30.75
Reuse Water Usage - Tier 3	\$2.89	72.236 kGal	\$208.76
Total Current Charges			\$333.67

Usage Profile (K GAL = 1,000 gallons)



Meter Readings

Reclaimed Water

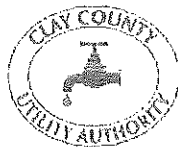
Read Dates: 11/27/24 - 01/03/25 Days: 37
 Meter: 82100744 Previous Read: 6,740,910 Current Read: 6,874,846

Message Board

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

Retain this portion for your records.

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



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

Bill Date: 01/09/2
 Due Date: 01/30/2
 Account Number: A0003073
 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 \$333.67

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10110A
2000000404 11/11

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

0A00030732 0000033367 013025 0 0 3



Account Summary:

Thank you for keeping your account current

Previous Statement Balance	\$736.6
Payments	-\$736.6
Current Charges Due 01/30/2025	\$811.2
Total Amount Due	\$811.2

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 01/09/25 Billing Cycle: 4
 Account Number A00030937
 Armstrong CDD
 3682 Royal Pines Drive Reclaimed Irrigation,
 Middleburg

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

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

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

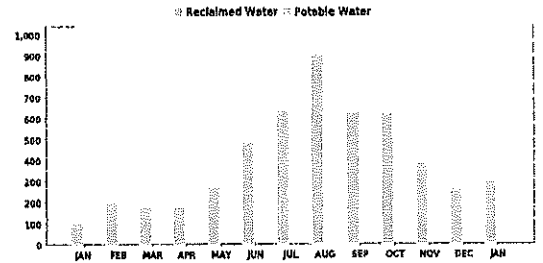
X
 @CCUA

Email
billing@clayutility.org

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	45.6 kGal	\$44.69
Reuse Water Usage - Tier 2	\$1.91	16.1 kGal	\$30.75
Reuse Water Usage - Tier 3	\$2.89	237.481 kGal	\$686.32
Total Current Charges			\$811.23

Usage Profile (KGal = 1,000 gallons)



Meter Readings

Reclaimed Water		
Read Dates: 11/27/24 - 01/03/25		Days: 37
Meter: 83801396	Previous Read: 9,678,510	Current Read: 9,977,691

Message Board

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

Retain this portion for your records.

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

Bill Date: 01/09/2
 Due Date: 01/30/2
 Account Number: A0003093
 Service Address: 3682 Royal Pines Drive Reclaimed Irrigation Middlebur

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

Total Amount Due \$811.23

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10110A
2000000401 11/8

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

0A00030937 0000081123 013025 0 0 0



Account Summary:

Thank you for keeping your account current

Previous Statement Balance	\$299.5
Payments	-\$299.5
Current Charges Due 01/30/2025	\$1,009.4
Total Amount Due	\$1,009.4

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 01/09/25 Billing Cycle: 4
 Account Number A00032750
 Armstrong CDD
 3645 Royal Pines Drive Pool, Orange Park

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

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

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

X
 @CCUA

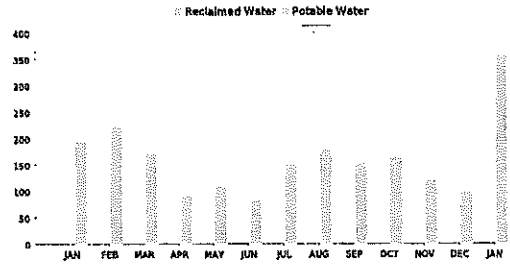
Email
billing@clayutility.org

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$32.79
Potable Water Usage - Tier 1	\$2.71	359.924 kGal	\$975.39
AWS Surcharge			\$1.22
Total Current Charges			\$1,009.40

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 11/27/24 - 01/03/25 Days: 37
 Meter Previous Read Current Read
 86819700 6,519,699 6,879,623

Message Board

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

Retain this portion for your records.

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



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

Bill Date: 01/09/25
 Due Date: 01/30/25
 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 \$1,009.40

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10110A
 2000000398 11/5

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

0A00032750 0000100940 013025 0 0 9



Account Summary:

Thank you for keeping your account current

Previous Statement Balance	\$348.4
Payments	-\$348.4
Current Charges Due 01/30/2025	\$352.2
Total Amount Due	\$352.2

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 01/09/25 Billing Cycle: 4
 Account Number A00032751
 Armstrong CDD
 3645 Royal Pines Drive Clubhouse, Orange Park

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

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

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

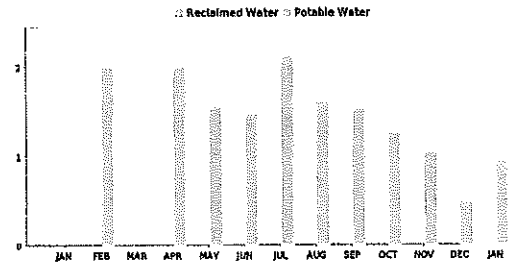
X
 @CCUA

Email
billing@clayutility.org

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$104.83
Potable Water Usage - Tier 1	\$2.71	0.94 kGal	\$2.55
AWS Surcharge			\$1.22
Sewer			
Sewer Base Charge			\$238.51
Sewer Usage Charge - Tier 1	\$5.42	0.94 kGal	\$5.09
Total Current Charges			\$352.20

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 11/27/24 - 01/03/25 Days: 37
 Meter Previous Read Current Read
 86276213 172,001 172,941

Message Board

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

Retain this portion for your records.

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



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

Bill Date: 01/09/2
 Due Date: 01/30/2
 Account Number: A0003275
 Service Address: 3645 Royal Pines Drive Clubhouse, Orange Par

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

Total Amount Due \$352.20

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other ____

AY10110A
2000000400 11/7

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 0000035220 013025 0 0 7



Account Summary:

Thank you for keeping your account current

Previous Statement Balance	\$167.2
Payments	-\$167.2
Current Charges Due 01/30/2025	\$215.7
Total Amount Due	\$215.7

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 01/09/25 Billing Cycle: 4
 Account Number: A00032752
 Armstrong CDD
 3645 Royal Pines Drive Reclaimed Irrigation,
 Orange Park

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

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

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

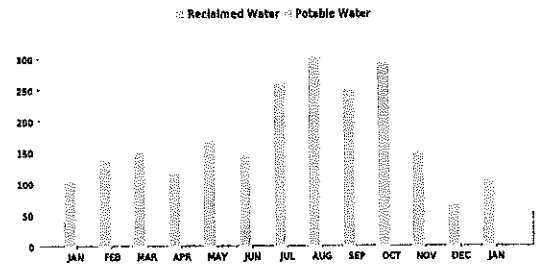
X
@CCUA

Email
billing@clayutility.org

Facebook
CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$98.96
Reuse Water Usage - Tier 1	\$0.98	92.5 kGal	\$90.65
Reuse Water Usage - Tier 2	\$1.91	13.682 kGal	\$26.13
Total Current Charges			\$215.74

Usage Profile (KGal = 1,000 gallons)



Meter Readings

Reclaimed Water		
Read Dates: 11/27/24 - 01/03/25	Days: 37	
Meter: 95885845	Previous Read: 2,079,576	Current Read: 2,185,758

Message Board

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

Retain this portion for your records.

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



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

Bill Date: 01/09/2
 Due Date: 01/30/2
 Account Number: A0003275
 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 \$215.74

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

AY10110A
2000000403 11/10

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

0A00032752 0000021574 013025 0 0 8



Account Summary:

Thank you for keeping your account current

Previous Statement Balance	\$223.14
Payments	-\$223.14
Current Charges Due 01/30/2025	\$167.24
Total Amount Due	\$167.24

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 01/09/25 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/>

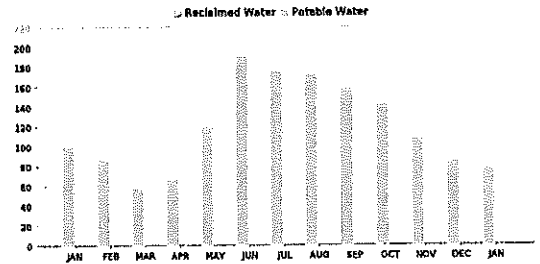
X
 @CCUA

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	46.9 kGal	\$45.96
Reuse Water Usage - Tier 2	\$1.91	16.4 kGal	\$31.32
Reuse Water Usage - Tier 3	\$2.89	14.01 kGal	\$40.49
Total Current Charges			\$167.24

Usage Profile

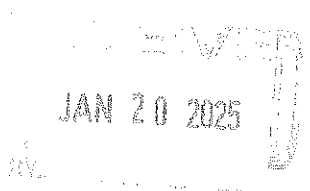
(KGal = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 11/26/24 - 01/03/25 Days: 38
 Meter Previous Read Current Read
 92332970 1,582,748 1,660,058



Message Board

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

Retain this portion for your records.

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



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

Bill Date: 01/09/25
 Due Date: 01/30/25
 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 \$167.24

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10110A
2000000395 11/2

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 0000016724 013025 0 0 7



Account Summary:

Thank you for keeping your account current

Previous Statement Balance	\$262.40
Payments	-\$262.40
Current Charges Due 01/30/2025	\$385.07
Total Amount Due	\$385.07

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 01/09/25 Billing Cycle: 4
 Account Number A00033751
 Armstrong CDD
 705 Tynes Blvd Reclaimed Irrigation, Orange
 Park

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

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

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

X
@CCUA

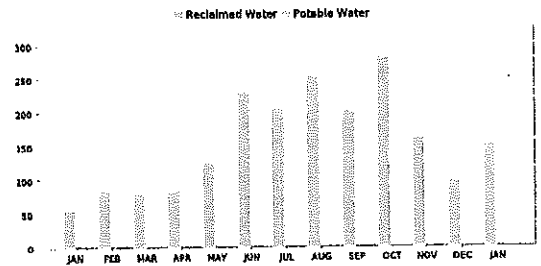
Email
billing@clayutility.org

Facebook
CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	45.6 kGal	\$44.69
Reuse Water Usage - Tier 2	\$1.91	16.1 kGal	\$30.75
Reuse Water Usage - Tier 3	\$2.89	90.022 kGal	\$260.16
Total Current Charges			\$385.07

Usage Profile

(K GAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 11/27/24 - 01/03/25 Days: 37
 Meter Previous Read Current Read
 86278201 9,043,178 9,194,900

Message Board

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Retain this portion for your records.

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



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

Bill Date: 01/09/2
 Due Date: 01/30/2
 Account Number: A0003375
 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 \$385.07

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

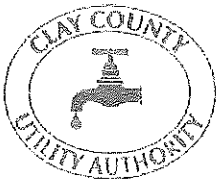
AY10110A
2000000396 11/3

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

0A00033751 0000038507 013025 0 0 3



Account Summary:

Thank you for keeping your account current

Previous Statement Balance	\$162.8
Payments	-\$162.8
Current Charges Due 01/30/2025	\$99.4
Total Amount Due	\$99.4

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 01/09/25 Billing Cycle: 4
 Account Number A00037105
 Armstrong CDD
 3976 Heatherbrook Place Reclaimed Irrigation,
 Middleburg

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

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

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

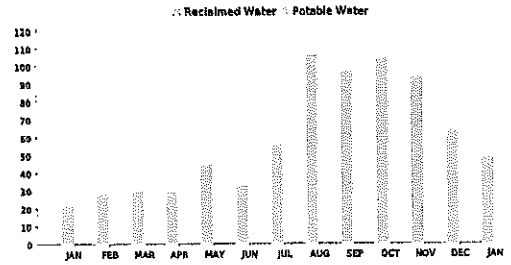
X
 @CCUA

Email
billing@clayutility.org

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	45.6 kGal	\$44.69
Reuse Water Usage - Tier 2	\$1.91	2.761 kGal	\$5.27
Total Current Charges			\$99.43

Usage Profile (KGal = 1,000 gallons)



Meter Readings

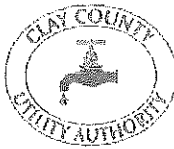
Reclaimed Water		
Read Dates: 11/27/24 - 01/03/25	Days: 37	
Meter: 87137737	Previous Read: 2,653,656	Current Read: 2,702,017

Message Board

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

Retain this portion for your records.

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



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

Bill Date: 01/09/25
 Due Date: 01/30/25
 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 \$99.43

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

AY10110A
 2000000397 11/4

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

0A00037105 0000009943 013025 0 0 0



Account Summary:

Thank you for keeping your account current

Previous Statement Balance	\$133.5
Payments	-\$133.5
Current Charges Due 01/30/2025	\$135.6
Total Amount Due	\$135.6

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 01/09/25 Billing Cycle: 4
 Account Number: A00037106
 Armstrong CDD
 4121 Heatherbrook Place Reclaimed Irrigation,
 Middleburg

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

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

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

X
 @CCUA

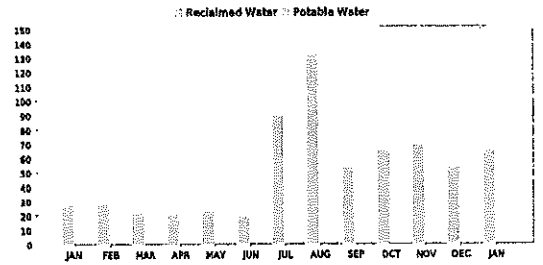
Email
billing@clayutility.org

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	45.6 kGal	\$44.69
Reuse Water Usage - Tier 2	\$1.91	16.1 kGal	\$30.75
Reuse Water Usage - Tier 3	\$2.89	3.71 kGal	\$10.72
Total Current Charges			\$135.63

Usage Profile

(K GAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 11/27/24 - 01/03/25 Days: 37
 Meter: 87137740 Previous Read: 2,145,993 Current Read: 2,211,403

Message Board

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Retain this portion for your records.

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



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

Bill Date: 01/09/25
 Due Date: 01/30/25
 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 \$135.63

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10110A
2000000402 11/9

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 0000013563 013025 0 0 0



Account Summary:

Thank you for keeping your account current

Previous Statement Balance	\$94.1
Payments	-\$94.1
Current Charges Due 01/30/2025	\$149.7
Total Amount Due	\$149.7

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 01/09/25 Billing Cycle: 4
 Account Number A00037677
 Armstrong CDD
 3846 Sunberry Lane Reclaimed Irrigation,
 Middleburg

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

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

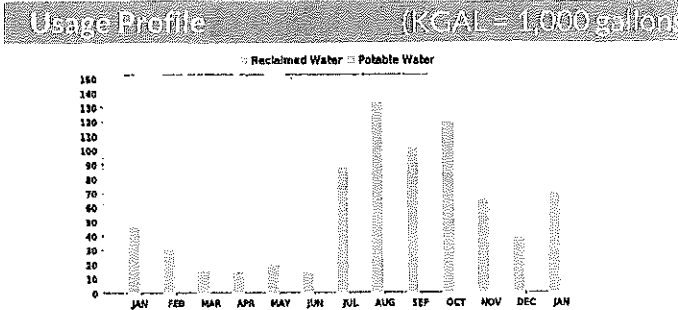
All accounts not paid by due date are subject to a \$3.42 late fee.

X
@CCUA

Email
billing@clayutility.org

Facebook
CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	45.6 kGal	\$44.69
Reuse Water Usage - Tier 2	\$1.91	16.1 kGal	\$30.75
Reuse Water Usage - Tier 3	\$2.89	8.596 kGal	\$24.84
Total Current Charges			\$149.75



Meter Readings

Reclaimed Water

Read Dates: 11/27/24 - 01/03/25	Days: 37
Meter: 87777241	Previous Read: 2,499,127
	Current Read: 2,569,423

Message Board

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Retain this portion for your records.

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



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

Bill Date: 01/09/2
 Due Date: 01/30/2
 Account Number: A0003767
 Service Address: 3846 Sunberry Lane Reclaimed Irrigation, Middlebur

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

Total Amount Due \$149.75

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10110A
2000000405 11/12

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

0A00037677 0000014975 013025 0 0 9



Account Summary:

Thank you for keeping your account current

Previous Statement Balance	\$134.1
Payments	-\$134.1
Current Charges Due 01/30/2025	\$79.0
Total Amount Due	\$79.0

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 01/09/25 Billing Cycle: 4
 Account Number: A00040217
 Armstrong CDD
 4173 Heatherbrook Place, Middleburg

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

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

Email
 billing@clayutility.org

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

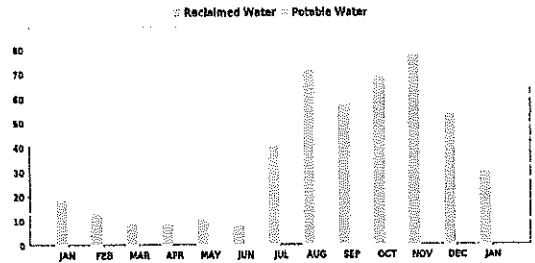
X
 @CCUA

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	30.158 kGal	\$29.55
Total Current Charges			\$79.02

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 11/26/24 - 01/03/25 Days: 38
 Meter: 87777245 Previous Read: 1,294,068 Current Read: 1,324,226

Message Board

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

Retain this portion for your records.

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



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

Bill Date: 01/09/2
 Due Date: 01/30/2
 Account Number: A0004021
 Service Address: 4173 Heatherbrook Place, Middleburg

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

Total Amount Due \$79.02

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

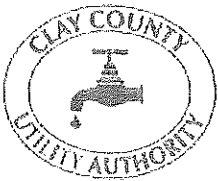
AY10110A
2000000406 11/13

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

0A00040217 0000007902 013025 0 0 2



Account Summary:

Thank you for keeping your account current

Previous Statement Balance	\$106.1
Payments	-\$106.1
Current Charges Due 01/30/2025	\$49.4
Total Amount Due	\$49.4

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 01/09/25 Billing Cycle: 4
 Account Number: A00040871
 Armstrong CDD
 1980 Amberly Drive, Middleburg

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

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

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

X
@CCUA

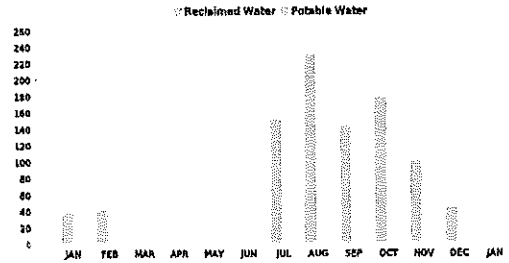
Email
billing@clayutility.org

Facebook
CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$49.47
Total Current Charges			\$49.47

Usage Profile

(K GAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 11/27/24 - 01/03/25 Days: 37
 Meter: 89187072 Previous Read: 2,485,978 Current Read: 2,485,981

Message Board

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

Retain this portion for your records.

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



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

Bill Date: 01/09/2
 Due Date: 01/30/2
 Account Number: A0004087
 Service Address: 1980 Amberly Drive, Middleburg

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

Total Amount Due \$49.47

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

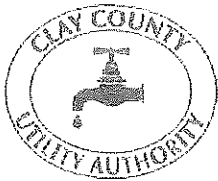
AY10110A
2000000399 11/6

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

0A00040871 0000004947 013025 0 0 3



Account Summary:

Thank you for keeping your account current

Previous Statement Balance	\$69.9
Payments	-\$69.9
Current Charges Due 01/30/2025	\$80.0
Total Amount Due	\$80.0

3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Information

Bill Date: 01/09/25 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

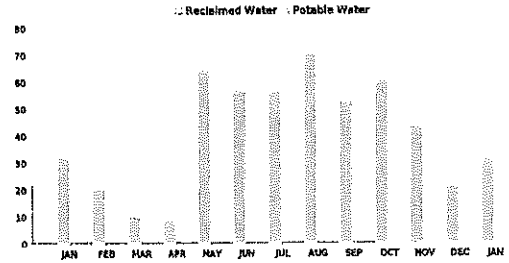
Online
<https://www.clayutility.org/>

X
 @CCUA

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$49.47
Reuse Water Usage - Tier 1	\$0.98	31.188 kGal	\$30.56
Total Current Charges			\$80.03

Usage Profile (KGal = 1,000 gallons)



Meter Readings

Reclaimed Water		
Read Dates: 11/27/24 - 01/03/25		Days: 37
Meter: 89187071	Previous Read: 1,540,281	Current Read: 1,571,469

Message Board

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

Retain this portion for your records.

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



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

Bill Date: 01/09/2
 Due Date: 01/30/2
 Account Number: A0004087.
 Service Address: 544 Tynes Blvd, Middlebur

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

Total Amount Due \$80.03

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other ____

AY10110A
2000000407 11/14

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

0A00040873 0000008003 013025 0 0 3

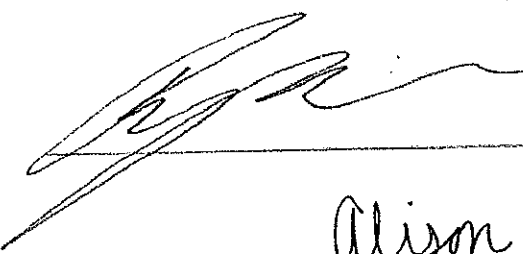
Governmental Management Services, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 161
 Invoice Date: 1/13/25
 Due Date: 1/13/25
 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 December 1 - December 31, 2024		1,239.60	1,239.60
Maintenance Supplies		471.76	471.76
Special Events \$ 395.89 1.330.57200.49400			
Repairs & Maintenance \$95.97 001.330.57200.46000			
Preventative Maintenance \$ 1,239.60 001.320.53800.46900			
<i>\$ 1,711.36</i>			



Alison Mossing
 1-16-25

Total	\$1,711.36
Payments/Credits	\$0.00
Balance Due	\$1,711.36

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/2/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
12/4/24	1	R.A.	Replaced flush valve in men's handicap stall, hung large Christmas wreaths on community entry signs
12/4/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
12/5/24	3	R.A.	Finished hanging permanent mount exterior Christmas lights on amenity center building
12/6/24	2.17	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
12/9/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
12/11/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
12/13/24	2.03	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
12/16/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
12/18/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
12/20/24	2.32	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
12/23/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
12/26/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
12/27/24	2.47	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
12/31/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles

TOTAL 30.99

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk	11/26/24	Mini Cane (2)	14.79	R.W.
	11/30/24	360pcs Snowflake Hanging Swirls (2)	34.59	R.W.
	12/2/24	CD-S Hooks 1-1/2 (3)	14.05	R.W.
	12/2/24	HW 15 Ez Reachers 34"	24.74	R.W.
	12/5/24	Ribbon Bows (3)	18.43	R.W.
	12/5/24	Christmas Large Gift Bags 31"x27"	22.24	R.W.
	12/6/24	Fabric	19.99	R.W.
	12/6/24	Christmas Ribbon	7.41	R.W.
	12/6/24	Christmas Bags	6.16	R.W.
	12/6/24	Christmas Bows	14.80	R.W.
	12/6/24	Garland	40.78	R.W.
	12/8/24	SM Hom Mlk Bulk (3)	27.32	R.W.
	12/8/24	SM Hom Mlk Small (3)	9.76	R.W.
	12/8/24	Hol Cookies (3)	15.39	R.W.
	12/8/24	Hol Cookies (3)	20.15	R.W.
	12/8/24	Cripsy Treat (2)	18.47	R.W.
	12/8/24	Plastic Dish	3.00	R.W.
	12/8/24	Thumbprint Cookies (2)	17.18	R.W.
	12/8/24	5 Gal HD Jug	35.81	R.W.
	12/8/24	Holiday Cookies	13.25	R.W.
	12/8/24	Scoop	1.82	R.W.
	12/8/24	Bowl	4.92	R.W.
	12/8/24	Yummy Chow	7.44	R.W.
	12/8/24	Przl Snack (2)	17.18	R.W.
	12/8/24	Cke Platter	13.78	R.W.
	12/8/24	GV Mini Mrsh (2)	3.86	R.W.
	12/8/24	Candy Tong (5)	6.06	R.W.
	12/8/24	Coffee Stir 250	3.66	R.W.
	12/8/24	10' Tapered Bowl (2)	10.19	R.W.
	12/8/24	Clear Plate (5)	24.54	R.W.
		TOTAL	<u>\$471.76</u>	

Horizon Casual, Inc
P.O Box 1000
Ocala, FL 34478
(352) 622-6852
www.horizoncasual.com

Invoice 4455



BILL TO Armstrong CDD 475 Town Center Pl Suite 114 St. Augustine, FL 32092	SHIP TO Armstrong CDD Ryan Wilson 1136 Ember glow Ln Middleburg Fl 32068	DATE 11/15/2024	PLEASE PAY \$3,665.00	DUE DATE 12/31/2024
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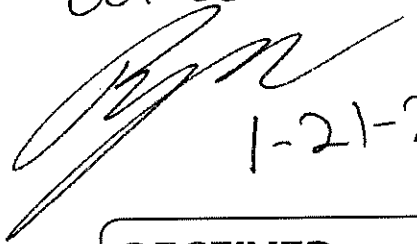
QTY	ITEM	DESCRIPTION	RATE	AMOUNT
28	Sling Lounge	Replacement Sling Fabric for Chaise Lounge	125.00	3,500.00T
1	Colors	Sling - Motley Weave	0.00	0.00
1 sample sling needed to ensure accuracy				

Thank you for your business!

All claims must be made within five days after receipt of goods, and claims for loss or damage in transit must be filed at once with carrier. We hold a shipping receipt in good order and accept no liability. If merchandise is damaged in transit and so received, you are responsible for securing proper notation of such damage from your local freight agent in order to secure settlement. Title of shipment passes to you upon delivery to, properly receipted by, transportation carrier. We are not responsible for delays in transit and our terms are not to be affected by such delays. Merchandise returned without written authorization will be refused. Goods listed herein remain property of Horizon Casual Inc. until invoice is paid.

SUBTOTAL	3,500.00
TAX	0.00
SHIPPING	165.00
TOTAL	3,665.00
TOTAL DUE	\$3,665.00

THANK YOU.

Repairs & Maintenance
001.330.57200.46000

1-21-25

RECEIVED
By Tara Lee at 12:11 pm, Jan 21, 2025



INVOICE

Date	Invoice#
Dec 31,2024	690452

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	Jan 30,2025	

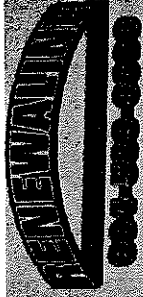
Description	Price	Total
Landscape Management For December As Per Contract, Due Jan 30, 2025	\$11,533.85	\$11,533.85
Common Areas \$4,494.67		
Amenity Center \$2,629.16		
Tynes Blvd. Extension \$825.00		
Greyhawk PH II \$2,300.42		
Greyhawk Lakes \$1,195.00		
Virbanum Hedges at Amenity Center \$89.60		
<i>Landscape Maintenance</i>		
<i>001.320.53800.46200</i>		
<i>[Signature]</i>		
<i>1-6-25</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



P.O. Box 1374 Middleburg, FL 32050
 Phone Number 904-333-0888 Fax 904-212-2828
 Master License #FC058075
 www.claycountymasterplumbing.com

CLAY COUNTY MASTER PLUMBING

INVOICE

Invoice No. 304
 Date 1/25/25

Initial Diagnosis: Broken Line for out door
 Shower
 Secondary Diagnosis:
 Residential Commercial Estimate
 Technicians: Mark Neil Phone 904-454-0799

Billing Address: ARM Strog COD SW114
 Address: 475w Townplace st
 City: Ft. State: FL Zip: 32068
 St. Augustine FL 32092
 Phone: 326-3199

DESCRIPTION OF WORK PERFORMED	COST
out door Shower PVC Line was Broken going in & silverized	\$350
PVC Re Placed 10' of 1/2" pipe, 1/2" PVC FIP and silverized	\$100
coupling, allowed glue to set up for 30 min. Do to cold temp	\$100
Sealed water bucket on leak was fixed.	
1st hour @ - \$350	
2nd or more hour @ - \$250/hr. - spent 30 min extra @ \$100	
Material @ \$100	
Total	\$550

Warranty Info: email: greyhawkmanager@msnfa.com 1-27-25
 Payment Info: Cash Check Credit Card Billed

I (Customer) authorize Clay County Master Plumbing to begin work on the following job description. I understand that unforeseen problems that are not included in this proposal may affect the scope of work and could result in additional charges. Clay County Master Plumbing takes no responsibility for any damage to the property or any other expenses that must be repaired for completion of the job. Also by signing, I am an authorized representative of the property. Total: \$550
 Customer Signature: P. H. R. Phone
 Customer Signature: Phone

A new Florida law requires licensed contractors to include a notice about the Florida Homeowner Construction Recovery Fund notice in all residential contracts. The Recovery Fund provides compensation for homeowners who suffer a financial loss from a licensed contractor. Starting July 1, 2016, all contracts for repair, restoration, improvement, or construction to residential property must contain the following written statement explaining the homeowner's rights under the Recovery Fund: FLORIDA HOMEOWNERS CONSTRUCTION RECOVERY FUND. Payment, up to a limited amount, may be available from the Florida Homeowner Construction Recovery Fund if you lose money on a project performed under contract, where the loss results from specific violations of Florida law by a licensed contractor. For information about the Recovery Fund, visit the Florida Homeowner Construction Industry Licensing Board at the following telephone number and address: Florida Construction Industry Licensing Board 2601 Museum Mall, Tallahassee, FL 32310-8333. 904-497-1385. Please note: This notice is required for all contractors who hold a license from the Florida Department of Business & Professional Regulation (DBPR). For more information, please contact the Construction Industry Licensing Board at 904-497-1385.

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
1/22/2025	8

Bill To
Armstrong CDD C/O GMS

Terms	Due Date
Net 30	2/21/2025

Description	Amount
Amortization Schedule Series 2019A A2 2-1-25 Prepay \$5,000	100.00

RECEIVED
By Tara Lee at 4:04 pm, Jan 23, 2025

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00


Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

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 differs from that on card 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	1/15/2025	\$995.00

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

00000073120960010000002441620000009950058

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

Armstrong CDD - Greyhawk	3645 Royal Pines Dr Orange Park, FL 32065
Invoice Due Date 1/15/2025	Invoice 1963255 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
1/15/2025	Water Management - Monthly		\$995.00	\$0.00	\$995.00

Treated ponds 1,2,4 for minimal vegetation. The rest of the ponds look great. Please contact Trey at (904) 610-2552 with any questions or concerns, thank you.

*Lake Maintenance
001.320.53800.46800
1-23-25*

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

Credits	\$0.00
Adjustment	\$0.00
AMOUNT DUE	

Total Account Balance including this invoice: \$995.00

This Invoice Total: \$995.00

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

Customer #: 731209	Corporate Address
Portal Registration #: 4A64AE61	4651 Salisbury Rd, Suite 155
Customer E-mail(s): greyhawkmanager@gmsnf.com, jsoriano@gmsnf.com	Jacksonville, FL 32256
Customer Portal Link: www.lakedoctors.com/contact-us/	

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

Service Slip/Invoice



Nader's Pest Raiders
 5533 Wesconnett Blvd
 Jacksonville, FL 32244-1949
 904-771-5566

INVOICE:	60153493
DATE:	01/27/2025
ORDER:	60153493

Bill To: [2634163]
 Armstrong Cdd
 475 W Town Pl Ste 114
 St Augustine, FL 32092-3649

Work Location: [2634163] 904-322-4835
 Armstrong Cdd
 3645 Royal Pines Dr
 Middleburg, FL 32068

Work Date	Time	Target Pest	Technician	Time In
01/27/2025	10:37 AM		JFCARPENTE	Johnny Carpenter
Purchase Order	Terms	Last Service	Map Code	Time Out
		01/27/2025		

Service	Description	Price								
RPC-MONTHLY	Pest Control Service	\$46.00								
Pest Control - Monthly Service / Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835 Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835 Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835		<table style="width: 100%; border-collapse: collapse;"> <tr><td style="border-top: 1px solid black;">SUBTOTAL</td><td style="text-align: right; border-top: 1px solid black;">\$46.00</td></tr> <tr><td>TAX</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>AMT. PAID</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>TOTAL</td><td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">\$46.00</td></tr> </table>	SUBTOTAL	\$46.00	TAX	\$0.00	AMT. PAID	\$0.00	TOTAL	\$46.00
SUBTOTAL	\$46.00									
TAX	\$0.00									
AMT. PAID	\$0.00									
TOTAL	\$46.00									
AMOUNT DUE		\$46.00								

J. J. Carpenter

 TECHNICIAN SIGNATURE

 CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

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



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 # 10661

DATE 01/01/2025

DUE DATE 01/31/2025

TERMS End of the month

SERVICE MONTH

January

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

SUBTOTAL	2,429.70
TAX	0.00
TOTAL	2,429.70
BALANCE DUE	\$2,429.70



Security Monitoring

001.330.57200.34500

[Signature]
1-6-25