

***ARMSTRONG***

*Community Development District*

*MARCH 13, 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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March 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, March 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 February 13, 2025, Meeting
- IV. Discussion Items
  - A. Interim Suspension Letter – Oakley
- V. Discussion of Landscape and Irrigation Maintenance Proposals and Award in response to RFP
- VI. Consideration of Proposals for Irrigation Repairs
- VII. Appointment of Audit Committee
- VIII. Staff Reports
  - A. District Counsel
  - B. District Engineer – Pond Bank Inspection Report
  - C. District Manager
  - D. Facility Manager Report

- IX. Supervisor's Requests and Audience Comments
- X. Financial Reports
  - A. Financial Statements as of February 28, 2025
  - B. Check Register
- XI. Next Scheduled Meeting – April 10, 2025 @ 3:30 p.m. at Plantation Oaks Amenity Center
- XII. 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, February 13, 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 by telephone

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Nguyen outlined expanded plans for the MS walk-a-thon walk by having food trucks centralized in one location and having vendors.

Mr. Brown asked about the number of food trucks and stated multiple food trucks brings a lot of traffic and the amenity center is short on parking it would be hard to have three food trucks and on a Saturday a lot of the parking spots will already be taken and there won't be a lot of room for patrons to come in.

Mr. Wilson stated I recommend maybe one food truck and one dessert station.

Mr. Soriano stated we talked about this before, the HOA helped out and they pulled trucks up into that green area and we were worried about it. We can do it with caution, or I can ask Tiffany to make sure we have smaller trucks, but you can have them upfront to control where it is. Memorial Day is the weekend before, so you are going to be busy with your own residents and have limited parking. You have to have permission for vendors to be in the field. It is up to the board if you want to allow them to use the property and do more than food trucks.

Ms. Bowen stated I like the idea of having vendors, but parking is going to be the issue.

Mr. Lopez stated last time we spoke it wasn't supposed to be such a big event; it was supposed to be people meeting up, adding the layer of a market and multiple food trucks is concerning. Have you contacted any churches to see if you could use their property as well?

A resident stated I don't know how big it will be, but it will be a reasonable size for a first time walk.

Mr. Lopez stated when you revise your plan, submit it so we can look at it and if it is a location issue, I can help with that.

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

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the January 9, 2025 Meeting**

On MOTION by Ms. Bowen seconded by Mr. Lopez with all in favor the minutes of the January 9, 2025 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals:**

**A. Irrigation Repairs**

This item tabled.

**B. Replace Chlorine Feeder**

On MOTION by Ms. Bowen seconded by Mr. Brown with all in favor staff was authorized to replace the chlorine feeder in an amount not to exceed \$2,000.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being none, the next item followed.

**B. District Engineer – Pond Bank Inspection Report**

Ms. Giles stated I will follow-up with the engineer on the pond bank inspection report.

**C. District Manager**

There being none, the next item followed.

**D. Facility Manager - Report**

Mr. Wilson gave an overview of the facility manager’s report.

Mr. Milton stated last time I was here I said we were going to have more communication while my guys are onsite. We began putting out our irrigation service reports every time our guys are onsite and send them to Ryan. We are also doing a property service report every time our crew members are on site with pictures of the tasks they are working on. It also highlights items we will be working on.

**SIXTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

Mr. Brown asked did the palms out front get pruned yesterday?

Mr. Wilson stated they are going to do that tomorrow.

Mr. Brown stated access control update; I have pricing for doing printed cards as well as the equipment. With a printed card with a badge protector and card it is about \$3 per card. Do you want to do that for every individual or per household? The reason the cards are more expensive is because they are more secure than normal cards because they can’t be copied and they have a secure chip in them when it is presented to the reader that that card is the official card being used. The readers, I spec’d for new WIFI because the WIFI there is terrible. As far as the reader on the doors, I did the basic one because I think with the amount of kids having a touch screen on the door it will be whacked by whatever they can find. The biggest thing we have to decide is on the cards.



Ms. Bowen stated last month I started looking into this community's policies because I know they have ID badges with photos on them. I will work on that this month if we have time to make the decision on the printed versus not. If a community that is much larger than ours can make it work there has to be good practices in place; it might be good to see what they do and see if we want to mirror that or do something different.

Mr. Brown stated we will be able to design whatever you want.

Ms. Bowen asked what is the total, access cards, camera, printer? It's going to come from the construction fund and budget line for cards.

Mr. Brown stated the card, badge holder and printer ink is \$4,500 for 1,500 cards. We still have to buy the printer, which is \$800 and we still have to do the cameras.

Mr. Soriano stated this first year you have the construction fund we will use up, card fund, then capital repair or replacement.

Ms. Bowen asked do we have any feedback on the people feeding the ducks?

Mr. Wilson stated they are still feeding the ducks.

Ms. Bowen stated we sent a cease and desist letter, what's next?

Ms. Giles stated we can send a suspension letter.

Mr. Soriano stated we are unable to impose a fine but if we send someone out to clean up a mess we have the ability to levy that charge against them if we pay that person.

Ms. Buchanan stated we only have the ability to collect funds on the assessment roll. I don't think you can certify a fine as an assessment.

Mr. Soriano stated then your only option is to take their privileges away.

Ms. Giles stated I can send an interim suspension letter and we can have a suspension hearing at the next meeting. They will be suspended through that hearing, and you will make a decision at that time.

Ms. Hernandez asked can something be done about the red 2 X 4's between some of the houses?

Mr. Soriano stated they were installed the mark easements and some can be removed. Some I can't remove.

Ms. Bowen asked what about the East West Village sign on the entryway?

Ms. Giles stated it is not on district property, but we will ask them to remove it.

Mr. Brown stated since they haven't been doing the landscape for the commercial does it reduce our budget or is not yet done?

Mr. Soriano stated it started February 1, and they sent the bill for February and I will work with them to correct that. Going forward about \$100 a month will come off that.

**SEVENTH ORDER OF BUSINESS                      Financial Reports**

**A.    Financial Statements as of January 31, 2025**

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.

**EIGHTH ORDER OF BUSINESS                      Next Scheduled Meeting – March 13, 2025 at  
3:30 p.m. at the Plantation Oaks Amenity  
Center**

Ms. Giles stated the next meeting is scheduled for March 13, 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 4:59 p.m.

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

\_\_\_\_\_  
Chairperson/Vice Chairperson

*SIXTH ORDER OF BUSINESS*



*EIGHTH 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: Feb 13<sup>th</sup> 2025

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

**Community:**

**Amenity Usage**

- Total Facilities Usage – fobs Scanned 3256 in February

*Card counts:*

New Owners	0
Replacements	0

**Room Rentals**

*rentals in the month of Feb-1*

**Special Events**

**Operations:**

- We finished replacing the fabric on the lounge chairs.
- I replaced the sign on the gym door.
- The pool tile work was completed.
- Jay purchased a new motor for the chlorin feeder, still waiting for the sensors.
- A few items in the gym needed some maintenance, elliptical arm needed replacement.
- I am pressure washing the fence and sidewalk around pool to clean up from the vultures. As well as other areas in need.

**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 Feb. 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)



*TENTH ORDER OF BUSINESS*

*A.*

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

***Unaudited Financial Reporting***  
***February 28, 2025***



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**Armstrong**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2025**

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 132,690	\$ 2,849	\$ -	\$ -	\$ 135,539
Due from Other Funds	97	-	-	-	97
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	-	-	-
<b>Investments:</b>					
US Bank Custody Account	530,701	-	-	-	530,701
State Board of Administration	-	42,156	-	-	42,156
<b>Series 2017A/B</b>					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	308,818	-	308,818
Reserve-B	-	-	15,889	-	15,889
Revenue-B	-	-	812	-	812
Prepayment-B	-	-	106	-	106
<b>Series 2019</b>					
Reserve	-	-	204,688	-	204,688
Revenue	-	-	444,367	-	444,367
Prepayment	-	-	0	-	0
Construction	-	-	-	4,156	4,156
Prepaid Expenses	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 663,488</b>	<b>\$ 45,005</b>	<b>\$ 1,240,499</b>	<b>\$ 4,156</b>	<b>\$ 1,953,148</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 1,572	\$ -	\$ -	\$ -	\$ 1,572
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 1,572</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,572</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,240,499	\$ -	\$ 1,240,499
Capital Project	-	-	-	4,156	4,156
Assigned for:					
Capital Reserve Fund	-	45,005	-	-	45,005
Unassigned	661,915	-	-	-	661,915
<b>Total Fund Balances</b>	<b>\$ 661,915</b>	<b>\$ 45,005</b>	<b>\$ 1,240,499</b>	<b>\$ 4,156</b>	<b>\$ 1,951,576</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 663,488</b>	<b>\$ 45,005</b>	<b>\$ 1,240,499</b>	<b>\$ 4,156</b>	<b>\$ 1,953,148</b>

**Armstrong**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 637,369	\$ 622,645	\$ 622,645	\$ -
Cash Share - Tynes Blvd	15,000	6,250	5,181	(1,069)
Miscellaneous Income-Access Cards	-	-	150	150
Miscellaneous Income-Rental	-	-	800	800
Interest	14,631	6,096	6,170	74
<b>Total Revenues</b>	<b>\$ 667,000</b>	<b>\$ 634,992</b>	<b>\$ 635,006</b>	<b>\$ 14</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,000	\$ 1,000
FICA Expense	918	383	306	77
Annual Audit	4,300	-	-	-
Trustee Fees	7,800	7,800	7,758	42
Dissemination Agent	7,420	3,092	3,292	(200)
Arbitrage	1,100	1,100	1,100	-
Engineering	6,000	2,500	2,720	(220)
Attorney	20,000	8,333	1,383	6,950
Assessment Administration	5,618	5,618	5,618	-
Management Fees	53,090	22,121	22,121	-
Information Technology	1,800	750	750	-
Website Maintenance	1,250	521	521	-
Telephone	400	167	169	(3)
Postage	500	208	281	(73)
Insurance	7,500	7,500	7,296	204
Printing & Binding	750	313	180	133
Legal Advertising	2,500	1,042	231	811
Other Current Charges	600	250	42	208
Office Supplies	250	104	4	101
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 133,971</b>	<b>\$ 66,976</b>	<b>\$ 57,946</b>	<b>\$ 9,029</b>

**Operations & Maintenance**

Security	\$ 51,364	\$ 21,402	\$ 11,962	\$ 9,440
Electric	1,450	604	497	107
Water & Sewer	34,270	14,279	14,497	(218)
Landscape Maintenance	138,406	57,669	46,135	11,534
Landscape Contingency	7,000	-	-	-
Lake Maintenance	13,988	5,828	4,975	853
Lake Contingency	2,140	2,140	2,140	-
Irrigation Repairs	8,000	3,333	531	2,802
Repairs and Maintenance	7,000	2,917	3,436	(519)
Doggie Pot Stations	1,500	625	-	625
<b>Total Operations &amp; Maintenance</b>	<b>\$ 265,118</b>	<b>\$ 108,798</b>	<b>\$ 84,173</b>	<b>\$ 24,624</b>

**Armstrong**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b><i>Amenity Center</i></b>				
Property/Amenity Manager	\$ 79,875	\$ 33,281	\$ 33,281	\$ -
Preventative Maintenance	17,500	7,292	5,084	2,208
Facility Attendant	7,632	3,180	559	2,621
Property Insurance	32,690	32,690	29,737	2,953
Phone/Internet/Cable	2,750	1,146	944	202
Electric	18,900	7,875	4,539	3,336
Water & Sewer	10,000	4,167	3,506	661
Gas	1,575	656	663	(7)
Reuse Service	6,646	2,769	2,437	332
Access Cards	5,000	-	-	-
Janitorial Services	13,797	5,749	5,749	-
Janitorial Supplies	4,000	1,667	452	1,214
Pool Maintenance	23,992	9,997	8,415	1,582
Pool Permits	300	-	-	-
Repairs and Maintenance	20,000	8,333	7,381	952
Office Supplies	500	208	126	82
Pest Control	800	333	230	103
Special Events	3,000	1,250	812	438
Fitness Center Repairs/Supplies	3,000	1,250	721	529
<b>Total Amenity Center</b>	<b>\$ 251,957</b>	<b>\$ 121,843</b>	<b>\$ 104,636</b>	<b>\$ 17,207</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>\$ 297,616</b>	<b>\$ 246,755</b>	<b>\$ 50,861</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (53,382)</b>		<b>\$ 388,251</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 53,382</b>		<b>\$ 273,665</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 661,915</b>	

**Armstrong**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 69,336	\$ -	\$ -	\$ -
Interest	1,200	500	818	318
<b>Total Revenues</b>	<b>\$ 70,536</b>	<b>\$ 500</b>	<b>\$ 818</b>	<b>\$ 318</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ 10,417	\$ -	\$ 10,417
Contingency	600	250	193	57
<b>Total Expenditures</b>	<b>\$ 25,600</b>	<b>\$ 10,667</b>	<b>\$ 193</b>	<b>\$ 10,474</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 44,936</b>		<b>\$ 625</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 44,936</b>		<b>\$ 625</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 44,347</b>		<b>\$ 44,380</b>	
<b>Fund Balance - Ending</b>	<b>\$ 89,283</b>		<b>\$ 45,005</b>	



**Armstrong**  
**Community Development District**  
**Debt Service Fund Series 2017A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 265,819	\$ 259,677	\$ 259,677	\$ -
Interest Income	20,700	8,625	9,410	785
<b>Total Revenues</b>	<b>\$ 286,519</b>	<b>\$ 268,302</b>	<b>\$ 269,087</b>	<b>\$ 785</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>\$ 96,547</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>\$ 96,547</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 212,902</b>		<b>\$ 494,897</b>	
<b>Fund Balance - Ending</b>	<b>\$ 236,140</b>		<b>\$ 591,444</b>	

**Armstrong**  
**Community Development District**  
**Debt Service Fund Series 2019A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 410,800	\$ 400,133	\$ 400,133	\$ -
Interest Income	22,000	9,167	9,730	563
<b>Total Revenues</b>	<b>\$ 432,800</b>	<b>\$ 409,299</b>	<b>\$ 409,863</b>	<b>\$ 563</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 130,191	\$ 130,191	\$ 130,234	\$ (44)
Principal - 11/01	145,000	145,000	145,000	-
Special Call - 11/01	-	-	10,000	(10,000)
Interest - 5/01	127,925	-	-	-
<b>Total Expenditures</b>	<b>\$ 403,116</b>	<b>\$ 275,191</b>	<b>\$ 285,234</b>	<b>\$ (10,044)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 29,684</b>		<b>\$ 124,628</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>\$ 124,628</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 318,549</b>		<b>\$ 524,427</b>	
<b>Fund Balance - Ending</b>	<b>\$ 348,233</b>		<b>\$ 649,055</b>	

**Armstrong**  
**Community Development District**  
**Capital Project Fund Series 2019A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Actual
	Thru 02/28/25
<b>Revenues:</b>	
Interest Income	\$ 82
<b>Total Revenues</b>	<b>\$ 82</b>
<b>Expenditures:</b>	
Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 82</b>
<b>Other Financing Sources/(Uses):</b>	
Transfer In/(Out)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 82</b>
<b>Fund Balance - Beginning</b>	<b>\$ 4,074</b>
<b>Fund Balance - Ending</b>	<b>\$ 4,156</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	\$ 1,927	\$ 3,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 622,645
Cash Share - Tynes Blvd	1,100	1,380	1,336	1,267	97	-	-	-	-	-	-	-	5,181
Miscellaneous Income	-	-	-	-	60	-	-	-	-	-	-	-	60
Miscellaneous Income-Access Cards	125	-	-	-	25	-	-	-	-	-	-	-	150
Miscellaneous Income-Rental	400	400	-	-	-	-	-	-	-	-	-	-	800
Interest	800	614	489	2,124	2,144	-	-	-	-	-	-	-	6,170
<b>Total Revenues</b>	<b>\$ 2,425</b>	<b>\$ 31,368</b>	<b>\$ 590,189</b>	<b>\$ 5,317</b>	<b>\$ 5,706</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 635,006</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,200	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
FICA Expense	-	92	61	77	77	-	-	-	-	-	-	-	306
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,717	4,041	-	-	-	-	-	-	-	-	-	-	7,758
Dissemination Agent	718	618	618	718	618	-	-	-	-	-	-	-	3,292
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	4,424	-	-	-	-	-	-	-	22,121
Information Technology	150	150	150	150	150	-	-	-	-	-	-	-	750
Website Maintenance	104	104	104	104	104	-	-	-	-	-	-	-	521
Telephone	71	42	-	35	21	-	-	-	-	-	-	-	169
Postage	-	140	22	25	94	-	-	-	-	-	-	-	281
Insurance	7,296	-	-	-	-	-	-	-	-	-	-	-	7,296
Printing & Binding	15	11	13	23	118	-	-	-	-	-	-	-	180
Legal Advertising	46	46	-	46	92	-	-	-	-	-	-	-	231
Other Current Charges	-	-	42	-	-	-	-	-	-	-	-	-	42
Office Supplies	-	1	1	1	1	-	-	-	-	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 23,299</b>	<b>\$ 15,108</b>	<b>\$ 6,235</b>	<b>\$ 6,604</b>	<b>\$ 6,700</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 57,946</b>

**Armstrong**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
Security	\$ 2,243	\$ 2,617	\$ 2,430	\$ 2,430	\$ 2,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,962
Electric	120	125	126	-	125	-	-	-	-	-	-	-	497
Water & Sewer	5,658	3,770	2,563	2,506	-	-	-	-	-	-	-	-	14,497
Landscape Maintenance	11,534	11,534	11,534	11,534	-	-	-	-	-	-	-	-	46,135
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	995	995	995	995	995	-	-	-	-	-	-	-	4,975
Lake Contingency	2,140	-	-	-	-	-	-	-	-	-	-	-	2,140
Irrigation Repairs	-	-	531	-	-	-	-	-	-	-	-	-	531
Repairs and Maintenance	-	-	-	-	3,436	-	-	-	-	-	-	-	3,436
Doggie Pot Stations	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operations &amp; Maintenance</b>	<b>\$ 22,690</b>	<b>\$ 19,041</b>	<b>\$ 18,179</b>	<b>\$ 17,465</b>	<b>\$ 6,799</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 84,173</b>
<b>Amenity Center</b>													
Property/Amenity Manager	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,281
Preventative Maintenance	1,418	1,177	1,240	1,249	-	-	-	-	-	-	-	-	5,084
Facility Attendant	-	-	559	-	-	-	-	-	-	-	-	-	559
Property Insurance	29,737	-	-	-	-	-	-	-	-	-	-	-	29,737
Phone/Internet/Cable	236	236	236	236	-	-	-	-	-	-	-	-	944
Electric	1,124	978	1,188	-	1,249	-	-	-	-	-	-	-	4,539
Water & Sewer	782	714	648	1,362	-	-	-	-	-	-	-	-	3,506
Gas	80	83	80	210	212	-	-	-	-	-	-	-	663
Reuse Service	443	443	443	554	554	-	-	-	-	-	-	-	2,437
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,150	1,150	1,150	1,150	1,150	-	-	-	-	-	-	-	5,749
Janitorial Supplies	-	110	-	343	-	-	-	-	-	-	-	-	452
Pool Maintenance	1,650	1,650	1,650	1,733	1,733	-	-	-	-	-	-	-	8,415
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	200	6,092	76	1,014	-	-	-	-	-	-	-	-	7,381
Office Supplies	28	-	-	98	-	-	-	-	-	-	-	-	126
Pest Control	46	46	46	46	46	-	-	-	-	-	-	-	230
Special Events	495	330	426	(439)	-	-	-	-	-	-	-	-	812
Fitness Center Repairs/Supplies	250	221	-	250	-	-	-	-	-	-	-	-	721
<b>Total Amenity Center</b>	<b>\$ 44,296</b>	<b>\$ 19,885</b>	<b>\$ 14,396</b>	<b>\$ 14,460</b>	<b>\$ 11,599</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 104,636</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>\$ 54,034</b>	<b>\$ 38,811</b>	<b>\$ 38,528</b>	<b>\$ 25,098</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 246,755</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (87,859)</b>	<b>\$ (22,666)</b>	<b>\$ 551,378</b>	<b>\$ (33,211)</b>	<b>\$ (19,391)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 388,251</b>

**Armstrong**  
**Community Development District**  
**Long Term Debt Report**

**Series 2017A Special Assessment Bonds**

OPTIONAL REDEMPTION DATE:	11/1/2027	
INTEREST RATES:	3.625%, 4.500%, 5.000%, 5.125%	
MATURITY DATE:	11/1/2048	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$265,819	
RESERVE FUND BALANCE	\$265,819	
BONDS OUTSTANDING - 09/30/17		\$4,035,000
LESS: NOVEMBER 1, 2019		(\$65,000)
LESS: NOVEMBER 1, 2020		(\$70,000)
LESS: NOVEMBER 1, 2021		(\$70,000)
LESS: NOVEMBER 1, 2022		(\$75,000)
LESS: NOVEMBER 1, 2023		(\$75,000)
LESS: NOVEMBER 1, 2024		(\$80,000)
<b>Current Bonds Outstanding</b>		<b>\$3,600,000</b>

**Series 2019A Special Assessment Bonds**

OPTIONAL REDEMPTION DATE:	11/1/2029	
INTEREST RATES:	3.125%, 3.550%, 4.000%, 4.100%	
MATURITY DATE:	11/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$204,800	
RESERVE FUND BALANCE	\$204,688	
BONDS OUTSTANDING - 10/31/19		\$7,500,000
LESS: FEBRUARY 1, 2021		(\$140,000)
LESS: MAY 1, 2021 (SPECIAL CALL)		(\$10,000)
LESS: AUGUST 1, 2021 (SPECIAL CALL)		(\$90,000)
LESS: NOVEMBER 1, 2021 (SPECIAL CALL)		(\$130,000)
LESS: NOVEMBER 1, 2021		(\$140,000)
LESS: FEBRUARY 1, 2022 (SPECIAL CALL)		(\$10,000)
LESS: MAY 1, 2022 (SPECIAL CALL)		(\$5,000)
LESS: NOVEMBER 1, 2022		(\$140,000)
LESS: NOVEMBER 1, 2023		(\$145,000)
LESS: NOVEMBER 1, 2023 (SPECIAL CALL)		(\$5,000)
LESS: AUGUST 1, 2024 (SPECIAL CALL)		(\$20,000)
LESS: NOVEMBER 1, 2024		(\$145,000)
LESS: NOVEMBER 1, 2024 (SPECIAL CALL)		(\$5,000)
<b>Current Bonds Outstanding</b>		<b>\$6,515,000</b>

<b>Total Bonds Outstanding</b>		<b>\$10,115,000</b>
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**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
<b>TOTAL ASSESSED NET</b>	<b>483</b>	<b>265,811.23</b>	<b>409,584.30</b>	<b>637,353.28</b>	<b>1,312,748.80</b>

DUE / RECEIVED	BALANCE DUE	SERIES 2017A DEBT SERVICE RECEIVED	SERIES 2019A DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIPTS	30,293.63	259,677.24	400,132.53	622,645.40	1,282,455.17
<b>TOTAL RECEIPTS</b>	<b>30,293.63</b>	<b>259,677.24</b>	<b>400,132.53</b>	<b>622,645.40</b>	<b>1,282,455.17</b>

**TAX ROLL RECEIPTS**

DISTRIBUTION	DATE	SERIES 2017A DEBT SERVICE RECEIVED	SERIES 2019A DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/07/24	1,525.55	2,350.70	3,657.92	7,534.17
2	11/13/24	2,689.65	4,144.43	6,449.14	13,283.22
3	11/26/24	7,868.51	12,124.46	18,866.85	38,859.83
4	12/06/24	240,214.51	370,142.71	575,978.31	1,186,335.52
5	12/20/24	5,165.57	7,959.55	12,385.83	25,510.95
6	01/27/25	803.47	1,238.05	1,926.53	3,968.06
7	02/06/25	1,409.98	2,172.62	3,380.81	6,963.41
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
<b>TOTAL TAX ROLL RECEIPTS</b>		259,677.24	400,132.53	622,645.40	1,282,455.16

<b>PERCENT COLLECTED TOTAL</b>	<b>97.69%</b>	<b>97.69%</b>	<b>97.69%</b>	<b>97.69%</b>
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*B.*



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

Date	Check Numbers	Amount	Amount
General Fund			
	2/5/25	1305-1306	\$507.25
	2/11/25	1307-1310	\$15,340.68
	2/18/25	1311-1314	\$15,015.99
	2/26/25	1315-1317	\$4,125.92
<b>Total General Fund Checks</b>			<b>\$34,989.84</b>
<b>Total Paid Checks</b>			<b>\$34,989.84</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/05/25	00082	1/28/25 34046	202501 330-57200-46100	JAN PREVENTATIVE MAINT FITNESS PRO	*	250.00	250.00 001305
2/05/25	00082	8/26/24 33012	202407 330-57200-46100	JULY PREVENTATIVE MAINT FITNESS PRO	*	257.25	257.25 001306
2/11/25	00001	2/01/25 162	202502 310-51300-34000	FEB MANAGEMENT FEES	*	4,424.17	
		2/01/25 162	202502 310-51300-49500	FEB WEBSITE ADMIN	*	104.17	
		2/01/25 162	202502 310-51300-35100	FEB INFORMATION TECH	*	150.00	
		2/01/25 162	202502 310-51300-31300	FEB DISSEMINATION SVCS	*	618.33	
		2/01/25 162	202502 310-51300-51000	OFFICE SUPPLIES	*	.93	
		2/01/25 162	202502 310-51300-42000	POSTAGE	*	94.29	
		2/01/25 162	202502 310-51300-42500	COPIES	*	118.20	
		2/01/25 162	202502 310-51300-41000	TELEPHONE	*	21.26	
				GOVERNMENTAL MANAGEMENT SERVICES			5,531.35 001307
2/11/25	00001	2/01/25 163	202502 320-53800-12200	PROPERTY MANAGER - FEB	*	6,656.25	
		2/01/25 163	202502 330-57200-46300	JANITORIAL SERVICES - FEB	*	1,149.75	
				GOVERNMENTAL MANAGEMENT SERVICES			7,806.00 001308
2/11/25	00072	2/01/25 2118657	202502 330-57200-46700	FEB POOL MAINT./CLEANING	*	1,732.50	
				POOL TROOPERS			1,732.50 001309
2/11/25	00092	1/31/25 70428	202501 330-57200-46000	ADD RECEPTACLE-FRT BUILD	*	270.83	
				T & M ELECTRIC OF CLAY COUNTY LLC			270.83 001310
2/18/25	00007	2/06/25 2025-294	202502 310-51300-48000	NOTICE OF MEETING-2/13/25	*	46.20	
				OSTEEN MEDIA GROUP			46.20 001311
2/18/25	00093	1/23/24 INSER-00	202502 320-53800-46000	HEATING UNIT NOT WORKING	*	890.00	
				INTEGRATED COOLING SOLUTIONS			890.00 001312

ARMS ARMSTRONG BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/18/25	00093	7/07/24	INER-00	202502	320	53800	46000		RPL CONDENSING FAN MOTOR	*	2,545.94		
									INTEGRATED COOLING SOLUTIONS			2,545.94	001313
2/18/25	00088	1/31/25	701286	202501	320	53800	46200		JAN LANDSCAPE MAINTENANCE	*	11,533.85		
									RUPPERT LANDSCAPE LLC DBA			11,533.85	001314
2/26/25	00001	2/18/25	164	202501	330	57200	46400		JANITORIAL SUPPLIES	*	342.54		
		2/18/25	164	202501	330	57200	51000		OFFICE SUPPLIES	*	97.66		
		2/18/25	164	202501	330	57200	46000		REPAIRS & MAINTENANCE	*	148.12		
		2/18/25	164	202501	320	53800	46900		PREVENTATIVE MAINTENANCE	*	1,248.80		
									GOVERNMENTAL MANAGEMENT SERVICES			1,837.12	001315
2/26/25	00070	2/21/25	60513951	202502	330	57200	46500		FEB PEST CONTROL	*	46.00		
									NADERS PEST RAIDERS			46.00	001316
2/26/25	00075	2/01/25	10757	202502	330	57200	34500		FEB SECURITY SERVICES	*	2,242.80		
									SECURITY DEVELOPMENT GROUP LLC			2,242.80	001317
TOTAL FOR BANK A											34,989.84		
TOTAL FOR REGISTER											34,989.84		

ARMS ARMSTRONG BPEREGRINO

**INVOICE**

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

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



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

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

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

**Invoice details**

Invoice no.: 34046  
Terms: Net 15  
Invoice date: 01/28/2025  
Due date: 02/12/2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 42053 - JANUARY PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated; Inspected and Tested. - Grey Hawk SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 9x Strength Units and 1x Benches Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical, 1x Upright Bike, 1x Stair Climber, and 1x rower. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function: SEE BELOW 5. Inspected 2x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods around motor and electrical	1	\$250.00	\$250.00

components. SEE BELOW  
ISSUES FOUND

1. Life Fitness Smith Machine

OSSM/OSSM RT sn:

101912753690/101910753069 left side

of bar has a damaged catch bearing.

Should replace hardware and

bearing(awaiting part)

2. Life Fitness Elliptical INXDE SN:

HDX101904(NAN104301) resistance up

button for handle is no functioning.

Should replace button and wire.

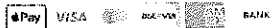
(awaiting part; incorrect part sent)

3. ALL OTHER UNITS TEST CORRECT

Total

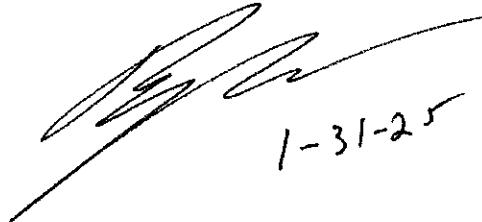
\$250.00

Ways to pay



View and pay

*Fitness Center Repairs & Maintenance*  
*001.330.57200.46100*



*1-31-25*

# INVOICE

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

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



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

## Bill to

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

## Ship to

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

## Invoice details

Invoice no.: 33012  
Terms: Net 15  
Invoice date: 08/26/2024  
Due date: 09/10/2024

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 40406 - JULY PREVENTATIVE MAINTENANCE			
2.	PM		Aug 23, 2024: Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Grey Hawk SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 9x Strength Units and 1x Benches Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical, 1x Upright Bike, 1x Stair Climber, and 1x rower. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 2x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods	1	\$250.00	\$250.00

components. SEE BELOW  
ISSUES FOUND  
1. ALL UNITS TEST CORRECT

3. Processing Fee

Processing Fee

250

\$0.029

\$7.25

**Total**

**\$257.25**

Ways to pay



Overdue

09/10/2024

View and pay

**RECEIVED**

By Tara Lee at 1:18 pm, Jan 29, 2025

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 162

**Invoice Date:** 2/1/25

**Due Date:** 2/1/25

**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 - February 2025		4,424.17	4,424.17
Website Administration - February 2025		104.17	104.17
Information Technology - February 2025		150.00	150.00
Dissemination Agent Services - February 2025		618.33	618.33
Office Supplies		0.93	0.93
Postage		94.29	94.29
Copies		118.20	118.20
Telephone		21.26	21.26

**Total** \$5,531.35

**Payments/Credits** \$0.00

**Balance Due** \$5,531.35

**RECEIVED**

*By Tara Lee at 12:07 pm, Feb 06, 2025*



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

# Invoice

Invoice #: 163  
Invoice Date: 2/1/25  
Due Date: 2/1/25  
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 -February 2025		6,656.25	6,656.25
Janitorial - February 2025		1,149.75	1,149.75
<i>Alison Mossing</i> 2-6-25			

**RECEIVED**

By Tara Lee at 2:50 pm, Feb 06, 2025

**Total** \$7,806.00

**Payments/Credits** \$0.00

**Balance Due** \$7,806.00



INVOICE#: 2118657  
INVOICE DATE: 2/1/2025  
SERVICE MONTH: FEBRUARY  
CUST ID: 196869

PO Box 160726  
Altamonte Springs, Florida 32716-0726  
(813) 889-9091  
FL Lic: CPC1458925  
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			\$1,732.50
Pool			\$1,732.50
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

*Pool Maintenance*  
*001.330.57200.46700*  
*[Signature]*  
*1-21-25*

MONTHLY POOL/SPA MAINTENANCE  
Amount Due  
\$1,732.50  
Payment Due: 2/1/2025

**RECEIVED**  
By Tara Lee at 10:52 am, Jan 21, 2025



**T&M Electric of Clay County,  
LLC dba T & M Electric**

200 College Drive  
Orange Park, FL 32065  
Phone: (904) 272-0272  
License# EC0001152

# Invoice

Invoice Number	70428
Invoice Date	1/31/2025

**Bill To:** Armstrong CDD  
475 West Town Place  
  
St. Augustine, FL 32092

**Re:** 3645 Royal Pines Dr.

Job No	Customer Job No	Customer PO	Payment Terms	Due Date
			Due Upon Receipt	1/31/2025
Quantity	Description		Rate/Unit	Price
1.50	Service on 1/13/25 to add receptacle on front of building		150.00	225.00
1.00	Materials		45.83	45.83

*Repairs & Maintenance  
001.330.57200.46000*

*[Signature]*  
2-4-25

**RECEIVED**  
By Tara Lee at 10:34 am, Feb 04, 2025

Subtotal	\$	270.83
Sales Tax (if applicable)	\$	0.00
<b>Total Due</b>	<b>\$</b>	<b>270.83</b>

Thank you for your business!

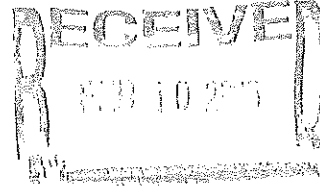
# CLAY TODAY

A Division of Osteen Media Group

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

## INVOICE

Invoice Number: 2025-294192  
Invoice Date: 2/6/2025  
Due Date: 3/5/2025



### BILL TO

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

Advertiser  
Armstrong CDD C/O GMS, LLC

Customer ID  
21021

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 135551	Notice of Meeting February 13, 2025	CT - Clay Today	Feb 6	2025		Column Inch	Black & White	4.4000	\$46.20
									\$46.20
<b>Total:</b>									<b>\$46.20</b>

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

Affidavit attached to this invoice.

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

Please pay from this invoice. Email for inquiries or questions - [legal@claytodayonline.com](mailto:legal@claytodayonline.com). Thank you for your business.

# 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 Armstrong CDD/ Notice of Meeting

In the matter of February 13, 2025

LEGAL: 135551

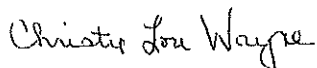
Was published in said newspaper in the issues:

2/6/2025

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.



Sworn to me and subscribed before me 02/06/2025



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, February 13, 2025, at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32082 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Marilee Giles  
District Manager  
Legal 135551 Published 2/6/2025 in Clay County's Clay Today newspaper



Integrated Cooling Solutions

Integrated Cooling Solutions

10405 NW 37th Terrace  
Doral, FL 33178

Telephone 305-406-9758  
Fax 305-406-9759

Invoice

Date
1/23/2024
Invoice number
INSER-000000118

Bill To:

Armstrong CDD  
tviscarra@gmsnf.com  
1408 Hamlin Avenue, Unit E  
St.Cloud, FL 34771  
USA

Service Location:

Greyhawk  
3645 Royal Pines Dr  
Orange Park, FL 32065  
USA

Customer Number	Customer P.O.	Work Order	Project number	Salesperson	Terms
100200	Ryan Wilson	24-000000074	JVL-P24-00069		N30

Description of Services:

Unit not heating properly

Service Notes:

01-17-2024 - Danielle Shine

Checked in with the manager and he showed me to the systems air handler. He explained the unit was not heating. He said this unit only cools and heats the bathrooms, his office, and a storage closet. I inspected the unit and went through the configurations. I found the SCR heater was working and maintaining the current heating set point of 70°. The mini touch screen controller is not mounted in the space so space temp resets are not configured. I changed the heating set point to 90° and watched the SCR heater stage up and maintain the new set point. I went through all the configurations, set points, and inputs and outputs through the controller. I found both refrigerant transducers reporting 20 PSI. I also found dehumidification was disabled. I put my gauges on the unit and was reading below 20 psi. This system is almost completely out of refrigerant. I spoke to the manager and let him know a leak search would need to be performed and will require nitrogen and trace refrigerant. He said this would need to be quoted. I also let him know if he had any controls contractors that knew the layout of his building for wire pulling, if he could get them to run a wire we could install the touch screen sensor in his office for space temp resets. For now he had me increase the heating supply air temperature to 75°. This diagnostic is complete, but marking incomplete since there is a tech request that needs to be quoted.

Date	Description	Quantity	Unit Price	Amount
1/17/2024	Danielle Shine - OT - 01/17/2024	1.00	\$150.00	\$150.00
1/17/2024	Danielle Shine - ST - 01/17/2024	4.00	\$150.00	\$600.00
1/17/2024	Consumable Fee	1.00	\$45.00	\$45.00
1/17/2024	Service Trip	1.00	\$95.00	\$95.00

Subtotal:	\$890.00
Sales Tax:	\$0.00
Total:	\$890.00

Repairs & Maintenance  
001.320,53800.46000

2-11-25



Integrated Cooling Solutions

Integrated Cooling Solutions  
10405 NW 37th Terrace  
Doral, FL 33178

Telephone 305-406-9758  
Fax 305-406-9759

# Invoice

Date	7/7/2024
Invoice number	INSER-000000728

**Bill To:**

Armstrong CDD  
tviscarra@gmsnf.com  
1408 Hamlin Avenue, Unit E  
St.Cloud, FL 34771  
USA

**Service Location:**

Greyhawk  
3645 Royal Pines Dr  
Orange Park, FL 32065  
USA

Customer Number	Customer P.O.	Work Order	Project number	Salesperson	Terms
100200	Ryan Wilson	23-000000271	JVL-P23-01275	Tyler Blaine	N30

**Description of Services**

12-12-2023 - Glenn Pearl  
As agreed replaced the Condensing Fan Motor.  
Being ambient temperatures are in the 40s unit cannot run.

12-13-2023 - Glenn Pearl  
customer called for the Heating not working. This OA Unit is setup for outdoor air conditioning not for space temperature control. Issue is the office is conditioned from this unit only. Christopher is recommending to relocate the Thermostat/Controller to the space in the office. Otherwise it is sensing the temperature in the attic at its current location. Reconfigured some of the settings so heat can come on. Also check outdoor unit for a possible high pressure trip. Found it not tripped. If customer approves the relocating I recommend using a new Control device because the existing is temperamental and does not react to touch at times.

Date	Description	Quantity	Unit Price	Amount
12/20/2023	For Services Performed	1.00	\$2,545.94	\$2,545.94

Subtotal:	\$2,545.94
Sales Tax:	\$0.00
Total:	\$2,545.94

**We Appreciate Your Business!**

Customer agrees to pay all costs and expenses which arise in efforts to collect any amount due under this invoice, including but not limited to reasonable attorney's fees and all incurred costs & associated expenses. Thank you!

Our preferred method of payment is via ACH:

Account #: 2972305  
Routing #: 071000288

For any checks, please mail to the address below:

Integrated Cooling Solutions, LLC  
P.O. BOX 532137  
ATLANTA, GA 30353-2137

\*Please send payment remittances to: remittance@integratedcooling.com

Please enclose FL Resale or Exemption Certificate with payment if not paying tax on this invoice.

Repairs & Maintenance

001.320.53800.46000

2-11-25



**INVOICE**


Date	Invoice#
Jan 31, 2025	701286

**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	Mar 02, 2025	

Description	Price	Total
Landscape Management For January As Per Contract, Due Mar 02, 2025 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>1-31-25</i>	\$11,533.85	\$11,533.85

For billing questions contact Tel: 904-778-1030  
 For customer service contact Chadwick Nathan Milton Tel: 904-343-8352  
 Thank you for your business!

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

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.

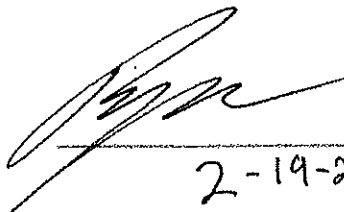


**Governmental Management Services, LLC**  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

# Invoice

Invoice #: 164  
 Invoice Date: 2/18/25  
 Due Date: 2/18/25  
 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 January 1 - January 31, 2025		1,248.80	1,248.80
Maintenance Supplies		588.32	588.32
Sanitorial Supplies \$342.54 001.330.57200.46400			
Office supplies \$97.66 001.330.57200.51000			
Repairs + Maintenance \$148.12 001.330.57200.46000			
Preventative Maintenance \$1,248.80 001.320.53800.46400			
 \$1,837.12			

2-19-25

<b>Total</b>	\$1,837.12
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,837.12

Alison Moring  
 2-21-25

**RECEIVED**  
 By Tara Lee at 10:32 am, Feb 24, 2025

**GREYHAWK COMMUNITY DEVELOPMENT DISTRICT - ARMSTRONG  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF JANUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
1/3/25	2.15	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/6/25	1.02	R.A.	Removed Christmas lights from above entry, removed large wreaths from community entrance signs
1/6/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
1/8/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/10/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
1/13/25	1.45	R.A.	Replaced two faulty outlets, picked up supplies
1/13/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/15/25	2	R.G.	Installed two four by four posts with vinyl covering and caps to mount down rain sensors one in common area and one in park
1/15/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
1/20/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/23/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
1/24/25	2.58	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/27/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
1/29/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/31/25	2.02	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles

**TOTAL**      31.22

**MILES**      0

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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 2/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk				
	1/6/25	Gym Wipes 4pk	105.06	R.W.
	1/8/25	Multifold Towels (2)	96.26	R.W.
	1/7/25	40-45 Gallon Trash Bags 250ct	64.58	R.W.
	1/13/25	Pinalen Multi Surface Cleaner Lemon	9.41	R.W.
	1/13/25	Weiman SS Cleaner	10.10	R.W.
	1/13/25	Pinalen Max Lavender	9.41	R.W.
	1/13/25	Spray Bottle (2)	5.01	R.W.
	1/13/25	Microfiber Clothes 24pk	10.10	R.W.
	1/13/25	24" Pushbroom	32.61	R.W.
	1/13/25	Basketball Nets (2)	11.43	R.W.
	1/13/25	PGI1200 CMY	49.44	R.W.
	1/13/25	Canon PGI 1200xl Printer Ink	48.22	R.W.
	1/13/25	20A USB Duplex Outlet (2)	70.06	R.A.
	1/13/25	White Outlet Wall Plate (2)	1.70	R.A.
	1/15/25	4x4 8'	12.63	R.G.
	1/15/25	Fiberon 4" Bevel Post Cap White	5.91	R.G.
	1/15/25	Fiberon 4x4x40 Post	34.45	R.G.
	1/15/25	e750 EMT 1 Hole Strap 1" 4pack	5.06	R.G.
	1/15/25	Painters Touch 2x Semi Gloss White	6.88	R.G.
		<b>TOTAL</b>	<b><u>\$588.32</u></b>	



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

**Service Slip/Invoice**

**INVOICE:** 60513951  
**DATE:** 02/21/2025  
**ORDER:** 60513951

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 Out
02/21/2025	10:35 AM		JFCARPENTE	Johnny Carpenter
Purchase Order	Terms	Last Service	Map Code	Time Out
		02/21/2025		

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		
<b>SUBTOTAL</b>		\$46.00
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$46.00

**AMOUNT DUE \$46.00**

*Pest Control*  
*001.330.57200. \$16500*

*[Handwritten Signature]*  
*10-28.24*

*[Handwritten Signature]*

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

**RECEIVED**  
 By Tara Lee at 12:22 pm, Feb 25, 2025

If charges outstanding over 90 days from the date of service may be subject to late fees of the amount of 1.5% per month (18% per year) or the maximum permitted by law. Customers are to pay all owed expenses at the time of collection.

Fluorocarbon which is the active ingredient in all commercial and consumer grade pesticides is a controlled substance under the law.

PLEASE PAY FROM THIS INVOICE



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 #** 10757  
**DATE** 02/01/2025  
**DUE DATE** 02/28/2025  
**TERMS** End of the month

**SERVICE MONTH**  
February

ACTIVITY	QTY	RATE	AMOUNT
<b>Dedicated Officer I</b> Dedicated Officer for 6 Hours Thurs - Sun (December 1 - December 31)	72	31.15	2,242.80

SUBTOTAL	2,242.80
TAX	0.00
TOTAL	2,242.80
<b>BALANCE DUE</b>	<b>\$2,242.80</b>

*Security Monitoring  
001.330.57200.3800*

*[Signature]* 2-18-25

**RECEIVED**

**By Tara Lee at 1:55 pm, Feb 18, 2025**