

***ARMSTRONG***

*Community Development District*

*APRIL 10, 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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April 4, 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, April 10, 2025, at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

**Audit Committee Meeting**

- I. Roll Call
- II. Review and Selection of Audit RFP Criteria
- III. Other Business
- IV. Adjournment

**Regular Meeting**

- I. Roll Call
- II. Public Comment *(regarding agenda items listed below)*
- III. Approval of the Minutes of the March 13, 2025, Meeting
- IV. Discussion Items
  - A. Interim Suspension Letter – Oakley
  - B. Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2026 Budget
- V. Consideration of Proposals for Irrigation Repairs

- VI. Acceptance of Audit Committee's Recommendation; Approval of Audit Criteria and Authorization for Staff to Publish an RFP for Auditing Services
- VII. Staff Reports
  - A. District Counsel
  - B. District Engineer – Pond Bank Inspection Report
  - C. District Manager
  - D. Facility Manager Report
- VIII. Supervisor's Requests and Audience Comments
- IX. Financial Reports
  - A. Financial Statements as of March 31, 2025
  - B. Check Register
- X. Next Scheduled Meeting – May 8, 2025 @ 6:00 p.m. at Plantation Oaks Amenity Center
- XI. Adjournment

**Board Oversight**

Amenity Center – Supervisor Lopez  
Security – Vice Chairman Brown  
Landscape and Common Areas – Chairman Taylor  
Pond Maintenance – Supervisor Hernandez  
Finance and Accounting – Supervisor Bowen



## *SECOND ORDER OF BUSINESS*

## EVALUATION CRITERIA

**(20 Points)**

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

**(20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

**(20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**(20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

**(20 Points)**

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

**(100 Points)**

### *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, March 13, 2025 at 3:38 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Jose Lopez	Chairman
Christine Bowen	Supervisor
Cherie Hernandez	Supervisor

Also present were:

Marilee Giles	District Manager
Kyle Magee	Kutak Rock by telephone
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Representatives of Ruppert, Brightview and Bland	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 3:38 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February 13  
2025 Meeting**

On MOTION by Ms. Bowen seconded by Ms. Hernandez with all in favor the minutes of the February 13, 2025 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Discussion Item – Interim Suspension Letter -  
Oakley**

Ms. Giles stated the board has a copy of the suspension letter sent to the resident and a copy of their response.

Mr. Magee stated it is my understanding the letter was sent due to a member of the household feeding the geese/ducks along the ponds. In the district's amenity policies there is a rule in the section entitled the pond areas fishing policies, which does prohibit the feeding of wildlife in the pond areas. That would be the violation.

Mr. Lopez stated I did witness them feeding the ducks prior to my being on the board. I read the response, and I don't think they understand what is happening because they keep addressing HOA items.

Ms. Giles stated the board can continue the suspension or say time served. If you decide to continue the suspension you need a motion for the length of the suspension.

On MOTION by Ms. Bowen seconded by Mr. Lopez with all in favor the suspension for resident Oakley was continued for 30 days until the next board meeting.
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#### **FIFTH ORDER OF BUSINESS**

#### **Discussion of Landscape and Irrigation Maintenance Proposals and Award in Response to RFP**

Mr. Soriano discussed the amount of mulch is for playground mulch, fertilization and flowers.

On MOTION by Ms. Bowen seconded by Mr. Lopez with all in favor table 3 was approved for use for mulch, fertilization and flowers.
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The board and staff discussed the maps, sidewalks and easement areas.

Mr. Soriano reviewed the proposals in detail and representatives of Ruppert, Bland and Brightview gave a brief background of their company and overview of their experience.

After discussion of the evaluation criteria for each proposer the consensus scoring was: Ruppert 69.53, Duval 67.88, Brightview 73.03, Bland 69, VerdeGo 79.5.

On MOTION by Ms. Bowen seconded by Mr. Lopez with all in favor VerdeGo at 79.5 was ranked no. 1, Brightview at 73.03 was ranked no. 2 and Ruppert at 69.53 was ranked no. 3 and staff was authorized to work with VerdeGo on pricing and if he can't come to agreement then go to the number two ranked firm and district counsel was
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authorized to prepare an agreement for landscape maintenance services.

On MOTION by Mr. Lopez seconded by Ms. Hernandez with all in favor staff was directed to send a 30-day notice of termination to Ruppert.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Irrigation Repairs**

This item tabled.

**SEVENTH ORDER OF BUSINESS**

**Appointment of Audit Committee**

On MOTION by Ms. Bowen seconded by Mr. Lopez with all in favor the board was appointed to serve as the audit committee.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being none, the next item followed.

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

There being none, the next item followed.

**C. District Manager**

Ms. Giles stated at your April 10<sup>th</sup> meeting we will be looking for any board guidance as it pertains to the proposed budget. You will approve the budget in May and if it comes in a little higher it is okay, you can lower line items when you adopt it.

Your Form 1 is due by July 1<sup>st</sup> and you file it online at the Commission of Ethics. You can send me a text or email once you have completed it and I will keep track of that for you.

**D. Facility Manager – Report**

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

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience  
Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Financial Statements as of February 28, 2025**

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

**B. Check Register**

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

**Next Scheduled Meeting – April 10, 2025 at  
3:30 p.m. at the Plantation Oaks Amenity  
Center**

Ms. Giles stated the next meeting is scheduled for April 10, 2025 at 3:30 p.m. in the same location.

On MOTION by Ms. Bowen seconded by Mr. Lopez with all in favor the meeting adjourned at 6:16 p.m.
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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

## *FIFTH ORDER OF BUSINESS*





# Proposal

**Cornerstone Irrigation Services Inc**

825 Maple Springs Ln

Jacksonville, FL 32221

904-673-3573

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

**Customer :** Ryan Wilson

**Address :** 3645 Royal Pines Dr

**Phone :** 904-322-3199

**Date : 12/18/2024**

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

[illegible]

**THANK YOU FOR YOUR BUSINESS**

## *SIXTH ORDER OF BUSINESS*

## EVALUATION CRITERIA

**(20 Points)**

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

**(20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

**(20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**(20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

**(20 Points)**

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

**(100 Points)**

## *SEVENTH ORDER OF BUSINESS*

*D.*



**Armstrong Community Development District (CDD)**

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

**Memorandum**

**Date:** March 10<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	2

**Room Rentals**

*rentals in the month of March 2*

**Special Events**

Easter Event 4-5-25

**Operations:**

- I fixed the broken umbrella
- I have been preparing for the Easter event
- Easter Bunny and petting zoo have been booked
- I have pressure washed the fence around the pool
- I have also pressure washed the front of the facility as well as the rock sitting area behind the courts.

## 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 March. submitted and filed at Operations office.*

For questions, comments, or clarification, please contact:

- Ryan Wilson, Greyhawk Amenity Manager (904) 322-3199
- Jay Soriano, GMS Operations Manager (904) 274-2450

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

[jsoriano@gmsnf.com](mailto:jsoriano@gmsnf.com)

## *NINTH ORDER OF BUSINESS*



*A.*

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

***Unaudited Financial Reporting***  
***March 31, 2025***



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**Armstrong**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2025**

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 103,473	\$ 2,808	\$ -	\$ -	\$ 106,281
Due from Other Funds	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	-	-	-
<b>Investments:</b>					
US Bank Custody Account	533,741	-	-	-	533,741
State Board of Administration	-	42,317	-	-	42,317
<b>Series 2017A/B</b>					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	311,237	-	311,237
Reserve-B	-	-	15,889	-	15,889
Revenue-B	-	-	866	-	866
Prepayment-B	-	-	106	-	106
<b>Series 2019</b>					
Reserve	-	-	204,688	-	204,688
Revenue	-	-	447,325	-	447,325
Prepayment	-	-	0	-	0
Construction	-	-	-	4,170	4,170
Prepaid Expenses	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 637,213</b>	<b>\$ 45,125</b>	<b>\$ 1,245,930</b>	<b>\$ 4,170</b>	<b>\$ 1,932,438</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 3,392	\$ -	\$ -	\$ -	\$ 3,392
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 3,392</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,392</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,245,930	\$ -	\$ 1,245,930
Capital Project	-	-	-	4,170	4,170
Assigned for:					
Capital Reserve Fund	-	45,125	-	-	45,125
Unassigned	633,821	-	-	-	633,821
<b>Total Fund Balances</b>	<b>\$ 633,821</b>	<b>\$ 45,125</b>	<b>\$ 1,245,930</b>	<b>\$ 4,170</b>	<b>\$ 1,929,046</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 637,213</b>	<b>\$ 45,125</b>	<b>\$ 1,245,930</b>	<b>\$ 4,170</b>	<b>\$ 1,932,438</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 637,369	\$ 623,960	\$ 623,960	\$ -
Cash Share - Tynes Blvd	15,000	7,500	5,181	(2,319)
Miscellaneous Income-Access Cards	-	-	150	150
Miscellaneous Income-Rental	-	-	1,100	1,100
Interest	14,631	7,316	7,896	580
<b>Total Revenues</b>	<b>\$ 667,000</b>	<b>\$ 638,775</b>	<b>\$ 638,346</b>	<b>\$ (429)</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,600	\$ 1,400
FICA Expense	918	459	352	107
Annual Audit	4,300	-	-	-
Trustee Fees	7,800	7,800	7,758	42
Dissemination Agent	7,420	3,710	3,910	(200)
Arbitrage	1,100	1,100	1,100	-
Engineering	6,000	3,000	2,720	280
Attorney	20,000	10,000	3,600	6,401
Assessment Administration	5,618	5,618	5,618	-
Management Fees	53,090	26,545	26,545	-
Information Technology	1,800	900	900	-
Website Maintenance	1,250	625	625	-
Telephone	400	200	190	10
Postage	500	341	341	-
Insurance	7,500	7,500	7,296	204
Printing & Binding	750	375	204	171
Legal Advertising	2,500	1,250	231	1,019
Other Current Charges	600	300	42	258
Office Supplies	250	125	4	121
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 133,971</b>	<b>\$ 76,023</b>	<b>\$ 66,211</b>	<b>\$ 9,812</b>

**Operations & Maintenance**

Security	\$ 51,364	\$ 25,682	\$ 14,578	\$ 11,104
Electric	1,450	725	622	103
Water & Sewer	34,270	17,135	17,703	(568)
Landscape Maintenance	138,406	69,203	46,135	23,068
Landscape Contingency	7,000	-	-	-
Lake Maintenance	13,988	6,994	5,970	1,024
Lake Contingency	2,140	2,140	2,140	-
Irrigation Repairs	8,000	1,156	1,156	-
Repairs and Maintenance	7,000	3,500	3,436	64
Doggie Pot Stations	1,500	750	-	750
<b>Total Operations &amp; Maintenance</b>	<b>\$ 265,118</b>	<b>\$ 127,285</b>	<b>\$ 91,740</b>	<b>\$ 35,545</b>

**Armstrong**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><i>Amenity Center</i></b>				
Property/Amenity Manager	\$ 79,875	\$ 39,938	\$ 39,938	\$ -
Preventative Maintenance	17,500	8,750	6,230	2,520
Facility Attendant	7,632	3,816	559	3,257
Property Insurance	32,690	32,690	29,737	2,953
Phone/Internet/Cable	2,750	1,375	1,416	(41)
Electric	18,900	9,450	5,453	3,997
Water & Sewer	10,000	5,000	5,421	(421)
Gas	1,575	788	750	37
Reuse Service	6,646	3,323	2,991	332
Access Cards	5,000	-	-	-
Janitorial Services	13,797	6,899	6,899	-
Janitorial Supplies	4,000	2,000	561	1,439
Pool Maintenance	23,992	11,996	10,148	1,849
Pool Permits	300	-	-	-
Repairs and Maintenance	20,000	10,000	7,896	2,104
Office Supplies	500	250	129	121
Pest Control	800	400	230	170
Special Events	3,000	1,500	1,162	338
Fitness Center Repairs/Supplies	3,000	1,500	721	779
<b>Total Amenity Center</b>	<b>\$ 251,957</b>	<b>\$ 139,674</b>	<b>\$ 120,239</b>	<b>\$ 19,435</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>\$ 342,981</b>	<b>\$ 278,189</b>	<b>\$ 64,792</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (53,382)</b>		<b>\$ 360,156</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 53,382</b>		<b>\$ 273,665</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 633,821</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 69,336	\$ -	\$ -	\$ -
Interest	1,200	600	979	379
<b>Total Revenues</b>	<b>\$ 70,536</b>	<b>\$ 600</b>	<b>\$ 979</b>	<b>\$ 379</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ 12,500	\$ -	\$ 12,500
Contingency	600	300	234	66
<b>Total Expenditures</b>	<b>\$ 25,600</b>	<b>\$ 12,800</b>	<b>\$ 234</b>	<b>\$ 12,566</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 44,936</b>		<b>\$ 745</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 44,936</b>		<b>\$ 745</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 44,347</b>		<b>\$ 44,380</b>	
<b>Fund Balance - Ending</b>	<b>\$ 89,283</b>		<b>\$ 45,125</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 265,819	\$ 260,225	\$ 260,225	\$ -
Interest Income	20,700	10,350	11,335	985
<b>Total Revenues</b>	<b>\$ 286,519</b>	<b>\$ 270,575</b>	<b>\$ 271,560</b>	<b>\$ 985</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>\$ 99,020</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>\$ 99,020</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 212,902</b>		<b>\$ 494,897</b>	
<b>Fund Balance - Ending</b>	<b>\$ 236,140</b>		<b>\$ 593,917</b>	



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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 410,800	\$ 400,977	\$ 400,977	\$ -
Interest Income	22,000	11,000	11,843	843
<b>Total Revenues</b>	<b>\$ 432,800</b>	<b>\$ 411,977</b>	<b>\$ 412,820</b>	<b>\$ 843</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	-	-	5,000	(5,000)
Special Call - 2/01	-	-	5,000	(5,000)
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>\$ 127,586</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>\$ 127,586</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 318,549</b>		<b>\$ 524,427</b>	
<b>Fund Balance - Ending</b>	<b>\$ 348,233</b>		<b>\$ 652,013</b>	

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

	Actual	
	Thru 03/31/25	
<b>Revenues:</b>		
Interest Income	\$	96
<b>Total Revenues</b>	<b>\$</b>	<b>96</b>
<b>Expenditures:</b>		
Capital Outlay	\$	-
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>96</b>
<b>Other Financing Sources/(Uses):</b>		
Transfer In/(Out)	\$	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$</b>	<b>96</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>4,074</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>4,170</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	\$ 1,314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	623,960
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	-	-	-	300	-	-	-	-	-	-	1,100
Interest	800	614	489	2,124	2,144	1,726	-	-	-	-	-	-	7,896
<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>\$ 3,340</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>638,346</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 1,200	\$ 800	\$ 1,000	\$ 1,000	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,600
FICA Expense	-	92	61	77	77	46	-	-	-	-	-	-	352
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,717	4,041	-	-	-	-	-	-	-	-	-	-	7,758
Dissemination Agent	718	618	618	718	618	618	-	-	-	-	-	-	3,910
Arbitrage	-	1,100	-	-	-	-	-	-	-	-	-	-	1,100
Engineering	420	2,300	-	-	-	-	-	-	-	-	-	-	2,720
Attorney	543	840	595	1,622	-	-	-	-	-	-	-	-	3,600
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	-	-	-	-	-	-	26,545
Information Technology	150	150	150	150	150	150	-	-	-	-	-	-	900
Website Maintenance	104	104	104	104	104	104	-	-	-	-	-	-	625
Telephone	71	42	-	35	21	21	-	-	-	-	-	-	190
Postage	-	140	22	25	94	60	-	-	-	-	-	-	341
Insurance	7,296	-	-	-	-	-	-	-	-	-	-	-	7,296
Printing & Binding	15	11	13	23	118	24	-	-	-	-	-	-	204
Legal Advertising	46	46	-	46	92	-	-	-	-	-	-	-	231
Other Current Charges	-	-	42	-	-	-	-	-	-	-	-	-	42
Office Supplies	-	1	1	1	1	0	-	-	-	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 23,299</b>	<b>\$ 15,108</b>	<b>\$ 6,830</b>	<b>\$ 8,225</b>	<b>\$ 6,700</b>	<b>\$ 6,048</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>66,211</b>

**Armstrong**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
Security	\$ 2,243	\$ 2,617	\$ 2,430	\$ 2,430	\$ 2,243	\$ 2,617	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,578
Electric	120	125	126	-	125	125	-	-	-	-	-	-	622
Water & Sewer	5,658	3,770	2,563	2,506	1,382	1,824	-	-	-	-	-	-	17,703
Landscape Maintenance	11,534	11,534	11,534	11,534	-	-	-	-	-	-	-	-	46,135
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	995	995	995	995	995	995	-	-	-	-	-	-	5,970
Lake Contingency	2,140	-	-	-	-	-	-	-	-	-	-	-	2,140
Irrigation Repairs	-	-	531	-	-	625	-	-	-	-	-	-	1,156
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>\$ 8,181</b>	<b>\$ 6,185</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>91,740</b>
<b>Amenity Center</b>													
Property/Amenity Manager	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39,938
Preventative Maintenance	1,418	1,177	1,240	1,249	1,146	-	-	-	-	-	-	-	6,230
Facility Attendant	-	-	559	-	-	-	-	-	-	-	-	-	559
Property Insurance	29,737	-	-	-	-	-	-	-	-	-	-	-	29,737
Phone/Internet/Cable	236	236	236	236	-	472	-	-	-	-	-	-	1,416
Electric	1,124	978	1,188	-	1,249	914	-	-	-	-	-	-	5,453
Water & Sewer	782	714	648	1,362	1,156	759	-	-	-	-	-	-	5,421
Gas	80	83	80	210	212	87	-	-	-	-	-	-	750
Reuse Service	443	443	443	554	554	554	-	-	-	-	-	-	2,991
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,150	1,150	1,150	1,150	1,150	1,150	-	-	-	-	-	-	6,899
Janitorial Supplies	-	110	-	343	109	-	-	-	-	-	-	-	561
Pool Maintenance	1,650	1,650	1,650	1,733	1,733	1,733	-	-	-	-	-	-	10,148
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	200	6,092	76	1,014	515	-	-	-	-	-	-	-	7,896
Office Supplies	28	-	-	98	3	-	-	-	-	-	-	-	129
Pest Control	46	46	46	46	46	-	-	-	-	-	-	-	230
Special Events	495	330	426	(439)	-	350	-	-	-	-	-	-	1,162
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>\$ 14,526</b>	<b>\$ 12,675</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>120,239</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>\$ 39,406</b>	<b>\$ 40,150</b>	<b>\$ 29,407</b>	<b>\$ 24,908</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>278,189</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (87,859)</b>	<b>\$ (22,666)</b>	<b>\$ 550,783</b>	<b>\$ (34,832)</b>	<b>\$ (23,701)</b>	<b>\$ (21,568)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>360,156</b>

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

**Series 2017A Special Assessment Bonds**

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

<b>Current Bonds Outstanding</b>	<b>\$3,600,000</b>
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**Series 2019A Special Assessment Bonds**

OPTIONAL REDEMPTION DATE:	11/1/2029	
INTEREST RATES:	3.125%, 3.550%, 4.000%, 4.100%	
MATURITY DATE:	11/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$204,500	
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)
LESS: FEBRUARY 1, 2025 (SPECIAL CALL)		(\$5,000)

<b>Current Bonds Outstanding</b>	<b>\$6,510,000</b>
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<b>Total Bonds Outstanding</b>	<b>\$10,110,000</b>
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**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2025 ASSESSMENT RECEIPTS**

ASSESSED	# UNITS	SERIES 2017A DEBT SERVICE NET	SERIES 2019A DEBT SERVICE NET	O&M NET	TOTAL ASSESSED
TAX ROLL ASSESSED NET	483	265,811.23	409,584.30	637,353.28	1,312,748.80
TOTAL ASSESSED NET	483	265,811.23	409,584.30	637,353.28	1,312,748.80
DUE / RECEIVED	BALANCE DUE	SERIES 2017A DEBT SERVICE RECEIVED	SERIES 2019A DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIPTS	27,586.75	260,225.34	400,977.09	623,959.62	1,285,162.05
TOTAL RECEIPTS	27,586.75	260,225.34	400,977.09	623,959.62	1,285,162.05

**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
8	03/06/25	548.10	844.56	1,314.22	2,706.88
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
<b>TOTAL TAX ROLL RECEIPTS</b>		260,225.34	400,977.09	623,959.62	1,285,162.04

<b>PERCENT COLLECTED TOTAL</b>	<b>97.90%</b>	<b>97.90%</b>	<b>97.90%</b>	<b>97.90%</b>
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*B.*

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

Date		Check Numbers	Amount	Amount
General Fund	3/5/25	1318-1320	\$1,572.20	
	3/11/25	1321-1324	\$17,157.05	
	3/19/25	1325	\$2,616.60	
	3/20/25	1326	\$350.00	
Total General Fund Checks				\$21,695.85
Total Paid Checks				\$21,695.85



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/05/25	00007	2/27/25	2025-295 202502 310-51300-48000 NOTICE OF MEETING - 3/13	OSTEEN MEDIA GROUP	*	46.20	46.20 001318
3/05/25	00077	2/25/25	1982149 202502 320-53800-46800 FEB LAKE MAINTENANCE	THE LAKE DOCTORS, INC.	*	995.00	995.00 001319
3/05/25	00088	12/30/24	691083 202412 320-53800-46500 IRRIGATION REPAIRS	RUPPERT LANDSCAPE LLC DBA	*	531.00	531.00 001320
3/11/25	00001	3/01/25	165 202503 310-51300-34000 MAR MANAGEMENT FEES		*	4,424.17	
		3/01/25	165 202503 310-51300-49500 MAR WEBSITE ADMIN		*	104.17	
		3/01/25	165 202503 310-51300-35100 MAR INFORMATIN TECH		*	150.00	
		3/01/25	165 202503 310-51300-31300 MAR DISSEMINATION SVCS		*	618.33	
		3/01/25	165 202503 310-51300-51000 OFFICE SUPPLIES		*	.48	
		3/01/25	165 202503 310-51300-42000 POSTAGE		*	59.58	
		3/01/25	165 202503 310-51300-42500 COPIES		*	24.45	
		3/01/25	165 202503 310-51300-41000 TELEPHONE		*	20.87	
				GOVERNMENTAL MANAGEMENT SERVICES			5,402.05 001321
3/11/25	00001	3/01/25	166 202503 320-53800-12200 PROPERTY MANAGER - MAR		*	6,656.25	
		3/01/25	166 202503 330-57200-46300 JANITORIAL SERVICES - MAR		*	1,149.75	
				GOVERNMENTAL MANAGEMENT SERVICES			7,806.00 001322
3/11/25	00061	3/07/25	3536287 202501 310-51300-31500 JAN GENERAL COUNSEL		*	1,621.50	
		3/07/25	3536287. 202412 310-51300-31500 DEC GENERAL COUNSEL		*	595.00	
				KUTAK ROCK LLP			2,216.50 001323
3/11/25	00072	3/01/25	2136495 202503 330-57200-46700 MAR POOL MAINT./CLEANING		*	1,732.50	
				POOL TROOPERS			1,732.50 001324
				ARMS ARMSTRONG BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/19/25	00075	3/01/25 10831	202503 330-57200-34500	MAR SECURITY SERVICES	*	2,616.60	
				SECURITY DEVELOPMENT GROUP LLC			2,616.60 001325
3/20/25	00095	3/19/25 022	202503 330-57200-49400	EASTER BUNNY MEET & GREET	*	350.00	
				WILLIAM C GILLESPIE			350.00 001326
TOTAL FOR BANK A						21,695.85	
TOTAL FOR REGISTER						21,695.85	

ARMS ARMSTRONG

BPEREGRINO



# INVOICE

Invoice Number: 2025-295065  
Invoice Date: 2/27/2025  
Due Date: 3/26/2025

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

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

**Advertiser**  
Armstrong CDD C/O GMS, LLC

**Customer ID**  
21021

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 136672	Armstrong CDD/ Notice of Meeting March 13, 2025	CT - Clay Today	Feb 27	2025		Column Inch	Black & White	4.0000	\$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.

**RECEIVED**

**By Tara Lee at 2:52 pm, Mar 03, 2025**

# 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 March 13, 2025

LEGAL: 136672

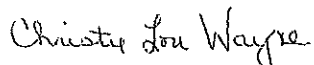
Was published in said newspaper in the issues:

2/27/2025

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 02/27/2025



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, March 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 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 Giles  
District Manager  
Legal 136672 Published 2/27/2025 in Clay  
County's Clay Today newspaper

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 address below is correct and include 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	2/25/2025	\$995.00

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

00000007312096001000000025310900000009950050

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

Armstrong CDD - Greyhawk  
Invoice Due Date 2/25/2025

3645 Royal Pines Dr Orange Park, FL 32065  
Invoice 1982149 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2/25/2025	Water Management - Monthly		\$995.00	\$0.00	\$995.00
<p>Treated pond 3 for grasses. Treated pond 2 for grasses. Pond 1 needs no treatment at this time. Pond 5 and 6 look great, no treatment needed at this time. Pond 4 looks good in most areas, treated for algae and grasses where needed. Please contact me directly with any questions or concerns. (904)-626-1882</p> <p><i>Lake Maintenance</i> <i>001.320.53800.46800</i> <i>3-3-25</i></p>					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

**RECEIVED**

By Tara Lee at 11:56 am, Mar 03, 2025

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

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

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



**RUPPERT**  
LANDSCAPE

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

**INVOICE**

Date	Invoice #
Dec 30, 2024	691083

**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	4010467

QTY	Description	Price	Total
1	<p>Irrigation Repairs made after multiple Irrigation Controllers were inspected.</p> <p>(4) 6" Sprays (21) Nozzles (1) 3/4" Zone Line Labor</p> <p><i>Irrigation Repairs</i> <i>001.320.53800.46500</i></p> <p><i>[Signature]</i> <i>2-27-25</i></p> <div><b>RECEIVED</b> By Tara Lee at 12:26 pm, Feb 27, 2025</div>	\$531.00	\$531.00

For billing questions contact Kevin Rajk 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:	\$531.00
Sales Tax:	\$0.00
Amount Due:	\$531.00

**Governmental Management Services, LLC**

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

**Invoice****Invoice #:** 165**Invoice Date:** 3/1/25**Due Date:** 3/1/25**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 - March 2025		4,424.17	4,424.17
Website Administration - March 2025		104.17	104.17
Information Technology - March 2025		150.00	150.00
Dissemination Agent Services - March 2025		618.33	618.33
Office Supplies		0.48	0.48
Postage		59.58	59.58
Copies		24.45	24.45
Telephone		20.87	20.87

**Total** \$5,402.05**Payments/Credits** \$0.00**Balance Due** \$5,402.05**RECEIVED***By Tara Lee at 1:23 pm, Mar 05, 2025*

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

Invoice #: 166  
Invoice Date: 3/1/25  
Due Date: 3/1/25  
Case:  
P.O. Number:

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

Alison Morsing  
3-4-25

<b>Balance Due</b>	<b>\$7,806.00</b>
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**By Tara Lee at 1:23 pm, Mar 05, 2025**



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

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 7, 2025

**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. 3536287  
1323-1

Re: General Counsel

For Professional Legal Services Rendered

12/12/24	K. Buchanan	1.70	595.00	Prepare for and attend board meeting
01/04/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts
01/07/25	K. Buchanan	0.40	140.00	Review and provide update on project completion and debt service reserve account reduction to developer
01/09/25	K. Buchanan	2.00	700.00	Prepare for and attend board meeting
01/21/25	K. Haber	0.80	204.00	Review and revise landscape request for proposals; correspond with Soriano regarding same
01/22/25	K. Haber	0.60	153.00	Correspond with Giles and Soriano regarding landscape request for proposals; revise landscape agreement language; confer with Soriano regarding same
01/30/25	K. Buchanan	0.30	105.00	Review open items
01/31/25	K. Haber	0.80	204.00	Review and revise landscaping cost share agreement; confer and correspond with Giles regarding same

**KUTAK ROCK LLP**

Armstrong CDD

March 7, 2025

Client Matter No. 1323-1

Invoice No. 3536287

Page 2

TOTAL HOURS 6.90

TOTAL FOR SERVICES RENDERED \$2,216.50

TOTAL CURRENT AMOUNT DUE \$2,216.50



INVOICE# : 2130493  
INVOICE DATE: 3/1/2025  
SERVICE MONTH: MARCH  
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

MONTHLY POOL/SPA MAINTENANCE

Amount Due

**\$1,732.50**

Payment Due: 3/1/2025



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

## INVOICE

**BILL TO**

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

**INVOICE # 10831****DATE 03/01/2025****DUE DATE 03/31/2025****TERMS End of the month****SERVICE MONTH**

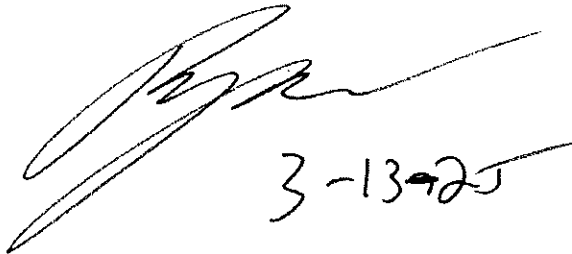
March

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I	84	31.15	2,616.60
Dedicated Officer for 6 Hours Thurs - Sun (December 1 - December 31)			

SUBTOTAL	2,616.60
TAX	0.00
TOTAL	2,616.60
BALANCE DUE	<b>\$2,616.60</b>

Security Monitoring

001.330.57200.34500

  
3-13-25

**RECEIVED**

By Tara Lee at 2:12 pm, Mar 13, 2025

AAA Big Top Entertainment  
 1376 Akron Oaks Dr.  
 Orange Park, FL 32065  
 904-307-2499  
 www.ClownMagicianJax.com



## INVOICE

Date	Invoice #
03/19/25	022

Bill To
Armstrong CDD 475 West Town Pl Suite 114 St. Augustine, Fl 32092  Email - Greyhawkmanager@gmsnf.com Cell - Ryan Wilson, 904-3223199

Description	Qty	Rate	Amount
The Easter Bunny will meet, greet and take photos with your guests on April 5 from 4 to 6 PM at 3645 Royal Pines Dr., Middleburg, Fl 32068  (If paying by CC a 4% convenience fee will be added.)  Please send a 50% deposit upon receipt of invoice, thank you.			\$350.00
EIN - 27-1325947 Thank you for using AAA Big Top Entertainment and for hiring a Vet!		Balance due:	\$350.00