

ARMSTRONG

Community Development District

MAY 8, 2025

AGENDA

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

May 1, 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, May 8, 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 April 10, 2025, Meeting
- IV. Acceptance of the Minutes of the April 10, 2025, Audit Committee Meeting
- V. Consideration of Proposal for Pest Control Inspections
- VI. Discussion of Interim Suspension Letter – Oakley
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Pond Bank Inspection Report
 - C. District Manager – Report on the Number of Registered Voters (1,120)
 - D. Facility Manager Report
- VIII. Supervisor’s Requests and Audience Comments
- IX. Financial Reports
 - A. Financial Statements as of April 30, 2025

B. Check Register

X. Next Scheduled Meeting – June 12, 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

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, April 10, 2025 at 3:33 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
Kendrick Taylor	Supervisor

Also present were:

Marilee Giles	District Manger
Kyle Magee	Kutak Rock by telephone
Ryan Wilson	RMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 3:33 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 13, 2025 Meeting

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

FOURTH ORDER OF BUSINESS

Discussion Items

A. Interim Suspension Letter – Oakley

Ms. Giles stated at the last board meeting the board continued the suspension for 30 days to this meeting. We shared with the board emails from the resident.

After discussion the board took the following action.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the suspension of the Oakley family to access all district property and amenities was continued for 120 days.

B. Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2026 Budget

Ms. Giles stated staff is looking for input for the upcoming budget. We are tracking all the agreements in place. Ryan will work with all the onsite contractors. The accountant will take all the historical invoices, agreements in place and plug those numbers into the proposed budget. We will try to get the proposed budget to you as early as possible to give you plenty of time to look at it in case you are unable to make the meeting we can talk about it ahead of time.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Irrigation Repairs

On MOTION by Mr. Taylor seconded by Ms. Hernandez with all in favor the proposal from Cornerstone for irrigation repairs in the amount of \$3,450 was approved.

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor staff was authorized to have sod installed to include starter fertilizer in an amount not to exceed \$5,500 and to work with Ms. Bowen on this item.

SIXTH ORDER OF BUSINESS

Acceptance of Audit Committee's Recommendation, Approval of Audit Criteria and Authorization for Staff to Publish an RFP for Auditing Services

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor the audit committee's recommendation was accepted and staff was authorized to notice an RFP for audit services.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer – Pond Bank Inspection Report

After discussion staff was authorized to have district counsel contact the engineer to obtain part 2 of the pond bank inspection report.

C. District Manager

Ms. Giles stated as a reminder your form 1 is due by July 1st and that is on the Commission on Ethics website. Your ethics training is due by December 31st.

D. Facility Manager – Report

Mr. Wilson gave an overview of his report, copy of which was provided in the agenda package.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Taylor asked did we get as many of the irrigation maps as we could before Ruppert left?

Mr. Wilson responded yes.

Mr. Taylor asked have we started work on the fob system? They were having a back-order issue. I suggested to Jay that he have Cameron look at some new stuff that just came out because it is better and cheaper and we could probably save some money.

Ms. Giles stated Jay's note said he has ordered some of the devices but not all of them yet. He had to do multiple orders.

Mr. Lopez asked do we have any idea when the lighting on the main section of the building on the top gable will be fixed?

Mr. Wilson stated Jay has access to the lift and he said it had to be inspected before it could be used again.

Mr. Lopez stated I know you were going to see if you could rent the speakers out when people had events.

Ms. Giles stated you would have to have a rate hearing to add it to your policies. I will check with Jay to see what they do in larger districts.

Ms. Bowen stated the HOA has a current suit, but they are improperly named, it is related to the incident of the man who had a heart attack at the gym.

Ms. Giles stated when we get it, we will make district counsel aware and send it to EGIS.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of March 31, 2025

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

B. Check Register

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

Next Scheduled Meeting – May 8, 2025 at 3:30 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for May 8, 2025 at 3:30 p.m. in the same location.

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor the meeting adjourned at 4:30 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FOURTH ORDER OF BUSINESS

Minutes of Meeting
Armstrong Community Development District

The Armstrong Community Development District audit committee met Thursday, April 10, 2025 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present were:

Jose Lopez
Christine Bowen
Cherie Hernandez
Kendrick Taylor
Marilee Giles
Kyle Magee by telephone

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Review and Selection of Audit RFP Criteria

Ms. Giles reviewed the audit selection process and stated the first four evaluation criteria are required by Florida Statutes and the fifth one is price that you can choose to use.

On MOTION by Mr. Lopez seconded by Mr. Taylor with all in favor the selection criteria including price was approved.

THIRD ORDER OF BUSINESS

Other Business

There being none,

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the audit committee meeting adjourned at 3:33 p.m.

FIFTH ORDER OF BUSINESS

This contract provides for re-treatment of a structure and the repair of damages caused by wood destroying organisms within the limits stated in this contract.



**SENTRICON* SYSTEM SERVICE AGREEMENT
DAMAGE REPAIR & RETREAT GUARANTEE
for Subterranean Termites**

Source Code: DM

Grey Hack
Account Name- First Last
3645 Royal Pines Dr
Service Address Apt/Bldg #
Middleburg FL 32068
City State Zip Code
904-322-3199
Best Contact Number Other Phone

475 W Town Pl Ste 114
Billing Address Apt/Bldg #
St Augustine FL 32092-3649
City State Zip Code
904-322-3199 904-940-5850
Billing Phone Office Phone
aperegino@gmscfi.com
Email Address

TYPE OF STRUCTURE: ☐ RESIDENTIAL ☒ COMMERCIAL ☐ MULTI-UNIT- BLDGS. #:
STRUCTURES FOR SERVICE: ☐ MAIN DWELLING ☒ OTHER: Community center
TYPE OF INITIAL TREATMENT: ☒ POST-CONSTRUCTION ☐ NEW CONSTRUCTION ☐ OTHER:
LOCATION OF NOTICE OF SERVICE: ☐ N/A ☐ ATTIC ☐ CRAWL ☐ OTHER: Braker box
PURPOSE OF SERVICE: ☒ PREVENTION ☐ PRESUMPTIVE EVIDENCE ☐ EXISTING INFESTATION

INITIAL INVESTMENT

Initial Cost.....\$ 799
Other Fees.....Current customer.....\$ -100
Sales Tax.....\$
TOTAL INITIAL COST.....\$ 699.00

METHOD OF PAYMENT: ☐ Check ☐ Cash ☒ Credit Card
Renewal Maintenance Fee **\$375**
Renewal Frequency ☐ Monthly ☐ Quarterly ☒ Annually

UPON RECEIVING FULL PAYMENT AND COMPLETING THE INITIAL SERVICE THE COMPANY WILL PROVIDE A DAMAGE REPAIR & RETREAT GUARANTEE FOR TERMITES AS SPECIFIED AND DESCRIBED IN THE PROVISIONS, TERMS AND CONDITIONS SET FORTH ON THE FRONT AND BACK OF THIS AGREEMENT, WHICH WILL PROVIDE A DETAILED EXPLANATION OF THE GUARANTEE ALONG WITH ALL DISCLAIMERS, LIMITATIONS, CONDITIONS OR EXCLUSIONS.

SERVICE PROVISIONS

NADER'S PEST RAIDERS (The Company) is authorized by Corteva Agriscience™, to install the Sentricon® Colony Elimination System and conduct associated service and treatment protocols for customer. The Sentricon® System allows for servicing bait treatment for subterranean termites with Recruit® an insect growth regulator containing the active ingredient Noviflumuron. The Customer appreciates that subterranean termite control is not immediate. Specifically, control and/or colony elimination may take several months. Customer understands that the inherently "delayed" action of the insect growth regulator is necessary to defeat avoidance behavior by foraging subterranean termites. The Company shall provide the following termite control services to Customer under this agreement:

1. Initial inspection of applicable structures and grounds and installation of in-ground bait stations around the perimeter of the structure at the Company's discretion.
2. Servicing of stations by the Company Service Representatives, commencing with the installation of the system. All stations will be serviced within the guidelines as specified under the most current material label standards.
3. Application of Recruit® termite bait in stations. The Company may install additional stations and/or modify existing stations at its discretion and in compliance with all label and labelling directions.
4. Periodically inform the Customer of any new or increased termite activity noted at any of the stations during any of the routine inspections.
5. Upon achieving colony elimination, the Company will provide for unlimited repairs of new subterranean termite damage as set forth in the provisions, terms and conditions of this agreement. The guarantee is effective immediately upon installation on structures which have no present or past termite activity or on those structures which receive a treatment specifically designed by the Company to control live termites directly, performed at or near the time of the installation of Sentricon stations.


As compensation for services rendered or to be rendered under this agreement, the Customer shall pay the Company an installation fee and maintenance fee, as specified, upon signing the agreement. This agreement and guarantee may be renewed for life by paying the annual Renewal Maintenance Fee on a consecutive basis. Failure to pay consecutive Renewal Maintenance Fees will render this agreement and guarantee null and void. After the first year, adjustments to the Renewal Maintenance Fee may be made annually by the Company giving the Customer a minimum of thirty days notice regarding the new rate. This guarantee is transferable to a subsequent owner provided that the Renewal Maintenance Fee is paid on a consecutive basis from the time of the initial installation.

Customer agrees not to move, open, handle or damage Sentricon® stations, bait devices or any other parts of the system. Tampering with such components may compromise the efficacy of the system and shall constitute a basis for terminating this agreement. The Customer may be responsible for the cost of replacement or repair of any damaged or missing bait stations that were not damaged or removed by the Company and/or its agent. The bait stations and associated materials (Sentricon® Components) provided by the Company are and shall remain the exclusive property of Corteva Agriscience™. Customer understands that he does not acquire any ownership interest or title to such components and that upon termination of this agreement for any cause whatsoever, the Company and/or Corteva Agriscience™ are hereby authorized to remove all such components.

The guarantee in this agreement is in lieu of all other guarantees and warranties, expressed and implied, including the warranties of merchantability and fitness for a particular purpose. The customer is entitled to a copy of any treatment specifications, customer preparation sheets, checklists and any applicable release forms. All specifications and special circumstances have been fully explained to me.

Nader's Pest Raiders

Date: 04/16/2025


Company Representative Service Center Manager
5533 Wesconnett Blvd
Company Address
Jacksonville FL 32244-1949
City State Zip
904-771-5566
Company Phone

TO THE PROPERTY OWNER OR PROPERTY MANAGER:
If this is a home solicitation you may cancel this agreement by providing written notice to the seller in person or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller cannot keep any part of a cash down payment. You are entitled to and should receive an exact executed copy of this agreement. This agreement is contingent on the approval of the Service Center Manager.

By signing below, I hereby acknowledge that I have read and understand the Terms and Conditions stated on each page of this agreement.

Accepted By: _____ Date: _____
☐ Owner/Buyer ☒ Authorized Agent

SEVENTH ORDER OF BUSINESS

C.



Chris H. Chambliss

Supervisor of Elections
Clay County, Florida

April 15, 2025

Armstrong Community Development District
Attn.: Katie S. Buchanan
107 West College Avenue
Tallahassee, Florida 32301

Dear Ms. Buchanan:

I have queried the number of eligible voters residing within the Armstrong Community Development District as of April 15, 2025. At this time, there are 1,120 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at Lynn.Gaver@ClayElections.gov.

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

Thank you,

Lynn Gaver, MFCEP

Clay County Supervisor of Elections Office
P.O. Box 337 | 500 North Orange Ave.
Green Cove Springs, FL 32043
(904) 269-6350 Fax (904) 284-0935

D.



Armstrong Community Development District (CDD)

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

Memorandum

Date: May 8th 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 April- 2

Special Events

Operations:

- I worked with Pool troopers to get the sensors working properly.
- I ordered a new flow meter for the pool
- The health inspector came and did the pool inspection. We just need to replace the flow meter
- New Irrigation and Sod was added to the area that was without.
- I had Naders and turner pest control come out and inspect for a termite bond. Naders was the only one to send back a quote.
- I added Granular bait to the ant beds on the pool deck.
- The new AC had an inspection.
- A new Flow meter for the pool has been ordered.
- Irrigation and new sod have been installed

Armstrong Community Development District (CDD)

3645 Royal Pines Dr, Orange Park, FL 32065

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

Memorandum



Landscaping

- *Monthly reports for April. 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

jsoriano@gmsnf.com

NINTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
April 30, 2025



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Armstrong
Community Development District
Combined Balance Sheet
April 30, 2025

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 105,224	\$ 4,317	\$ -	\$ -	\$ 109,542
Due from Other Funds	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Investments:					
US Bank Custody Account	480,661	-	-	-	480,661
State Board of Administration	-	37,467	-	-	37,467
Series 2017A/B					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	315,401	-	315,401
Reserve-B	-	-	15,889	-	15,889
Revenue-B	-	-	927	-	927
Prepayment-B	-	-	107	-	107
Series 2019					
Reserve	-	-	204,688	-	204,688
Revenue	-	-	452,886	-	452,886
Prepayment	-	-	0	-	0
Construction	-	-	-	4,185	4,185
Prepaid Expenses	-	-	-	-	-
Total Assets	\$ 585,885	\$ 41,785	\$ 1,255,716	\$ 4,185	\$ 1,887,571
Liabilities:					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance:					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,255,716	\$ -	\$ 1,255,716
Capital Project	-	-	-	4,185	4,185
Assigned for:					
Capital Reserve Fund	-	41,785	-	-	41,785
Unassigned	585,885	-	-	-	585,885
Total Fund Balances	\$ 585,885	\$ 41,785	\$ 1,255,716	\$ 4,185	\$ 1,887,571
Total Liabilities & Fund Balance	\$ 585,885	\$ 41,785	\$ 1,255,716	\$ 4,185	\$ 1,887,571

Armstrong
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 637,369	\$ 637,369	\$ 628,956	\$ (8,413)
Cash Share - Tynes Blvd	15,000	8,750	5,181	(3,569)
Miscellaneous Income-Access Cards	-	-	200	200
Miscellaneous Income-Rental	-	-	1,300	1,300
Interest	14,631	8,535	9,819	1,284
Total Revenues	\$ 667,000	\$ 654,654	\$ 645,516	\$ (9,138)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 5,400	\$ 1,600
FICA Expense	918	536	413	122
Annual Audit	4,300	-	-	-
Trustee Fees	7,800	7,800	7,758	42
Dissemination Agent	7,420	4,328	4,328	0
Arbitrage	1,100	1,100	1,100	-
Engineering	6,000	3,500	2,720	780
Attorney	20,000	11,667	4,679	6,988
Assessment Administration	5,618	5,618	5,618	-
Management Fees	53,090	30,969	30,969	-
Information Technology	1,800	1,050	1,050	-
Website Maintenance	1,250	729	729	-
Telephone	400	233	225	8
Postage	500	358	358	-
Insurance	7,500	7,500	7,296	204
Printing & Binding	750	438	243	194
Legal Advertising	2,500	1,458	277	1,181
Other Current Charges	600	350	342	8
Office Supplies	250	146	5	141
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 133,971	\$ 84,955	\$ 73,685	\$ 11,270

Operations & Maintenance

Security	\$ 51,364	\$ 29,962	\$ 16,946	\$ 13,016
Electric	1,450	846	712	134
Water & Sewer	34,270	19,991	19,657	333
Landscape Maintenance	138,406	80,737	67,003	13,734
Landscape Contingency	7,000	4,975	4,975	-
Lake Maintenance	13,988	8,160	6,965	1,195
Lake Contingency	2,140	2,140	2,140	-
Irrigation Repairs	8,000	1,156	1,156	-
Repairs and Maintenance	7,000	4,083	3,436	647
Doggie Pot Stations	1,500	875	80	795
Total Operations & Maintenance	\$ 265,118	\$ 152,925	\$ 123,071	\$ 29,854

Armstrong
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<i>Amenity Center</i>				
Property/Amenity Manager	\$ 79,875	\$ 46,594	\$ 46,594	\$ -
Preventative Maintenance	17,500	10,208	7,276	2,933
Facility Attendant	7,632	4,452	1,256	3,196
Property Insurance	32,690	32,690	29,737	2,953
Phone/Internet/Cable	2,750	1,604	1,652	(48)
Electric	18,900	11,025	6,514	4,511
Water & Sewer	10,000	5,833	6,019	(186)
Gas	1,575	919	861	58
Reuse Service	6,646	3,877	3,545	332
Access Cards	5,000	-	-	-
Janitorial Services	13,797	8,048	8,048	-
Janitorial Supplies	4,000	2,333	618	1,715
Pool Maintenance	23,992	13,995	11,880	2,115
Pool Permits	300	-	-	-
Repairs and Maintenance	20,000	11,667	8,408	3,258
Office Supplies	500	292	129	163
Pest Control	800	467	230	237
Special Events	3,000	1,750	3,053	(1,303)
Fitness Center Repairs/Supplies	3,000	1,750	721	1,029
Total Amenity Center	\$ 251,957	\$ 157,504	\$ 136,541	\$ 20,964
<i>Reserves</i>				
Capital Reserve Transfer Out	\$ 69,336	\$ -	\$ -	-
Total Reserves	\$ 69,336	\$ -	\$ -	\$ -
Total Expenditures	\$ 720,382	\$ 395,383	\$ 333,296	\$ 62,088
Excess (Deficiency) of Revenues over Expenditures	\$ (53,382)		\$ 312,220	
Fund Balance - Beginning	\$ 53,382		\$ 273,665	
Fund Balance - Ending	\$ -		\$ 585,885	

Armstrong
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 69,336	\$ -	\$ -	\$ -
Interest	1,200	700	1,130	430
Total Revenues	\$ 70,536	\$ 700	\$ 1,130	\$ 430
Expenditures:				
Capital Outlay	\$ 25,000	\$ 14,583	\$ -	\$ 14,583
Contingency	600	350	3,725	(3,375)
Total Expenditures	\$ 25,600	\$ 14,933	\$ 3,725	\$ 11,208
Excess (Deficiency) of Revenues over Expenditures	\$ 44,936		\$ (2,595)	
Net Change in Fund Balance	\$ 44,936		\$ (2,595)	
Fund Balance - Beginning	\$ 44,347		\$ 44,380	
Fund Balance - Ending	\$ 89,283		\$ 41,785	

Armstrong
Community Development District
Debt Service Fund Series 2017A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 265,819	\$ 265,819	\$ 262,309	\$ (3,510)
Interest Income	20,700	12,075	13,476	1,401
Total Revenues	\$ 286,519	\$ 277,894	\$ 275,785	\$ (2,109)
Expenditures:				
Interest - 11/01	\$ 92,541	\$ 92,541	\$ 92,541	\$ -
Principal - 11/01	80,000	80,000	80,000	-
Interest - 5/01	90,741	-	-	-
Total Expenditures	\$ 263,281	\$ 172,541	\$ 172,541	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 23,238		\$ 103,245	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 23,238		\$ 103,245	
Fund Balance - Beginning	\$ 212,902		\$ 494,897	
Fund Balance - Ending	\$ 236,140		\$ 598,142	

Armstrong
Community Development District
Debt Service Fund Series 2019A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 410,800	\$ 410,800	\$ 404,188	\$ (6,612)
Interest Income	22,000	12,833	14,193	1,360
Total Revenues	\$ 432,800	\$ 423,633	\$ 418,382	\$ (5,252)
Expenditures:				
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	-	-	-
Total Expenditures	\$ 403,116	\$ 275,191	\$ 285,234	\$ (10,044)
Excess (Deficiency) of Revenues over Expenditures	\$ 29,684		\$ 133,147	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 29,684		\$ 133,147	
Fund Balance - Beginning	\$ 318,549		\$ 524,427	
Fund Balance - Ending	\$ 348,233		\$ 657,574	

Armstrong
Community Development District
Capital Project Fund Series 2019A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Actual
	Thru 04/30/25
Revenues:	
Interest Income	\$ 111
Total Revenues	\$ 111
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 111
Other Financing Sources/(Uses):	
Transfer In/(Out)	\$ -
Total Other Financing Sources/(Uses)	\$ -
Net Change in Fund Balance	\$ 111
Fund Balance - Beginning	\$ 4,074
Fund Balance - Ending	\$ 4,185

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 28,974	\$ 588,364	\$ 1,927	\$ 3,381	\$ 1,314	\$ 4,997	\$ -	\$ -	\$ -	\$ -	\$ -	628,956
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	-	50	-	-	-	-	-	200
Miscellaneous Income-Rental	400	400	-	-	-	300	200	-	-	-	-	-	1,300
Interest	800	614	489	2,124	2,144	1,726	1,923	-	-	-	-	-	9,819
Total Revenues	\$ 2,425	\$ 31,368	\$ 590,189	\$ 5,317	\$ 5,706	\$ 3,340	\$ 7,170	\$ -	\$ -	\$ -	\$ -	\$ -	645,516
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,200	\$ 800	\$ 1,000	\$ 1,000	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	5,400
FICA Expense	-	92	61	77	77	46	61	-	-	-	-	-	413
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,717	4,041	-	-	-	-	-	-	-	-	-	-	7,758
Dissemination Agent	618	618	618	618	618	618	618	-	-	-	-	-	4,328
Arbitrage	-	1,100	-	-	-	-	-	-	-	-	-	-	1,100
Engineering	420	2,300	-	-	-	-	-	-	-	-	-	-	2,720
Attorney	543	840	595	1,622	1,079	-	-	-	-	-	-	-	4,679
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	-	-	-	-	30,969
Information Technology	150	150	150	150	150	150	150	-	-	-	-	-	1,050
Website Maintenance	104	104	104	104	104	104	104	-	-	-	-	-	729
Telephone	71	42	-	35	21	21	35	-	-	-	-	-	225
Postage	-	140	22	25	94	60	17	-	-	-	-	-	358
Insurance	7,296	-	-	-	-	-	-	-	-	-	-	-	7,296
Printing & Binding	15	11	13	23	118	24	39	-	-	-	-	-	243
Legal Advertising	46	46	-	46	92	-	46	-	-	-	-	-	277
Other Current Charges	100	-	42	100	-	-	100	-	-	-	-	-	342
Office Supplies	-	1	1	1	1	0	0	-	-	-	-	-	5
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 23,299	\$ 15,108	\$ 6,830	\$ 8,225	\$ 7,779	\$ 6,048	\$ 6,395	\$ -	\$ -	\$ -	\$ -	\$ -	73,685

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Security	\$ 2,243	\$ 2,617	\$ 2,430	\$ 2,430	\$ 2,243	\$ 2,617	\$ 2,368	\$ -	\$ -	\$ -	\$ -	\$ -	16,946
Electric	120	125	126	-	125	125	90	-	-	-	-	-	712
Water & Sewer	5,658	3,770	2,563	2,506	1,382	1,824	1,955	-	-	-	-	-	19,657
Landscape Maintenance	11,534	11,534	11,534	11,534	10,434	10,434	-	-	-	-	-	-	67,003
Landscape Contingency	-	-	-	-	-	-	4,975	-	-	-	-	-	4,975
Lake Maintenance	995	995	995	995	995	995	995	-	-	-	-	-	6,965
Lake Contingency	2,140	-	-	-	-	-	-	-	-	-	-	-	2,140
Irrigation Repairs	-	-	531	-	-	625	-	-	-	-	-	-	1,156
Repairs and Maintenance	-	-	-	-	3,436	-	-	-	-	-	-	-	3,436
Doggie Pot Stations	-	-	-	-	-	-	80	-	-	-	-	-	80
Total Operations & Maintenance	\$ 22,690	\$ 19,041	\$ 18,179	\$ 17,465	\$ 18,615	\$ 16,619	\$ 10,463	\$ -	\$ -	\$ -	\$ -	\$ -	123,071
Amenity Center													
Property/Amenity Manager	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ -	\$ -	\$ -	\$ -	\$ -	46,594
Preventative Maintenance	1,418	1,177	1,240	1,249	1,146	1,046	-	-	-	-	-	-	7,276
Facility Attendant	-	-	559	-	-	697	-	-	-	-	-	-	1,256
Property Insurance	29,737	-	-	-	-	-	-	-	-	-	-	-	29,737
Phone/Internet/Cable	236	236	236	236	-	472	236	-	-	-	-	-	1,652
Electric	1,124	978	1,188	-	1,249	914	1,061	-	-	-	-	-	6,514
Water & Sewer	782	714	648	1,362	1,156	759	599	-	-	-	-	-	6,019
Gas	80	83	80	210	212	87	110	-	-	-	-	-	861
Reuse Service	443	443	443	554	554	554	554	-	-	-	-	-	3,545
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,150	1,150	1,150	1,150	1,150	1,150	1,150	-	-	-	-	-	8,048
Janitorial Supplies	-	110	-	343	109	57	-	-	-	-	-	-	618
Pool Maintenance	1,650	1,650	1,650	1,733	1,733	1,733	1,733	-	-	-	-	-	11,880
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	200	6,092	76	1,014	1,027	-	-	-	-	-	-	-	8,408
Office Supplies	28	-	-	98	3	-	-	-	-	-	-	-	129
Pest Control	46	46	46	46	46	-	-	-	-	-	-	-	230
Special Events	495	330	426	(439)	-	2,241	-	-	-	-	-	-	3,053
Fitness Center Repairs/Supplies	250	221	-	250	-	-	-	-	-	-	-	-	721
Total Amenity Center	\$ 44,296	\$ 19,885	\$ 14,396	\$ 14,460	\$ 15,039	\$ 16,366	\$ 12,098	\$ -	\$ -	\$ -	\$ -	\$ -	136,541
Reserves													
Capital Reserve Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 90,284	\$ 54,034	\$ 39,406	\$ 40,150	\$ 41,433	\$ 39,033	\$ 28,956	\$ -	\$ -	\$ -	\$ -	\$ -	333,296
Excess (Deficiency) of Revenues over Expenditures	\$ (87,859)	\$ (22,666)	\$ 550,783	\$ (34,832)	\$ (35,726)	\$ (35,693)	\$ (21,786)	\$ -	\$ -	\$ -	\$ -	\$ -	312,220

Armstrong
Community Development District
Long Term Debt Report

Series 2017A Special Assessment Bonds

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

Current Bonds Outstanding	\$3,600,000
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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)

Current Bonds Outstanding	\$6,510,000
----------------------------------	--------------------

Total Bonds Outstanding	\$10,110,000
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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	17,294.97	262,309.26	404,188.17	628,956.40	1,295,453.83
TOTAL RECEIPTS	17,294.97	262,309.26	404,188.17	628,956.40	1,295,453.83

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	18,866.86	38,859.83
4	12/06/24	240,214.51	370,142.71	575,978.30	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	1,926.54	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
9	04/08/25	2,083.93	3,211.09	4,996.77	10,291.79
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		262,309.26	404,188.17	628,956.40	1,295,453.83

PERCENT COLLECTED TOTAL	98.68%	98.68%	98.68%	98.68%
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B.

Armstrong
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
4/1/25	1327-1329	\$3,392.15	
4/9/25	1330-1333	\$15,623.87	
4/15/25	1334-1337	\$21,992.90	
4/22/25	1338-1341	\$4,681.89	
4/29/25	1342	\$7,342.80	
Total General Fund Checks			\$53,033.61
Capital Reserve			
4/23/25	3	\$3,450.00	
Total Capital Reserve Checks			\$3,450.00
Total Paid Checks			\$56,483.61

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/01/25	00001	3/14/25 167	202502 320-53800-46900	PREVENTATIVE MAINTENANCE	*	1,146.40	
		3/14/25 167	202502 330-57200-46000	REPAIRS & MAINTENANCE	*	514.54	
		3/14/25 167	202502 330-57200-51000	OFFICE SUPPLIES	*	2.66	
		3/14/25 167	202502 330-57200-46400	JANITORIAL SUPPLIES	*	108.55	
GOVERNMENTAL MANAGEMENT SERVICES							1,772.15 001327
4/01/25	00077	3/17/25 1994377	202503 320-53800-46800	MAR LAKE MAINTENANCE	*	995.00	
THE LAKE DOCTORS, INC.							995.00 001328
4/01/25	00088	3/21/25 712988	202503 320-53800-46500	REPAIRED MAINLINE-VALVE	*	625.00	
RUPPERT LANDSCAPE LLC DBA							625.00 001329
4/09/25	00001	4/01/25 168	202504 320-53800-12200	PROPERTY MANAGER - APR	*	6,656.25	
		4/01/25 168	202504 330-57200-46300	JANITORIAL SERVICES - APR	*	1,149.75	
GOVERNMENTAL MANAGEMENT SERVICES							7,806.00 001330
4/09/25	00001	4/01/25 169	202504 310-51300-34000	APR MANAGEMENT FEES	*	4,424.17	
		4/01/25 169	202504 310-51300-49500	APR WEBSITE ADMIN	*	104.17	
		4/01/25 169	202504 310-51300-35100	APR INFORMATION TECH	*	150.00	
		4/01/25 169	202504 310-51300-31300	APR DISSEMINATION SVCS	*	618.33	
		4/01/25 169	202504 310-51300-51000	OFFICE SUPPLIES	*	.48	
		4/01/25 169	202504 310-51300-42000	POSTAGE	*	16.94	
		4/01/25 169	202504 310-51300-42500	COPIES	*	39.15	
		4/01/25 169	202504 310-51300-41000	TELEPHONE	*	34.65	
GOVERNMENTAL MANAGEMENT SERVICES							5,387.89 001331
4/09/25	00072	4/01/25 2154338	202504 330-57200-46700	APR POOL MAINT./CLEANING	*	1,732.50	
POOL TROOPERS							1,732.50 001332
ARMS ARMSTRONG				BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/09/25	00083	3/31/25 5	202503 330-57200-34100	MAR FACILITY ASSISTANT	*	697.48	
				RIVERSIDE MANAGEMENT SERVICES INC			697.48 001333
4/15/25	00007	4/03/25	2025-296 202504 310-51300-48000	NOTICE OF MEETING-4/10/25	*	46.20	
				OSTEEN MEDIA GROUP			46.20 001334
4/15/25	00061	4/04/25	3550232 202502 310-51300-31500	FEB GENERAL COUNSEL	*	1,079.00	
				KUTAK ROCK LLP			1,079.00 001335
4/15/25	00088	2/28/25	709907 202502 320-53800-46200	FEB LANDSCAPE MAINTENANCE	*	10,433.85	
				RUPPERT LANDSCAPE LLC DBA			10,433.85 001336
4/15/25	00088	3/31/25	715893 202503 320-53800-46200	MAR LANDSCAPE MAINTENANCE	*	10,433.85	
				RUPPERT LANDSCAPE LLC DBA			10,433.85 001337
4/22/25	00048	4/15/25 9	202504 310-51300-49000	AMRT SE2019A2 PRE \$5K	*	100.00	
				DISCLOSURE SERVICES LLC			100.00 001338
4/22/25	00001	4/11/25	170 202503 330-57200-49400	SPECIAL EVENTS	*	1,891.14	
		4/11/25	170 202503 330-57200-47700	DOG POT STATION MAINT	*	80.29	
		4/11/25	170 202503 330-57200-46400	JANITORIAL SUPPLIES	*	57.43	
		4/11/25	170 202503 320-53800-46900	PRVENTATIVE MAINTENANCE	*	1,045.61	
				GOVERNMENTAL MANAGEMENT SERVICES			3,074.47 001339
4/22/25	00077	4/16/25	2015911 202504 320-53800-46800	APR LAKE MAINTENANCE	*	995.00	
				THE LAKE DOCTORS, INC.			995.00 001340
4/22/25	00096	2/18/25	11209 202502 330-57200-46000	POOL REPAIRS	*	512.42	
				K & K WHITE LLC			512.42 001341
4/29/25	00075	4/01/25	10918 202504 330-57200-34500	APR SECURITY SERVICES	*	2,367.80	
				SECURITY DEVELOPMENT GROUP LLC			2,367.80 001342
				ARMS ARMSTRONG			
				BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/29/25	00098	4/21/25 00007200	202504 320-53800-46300		*	4,975.00	
		SOD REMOVAL/INSTALL		MARK ADAMS			4,975.00 001343

TOTAL FOR BANK A						53,033.61	
TOTAL FOR REGISTER						53,033.61	

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

Invoice

Invoice #: 167
 Invoice Date: 3/14/25
 Due Date: 3/14/25
 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 February 1 - February 28, 2025	28.66	40.00	1,146.40
Maintenance Supplies		625.75	625.75
Preventative Maintenance 001, 320, 53800, 46900	1,146.40		
Repairs & Maintenance 001, 330, 57200, 46000	514.54		
Office Supplies 001, 330, 57200, 51000	2.66		
Sanitorial Supplies 001, 330, 57200, 46400	108.55		
\$1,772.15			
Total			\$1,772.15
Payments/Credits			\$0.00
Balance Due			\$1,772.15

Alison Moring
 3-21-25

RECEIVED

By Tara Lee at 11:42 am, Mar 31, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/3/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
2/5/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
2/7/25	2.13	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
2/10/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
2/12/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
2/14/25	1.98	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
2/14/25	4.5	R.G.	Restrapped pool chairs, installed new sign on gym entrance door
2/17/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
2/20/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
2/21/25	2.02	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
2/24/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
2/26/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
2/28/25	2.03	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails

TOTAL 28.66

MILES 0


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

MAINTENANCE BILLABLE PURCHASES



Period Ending 3/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk	2/2/25	Monster Bluetooth Speakers (2)	342.70	R.W.
	2/10/25	Push Pins	2.67	R.W.
	2/10/25	2.25 WH Vin Hooks	6.88	R.W.
	2/13/25	Dewalt Pushlock 10" Straight Jaw	24.12	R.W.
	2/14/25	Fitness Center Hours Plaque	140.84	R.G.
	2/18/25	Pumie Scouring Stick Cleaning Bar	9.95	R.W.
	2/18/25	Heavy Duty Mop Heads 6pk	46.97	R.W.
	2/18/25	Urinal Screens 32pk	32.13	R.W.
	2/20/25	Bleach (2)	19.50	R.W.
		TOTAL	<u>\$625.75</u>	

MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

 	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
731209	3/17/2025	\$995.00

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

0000000731209600100000002594380000009950050

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


Armstrong CDD - Greyhawk
Invoice Due Date 3/17/2025

3645 Royal Pines Dr Orange Park, FL 32065
Invoice 1994377 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/17/2025	Water Management - Monthly		\$995.00	\$0.00	\$995.00

Pond 1 looks healthy, no chemical treatment needed at this time, water level is low. Pond 2 shows high water level. Pond 2, 3, and 4 treated for algae and underwater weeds. Pond 6 treated for grasses. Unable to treat pond 5 due to high wind speeds. Please contact me directly with any questions or concerns. (904)-626-1882

Lake Maintenance
001. 320. 53800. 46800
3-21-25



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

RECEIVED
By Tara Lee at 9:32 am, Mar 21, 2025

Credits	\$0.00
Adjustment	\$0.00
AMOUNT DUE	

Total Account Balance including this invoice:

\$995.00

This Invoice Total:

\$995.00

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

Customer #: 731209
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

INVOICE

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

Date	Invoice #
Mar 21, 2025	712988

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 15 Days	Apr 05, 2025	4060250

QTY	Description	Price	Total
1	<p>Repaired Mainline at valve pit by mailboxes on Amberly Dr. (3) 1" Valves (1) 1" Mainline (2) hrs. Labor</p> <p><i>Irrigation Repairs</i> <i>001. 320. 53800. 46500</i></p> <p><i>[Signature]</i> <i>3-21-25</i></p> <div>RECEIVED By Tara Lee at 11:38 am, Mar 31, 2025</div>	\$625.00	\$625.00
For billing questions contact Kevin Rajk Tel: 904-778-1030		Subtotal:	\$625.00
For customer service contact Chadwick Nathan Milton Tel: 904-343-8352		Sales Tax:	\$0.00
Thank you for your business!		Amount Due:	\$625.00

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.

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

Invoice

Invoice #: 168**Invoice Date:** 4/1/25

Due Date: 4/1/25

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 -April 2025		6,656.25	6,656.25
Janitorial - April 2025		1,149.75	1,149.75
<p>Alison Moxing</p> <p>4-3-25</p>			

Alison Moring
4-3-25

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

RECEIVED

By Tara Lee at 9:42 am, Apr 04, 2025

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

Invoice

Invoice #: 169
Invoice Date: 4/1/25
Due Date: 4/1/25
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 - April 2025		4,424.17	4,424.17
Website Administration - April 2025		104.17	104.17
Information Technology - April 2025		150.00	150.00
Dissemination Agent Services - April 2025		618.33	618.33
Office Supplies		0.48	0.48
Postage		16.94	16.94
Copies		39.15	39.15
Telephone		34.65	34.65

Total \$5,387.89

Payments/Credits \$0.00

Balance Due \$5,387.89

RECEIVED

By Tara Lee at 12:41 pm, Apr 03, 2025



INVOICE#: 2154338
INVOICE DATE: 4/1/2025
SERVICE MONTH: APRIL
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
001.330.57200.46200


3-31-25

MONTHLY POOL/SPA MAINTENANCE

Amount Due
\$1,732.50
Payment Due: 4/1/2025

RECEIVED

By Tara Lee at 8:46 am, Apr 07, 2025

Please visit <https://pooltroopers.com/terms-of-service/> to view our terms and conditions.

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

Invoice

Invoice #: 5
Invoice Date: 3/31/2025
Due Date: 3/31/2025
Case:
P.O. Number:

Bill To:
Armstrong CDD

Description	Hours/Qty	Rate	Amount
Greyhawk Facility Assistant through March 2025	26.32	26.50	697.48
<div>Alison Moxing 4-4-25</div>			

RECEIVED

By Tara Lee at 8:43 am, Apr 07, 2025

Total \$697.48

Payments/Credits \$0.00

Balance Due \$697.48

GRAYHAWK CDD

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
26.32	Facility Assistant	\$ 26.50	\$ 697.48

Covers Period: March 2025

TOTAL DUE:

\$ 697.48

GRAYHAWK COMMUNITY DEVELOPMENT DISTRICT - ARMSTRONG
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF MARCH 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/15/25	6.53	E.W.	Completed daily checklist, returned calls and emails
3/16/25	6.62	E.W.	Completed daily checklist, returned calls and emails
3/22/25	6.55	E.W.	Completed daily checklist, returned calls and emails
3/23/25	6.62	E.W.	Completed daily checklist, returned calls and emails
	<u>26.32</u>		



INVOICE

Invoice Number: 2025-296205
Invoice Date: 4/3/2025
Due Date: 5/2/2025

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 # 140528	Armstrong CDD Notice of Meeting April 10, 2025	CT - Clay Today	Apr 3	2025		Column Inch	Black & White	4.4000	\$46.20
Total:									\$46.20

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

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

Affidavit attached to this invoice.

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

RECEIVED

By Tara Lee at 4:07 pm, Apr 07, 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 April 10, 2025

LEGAL: 140529

Was published in said newspaper in the issues:

4/3/2025

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

Hugh Osteen

Sworn to me and subscribed before me 04/03/2025

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32063
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 audit committee meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, April 10, 2025, at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Immediately following will be the regular Board of Supervisors meeting. 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 1-800-855-8770, 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 140529 Published 4/3/2025 in Clay County's Clay Today newspaper

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 4, 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. 3550232
1323-1

Re: General Counsel

For Professional Legal Services Rendered

02/01/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
02/04/25	K. Haber	0.50	127.50	Review water usage cost sharing agreement
02/05/25	K. Haber	0.40	102.00	Confer with Chairman Lopez regarding water cost sharing agreement; correspond with Giles and Soriano regarding same
02/13/25	K. Buchanan	2.20	770.00	Prepare for and attend board meeting
TOTAL HOURS		3.40		

TOTAL FOR SERVICES RENDERED \$1,079.00

TOTAL CURRENT AMOUNT DUE \$1,079.00

RECEIVED

By Tara Lee at 12:04 pm, Apr 07, 2025



RUPPERT

LANDSCAPE

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

INVOICE

Date	Invoice #
Feb 28, 2025	709907

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

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

Property Name	Terms	Due Date
Armstrong CDD (261014)	Net 30 Days	Mar 30, 2025

QTY	Description	Price	Total
1	Landscape Management Installment For February As Per Contract, Due Mar 30, 2025 Common Areas \$3,394.67-(\$1100.00 adjustment for area removal) Amenity Center \$2,629.16 Tynes Blvd. Extension \$825.00 Greyhawk PH II \$2,300.42 Greyhawk Lakes \$1,195.00 Virbanum Hedges at Amenity Center \$89.60 <i>Landscape Maintenance</i> <i>001. 320. 53800. 46200</i> <i>[Signature]</i> <i>4-10-25</i>	\$10,433.85	\$10,433.85

RECEIVED

By Tara Lee at 9:51 am, Apr 14, 2025

For billing questions contact Kevin Rajk Tel: 904-778-1030

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

Thank you for your business!

Subtotal:	\$10,433.85
Sales Tax:	\$0.00
Amount Due:	\$10,433.85

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.



INVOICE

Date	Invoice#
Mar 31,2025	715893

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	Apr 30,2025	

Description	Price	Total
Landscape Management For March As Per Contract, Due Apr 30, 2025 Common Areas \$3,394.67 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	\$10,433.85	\$10,433.85

RECEIVED*By Tara Lee at 12:46 pm, Apr 03, 2025*

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:	\$10,433.85
Sales Tax:	\$0.00
Amount Due:	\$10,433.85

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/15/2025	9

Bill To
Armstrong CDD C/O GMS

Terms	Due Date
Net 30	5/15/2025

Description	Amount
Amortization Schedule Series 2019A2 5-1-25 Prepay \$5,000	100.00
<div>RECEIVED <i>By Tara Lee at 10:58 am, Apr 16, 2025</i></div>	

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

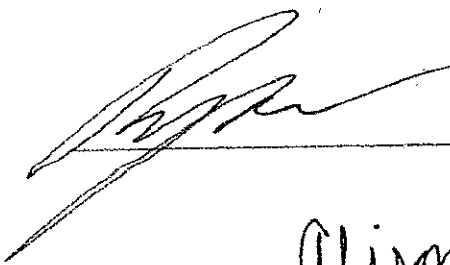
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 170
Invoice Date: 4/11/25
Due Date: 4/11/25
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 March 1 - March 31, 2025	26.14	40.00	1,045.60
Maintenance Supplies		2,028.87	2,028.87
Special Events 1.330.57200.49400 \$1891.14			
Doggie Pot Stations 001.330.57200.47700 \$80.29			
Sanitorial Supplies 001.330.57200.46400 \$57.43			
Preventative Maintenance 001.320.53800.46900 \$1,045.61			
			\$3,074.47

 4-14-25

Alison Moxing
4-17-25

Total	\$3,074.47
Payments/Credits	\$0.00
Balance Due	\$3,074.47

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/3/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/5/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/7/25	2.02	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/10/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/12/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/14/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/17/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/19/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/21/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/24/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/26/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/28/25	2.12	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/31/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles

TOTAL 26.14

MILES 0

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

MAINTENANCE BILLABLE PURCHASES


Period Ending 4/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk	2/28/25	Dog Pot Trash Liner Bags 50ct 2 Count	80.29	R.W.
	3/12/25	Easter Eggs 2000pcs	346.13	R.W.
	3/13/25	10x8 Easter Spring Wooden Wall Backdrop	46.97	R.W.
	3/13/25	42 Gallon Contractor Bags 50ct	34.47	R.W.
	3/13/25	BLK Nitrile Gloves 80pk	22.98	R.W.
	3/13/25	KS Funhouse (3)	77.86	R.W.
	3/13/25	KS Chocolate Bags (2)	55.60	R.W.
	3/13/25	Easter Event Prizes	136.68	R.W.
	3/17/25	Easter Egg Stake	18.55	R.W.
	3/17/25	Easter Table Cover 54x108	12.36	R.W.
	3/17/25	Mega Mlz B	57.18	R.W.
	3/17/25	Mega Candy	22.86	R.W.
	3/17/25	Easter Mix 100	22.86	R.W.
	3/17/25	Happy Easter Cling	5.70	R.W.
	3/17/25	Egg Cling	8.56	R.W.
	3/17/25	Little One Zoo for Easter Event	918.00	R.W.
	3/17/25	Easter Event Candy and Prizes	161.83	R.W.
		TOTAL	<u>\$2,028.87</u>	

MAKE CHECK PAYABLE TO:

 **The Lake Doctors, Inc.**
Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

☐ Please check if subject to discounts and add extra charges on invoice date

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

ACCOUNT NUMBER	DATE	BALANCE
731209	4/16/2025	\$995.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

00000007312096001000000026791200000009950056

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

Armstrong CDD - Greyhawk **3645 Royal Pines Dr Orange Park, FL 32065**
Invoice Due Date 4/16/2025 **Invoice 2015911** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
4/16/2025	Water Management - Monthly		\$995.00	\$0.00	\$995.00
<p>Treated pond 1 for algae and underwater weeds. Pond 2 dyed. Pond 3 dyed, treated for algae and underwater weeds. Pond 4 looks good, dye added. Pond 5 treated for algae and underwater weeds. Pond 6 dyed and treated for shoreline weeds. 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>4-17-25</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 10:16 am, Apr 17, 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

K&K White LLC
DBA Pinch A Penny 242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222

store242@pinchapenny.com



BILLING INVOICE

Armstrong CDD
3645 Royal Pines Dr.
orange park , fl 32065

Invoice Date: 02/18/25

Client Code 1461

Invoice # 11209

Item	Quantity	Description	Price	Amount
Department	1	thin Set	22.22	\$22.22
Department	1	White Grout	26.24	\$26.24
Department	1	Tile/Coping Labor	350.00	\$350.00
Department	3	rectangular gate CMP	12.99	\$38.97
Department	2	Miscellaneous Material Purchase	33.00	\$66.00
Department	1	Paver Base	8.99	\$8.99

Repairs & Maintenance
001.330.57200.46000

Remove damaged gutter rail tile and install new gutter rail tile. Customer has tile.
Replace gutter drain covers.

Total \$512.42

RECEIVED

By Tara Lee at 12:30 pm, Apr 03, 2025

4-3-25

To ensure proper credit to your account, indicate amount paid and check number on slip, then detach and mail slip with your payment.

Client Info:

Greyhawk , Attn. Jay Soriano
3645 Royal Pine Drive
Orange Park fl 32065

Invoice Date	Client Code	Amount Due
02/18/25	1461	\$512.42

Amount Paid

Check #

Thank You! We Greatly Appreciate Your Business!!

PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222



TO:
Armstrong CDD - 475 west town center pl suite 114 St
Augustine fl 32092

INVOICE

INVOICE #00007200
DATE: APRIL 21, 2025

Make all checks payable to Mark Adams.

Payment is due within 30 days.

If you have any questions concerning this invoice, contact Tony Adams at (904) 553-7799 or by email at tcslawns@att.net.

Thank you for your business!

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/23/25	00097	4/17/25 04172025	202504 310-51300-49000	INSTALL ADDITIONAL IRRIG	*	3,450.00	
CORNERSTONE IRRIGATION SERVICES INC							3,450.00 000003

TOTAL FOR BANK B						3,450.00	
TOTAL FOR REGISTER						3,450.00	



Irrigation Services

Cornerstone Irrigation Services Inc
825 Maple Springs Ln
Jacksonville, FL 32221
904-673-3573
cornerstoneirrigation247@gmail.com

Customer : Armstrong CDD
Address : 3645 Royal Pines Dr
Phone : 904-322-3199
Date : 4/17/2025
Email : greyhawkmanager@gmsnf.com

Quantity	Description	Unit Price	Line Total
22	1806 Spray Heads		
1	2" Rain-bird PGA Valve		
1	Rain-bird Decoder		
1	2" Ball Valve		
	Instaledl additional irrigation zone with 22 spray heads for full covergae of new sod		\$3,450.00
Subtotal			\$3,450.00
Sales Tax @ 0.00%			-
TOTAL			\$3,450.00

RECEIVED

By Tara Lee at 4:39 pm, Apr 21, 2025

THANK YOU FOR YOUR BUSINESS!