

***ARMSTRONG***

*Community Development District*

*JUNE 12, 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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June 5th, 2025

Board of Supervisors  
Armstrong Community Development District

Dear Board Members:

The Audit Committee Meeting of the Board of Supervisors of the Armstrong Community Development District will be held **Thursday, June 12, 2025 at 6:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Immediately following will be the regular business meeting.

**Audit Committee Meeting**

- I. Roll Call
- II. Review and Ranking of Proposal Received in Response to the RFP
- 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 May 8, 2025, Meeting
- IV. Consideration of Committee Rankings of Proposal to Perform the Audit for Fiscal Year 2025
- V. Consideration of Proposals:
  - A. Pest Control Inspection
  - B. Pinch A Penny Pool Maintenance

- VI. Consideration of Resolution 2025-02, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (August 14, 2025)
- 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 May 31, 2025
  - B. Check Register
- X. Next Scheduled Meeting – July 10, 2025 @ 3:30 p.m. at Plantation Oaks Amenity Center
- XI. Adjournment

**Board Oversight**

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

## *SECOND ORDER OF BUSINESS*



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Proposal to Provide Financial Auditing Services:

**ARMSTRONG**

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: June 5, 2025  
12:00PM

**Submitted to:**

Armstrong  
Community Development District  
c/o District Manager  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

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**Submitted by:**

Antonio J. Grau, Partner  
Grau & Associates  
1001 Yamato Road, Suite 301  
Boca Raton, Florida 33431

**Tel** (561) 994-9299  
(800) 229-4728

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[tgrau@graucpa.com](mailto:tgrau@graucpa.com)

[www.graucpa.com](http://www.graucpa.com)



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## **Table of Contents**

## **Page**

EXECUTIVE SUMMARY / TRANSMITTAL LETTER .....	1
FIRM QUALIFICATIONS.....	3
FIRM & STAFF EXPERIENCE.....	6
REFERENCES.....	11
SPECIFIC AUDIT APPROACH.....	13
COST OF SERVICES .....	17
SUPPLEMENTAL INFORMATION .....	19



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

June 5, 2025

Armstrong Community Development District  
c/o District Manager  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Armstrong Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

## Why Grau & Associates:

### Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

### Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

### Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

### Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

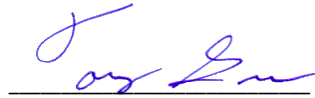
### **Complying With Standards**

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA ([tgrau@graucpa.com](mailto:tgrau@graucpa.com)) or David Caplivski, CPA ([dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com)) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,  
Grau & Associates



Antonio J. Grau

# **Firm Qualifications**



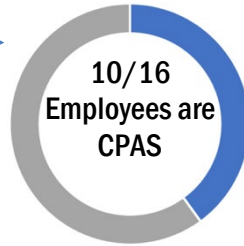
**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Grau's Focus and Experience

## Our Team



**3** Partners  
**11** Professional Staff  
**2** Administrative Professionals



**2005**

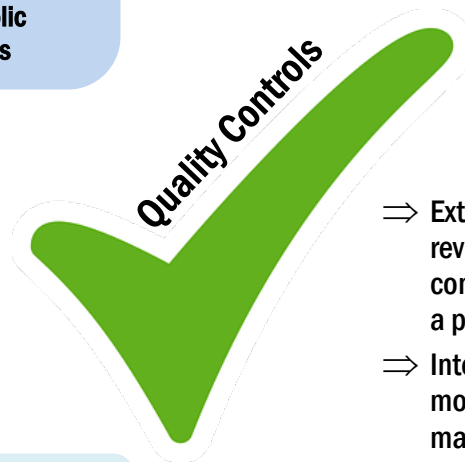
Year founded

## Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

**Peer Review Team**  
**FICPA Peer Review Committee**

**850.224.2727, x5957**

**cc: Daniel Hevia, Racquel McIntosh**

**Firm Number: 900004390114**

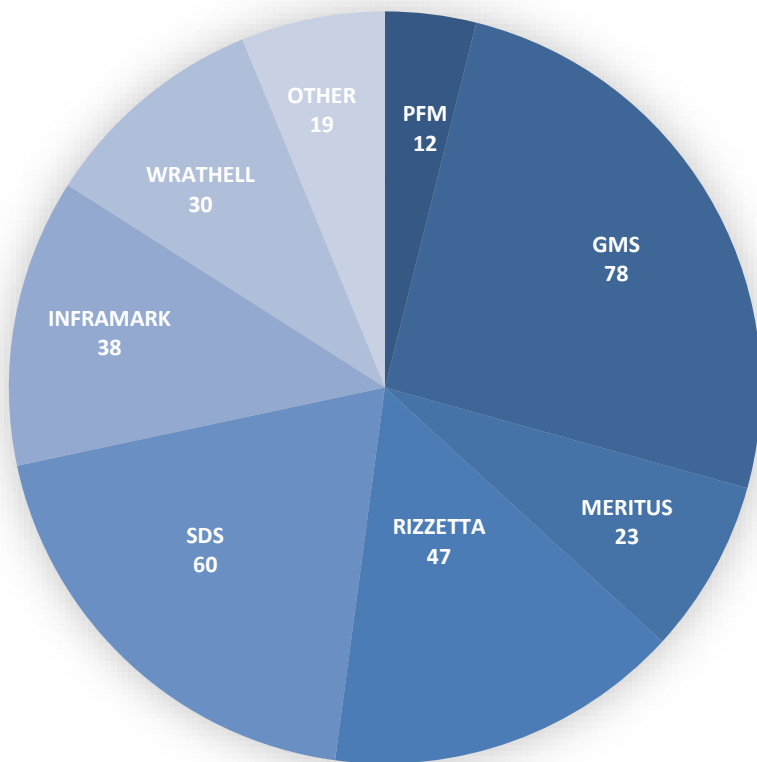
**Review Number: 594791**

## **Firm & Staff Experience**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



### Profile Briefs:

#### **Antonio J GRAU, CPA (Partner)**

*Years Performing Audits: 35+*

*CPE (last 2 years):*

*Government*

*Accounting, Auditing:*

*24 hours; Accounting,*

*Auditing and Other:*

*56 hours*

*Professional*

*Memberships: AICPA,*

*FICPA, FGFOA, GFOA*

#### **David Caplivski, CPA (Partner)**

*Years Performing Audits: 13+*

*CPE (last 2 years):*

*Government*

*Accounting, Auditing:*

*24 hours; Accounting,*

*Auditing and Other:*

*64 hours*

*Professional*

*Memberships: AICPA,*

*FICPA, FGFOA, FASD*

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- David Caplivski

## **YOUR ENGAGEMENT TEAM**

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



## Antonio 'Tony' J. Grau, CPA

### Partner

Contact: [tgrau@graucpa.com](mailto:tgrau@graucpa.com) | (561) 939-6672

#### Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

#### Education

University of South Florida (1983)

Bachelor of Arts

Business Administration

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#### Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District  
Dunes Community Development District  
Fishhawk Community Development District (I,II,IV)  
Grand Bay at Doral Community Development District  
Heritage Harbor North Community Development District

St. Lucie West Services District  
Ave Maria Stewardship Community District  
Rivers Edge II Community Development District  
Bartram Park Community Development District  
Bay Laurel Center Community Development District

Boca Raton Airport Authority  
Greater Naples Fire Rescue District  
Key Largo Wastewater Treatment District  
Lake Worth Drainage District  
South Indian River Water Control

#### Professional Associations/Memberships

American Institute of Certified Public Accountants  
Florida Institute of Certified Public Accountants  
City of Boca Raton Financial Advisory Board Member

Florida Government Finance Officers Association  
Government Finance Officers Association Member

#### Professional Education (over the last two years)

##### Course

Government Accounting and Auditing  
Accounting, Auditing and Other  
Total Hours

##### Hours

24  
56  
80 (includes of 4 hours of Ethics CPE)



**David Caplivski, CPA/CITP, Partner**  
 Contact : [dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com) / 561-939-6676

#### **Experience**

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

#### **Education**

Florida Atlantic University (2009)  
 Master of Accounting  
 Nova Southeastern University (2002)  
 Bachelor of Science  
 Environmental Studies

#### **Certifications and Certificates**

Certified Public Accountant (2011)  
 AICPA Certified Information Technology Professional (2018)  
 AICPA Accreditation COSO Internal Control Certificate (2022)

#### **Clients Served (partial list)**

(>300) Various Special Districts Aid to Victims of Domestic Abuse Boca Raton Airport Authority Broward Education Foundation CareerSource Brevard CareerSource Central Florida 403 (b) Plan City of Lauderdale GERS City of Parkland Police Pension Fund City of Sunrise GERS Coquina Water Control District Central County Water Control District City of Miami (program specific audits) City of West Park Coquina Water Control District East Central Regional Wastewater Treatment Fac. East Naples Fire Control & Rescue District	Hispanic Human Resource Council Loxahatchee Groves Water Control District Old Plantation Water Control District Pinetree Water Control District San Carlos Park Fire & Rescue Retirement Plan South Indian River Water Control District South Trail Fire Protection & Rescue District Town of Haverhill Town of Hypoluxo Town of Hillsboro Beach Town of Lantana Town of Lauderdale By-The-Sea Volunteer Fire Pension Town of Pembroke Park Village of Wellington Village of Golf
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#### **Professional Education (over the last two years)**

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

#### **Professional Associations**

Member, American Institute of Certified Public Accountants  
 Member, Florida Institute of Certified Public Accountants  
 Member, Florida Government Finance Officers Association  
 Member, Florida Association of Special Districts

# References



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

### Dunes Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 1998
<b>Client Contact</b>	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

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### Two Creeks Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2007
<b>Client Contact</b>	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

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### Journey's End Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2004
<b>Client Contact</b>	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

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# **Specific Audit Approach**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# **AUDIT APPROACH**

## **Grau's Understanding of Work Product / Scope of Services:**

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

## **Proposed segmentation of the engagement**

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



## **Phase I - Preliminary Planning**

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

### **During this phase we will perform the following activities:**

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

## **Phase II – Execution of Audit Plan**

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

## **Phase III - Completion and Delivery**

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

### **Communications**

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

# **Cost of Services**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2029 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2025	\$4,200
2026	\$4,300
2027	\$4,400
2028	\$4,500
2029	<u>\$4,600</u>
<b>TOTAL (2025-2029)</b>	<b><u>\$22,000</u></b>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

# **Supplemental Information**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## **PARTIAL LIST OF CLIENTS**

<b>SPECIAL DISTRICTS</b>	<b>Governmental Audit</b>	<b>Single Audit</b>	<b>Utility Audit</b>	<b>Current Client</b>	<b>Year End</b>
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
<b>TOTAL</b>	<b>491</b>	<b>5</b>	<b>4</b>	<b>484</b>	

## **ADDITIONAL SERVICES**

### **CONSULTING / MANAGEMENT ADVISORY SERVICES**

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

### **ARBITRAGE**

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

**73**

Current  
Arbitrage  
Calculations

**We look forward to providing Armstrong Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates  
please visit us on [www.graucpa.com](http://www.graucpa.com).**

### *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, May 8, 2025 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Jay Soriano	GMS
Ryan Wilson	RMS
Chalon Suchsland	VerdeGo
Richard Green	VerdeGo
Didi Nguyen	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Nguyen stated I want to report that everything is a go for the walk, we have vendors, a bounce house and all the forms signed and volunteers. The last item left is to do an eblast of the event. It is in three weeks and I would love everybody to come.

Mr. Brown asked did you talk to Ryan and Jay about the bounce house?

Ms. Nguyen stated yes, I talked to Jay and we did insurance.

Mr. Soriano joined the meeting at this time.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the April 10, 2025 Meeting**

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the minutes of the April 10, 2025 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Acceptance of the Minutes of the April 10, 2025 Audit Committee Meeting**

On MOTION by Ms. Bowen seconded by Ms. Hernandez with all in favor the April 10, 2025 audit committee meeting minutes were accepted as amended.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for Pest Control Inspections**

This item tabled.

**SIXTH ORDER OF BUSINESS**

**Discussion of Interim Suspension Letter – Oakley**

Ms. Giles stated the first letter went out January 10, 2025 asking him to stop feeding the ducks, he didn't and we sent another letter in February suspending him from district amenities and inviting him to the March meeting, he did not attend and we sent a suspension letter inviting the resident to your next meeting, which was April 10, he did not attend and we sent a letter April 21<sup>st</sup> with a total suspension of six months from the time he received the first suspension letter. There have been several emails back and forth from the resident to staff, I'm not sure we are communicating very well with him. In his last email he said his attorney is drafting a letter we should receive shortly. I did not respond to the last email since he has a lawyer. I wanted to go over the highlights and ask Katie if she has any recommendations. It appears that Ryan does a drive by that house and pond and it appears that he has stopped feeding the ducks and there are less ducks there now. Is there anything we should or should not do or respond or not respond? We will have VerdeGo do an assessment on the grass if it is going to grow back or what we have to do to maintain the integrity of that pond bank.

Ms. Buchanan stated if the board feels that this issue is resolved, then we could lift the suspension. The communication from the resident is so strange that he might react poorly. The

reality is if it is not an issue anymore, the CDD would be in a more defensible position if the suspension is lifted. That being said we will unlikely see a letter from a lawyer. Lawyers cost a lot of money and I don't know if he is willing to spend a lot of money on this. I think it is done for now and wait and see if he responds with a lawyer and we can say, thank you for your comment we are lifting the restrictions because we know there is no longer a violation.

Ms. Bowen stated I agree to let it ride out and have someone do a walk through and get an idea of the condition of the pond bank. I wouldn't want to lift it and then reimplement something. To Ms. Giles, your communication was very clear.

Ms. Giles stated he is suspended but you can turn the card back on so the rest of the family can use it and if he is there he can be trespassed. The letter said he is suspended until August 14 and any attempt to access the facilities during this period you will be considered trespassing. I think the card should be turned back on for the rest of the family.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Ms. Buchanan stated we will be sending out a summary of legislative changes that are going to impact CDDs.

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

Ms. Giles stated my coworker spoke to the engineer yesterday at another meeting and he said he would be here today.

Mr. Taylor stated we paid for the report but have not received it. Can we recoup the money? We don't have recommendations from the survey they were supposed to do. That was the point of doing the report.

Ms. Giles stated we paid for task 1 in full and task 2 was the walk through that Ryan joined him on and the report. We paid 90% of task 2. In December he said he did the walk through and everything looked fine, he had the report in draft form and he would have it in the next couple of weeks.

Ms. Bowen asked what do we need to do to get this report? We need to get it whether we decide to continue with this company or not.

Ms. Giles stated there are other engineering companies that put in a proposal you received at that meeting. I will work with my coworker and try to find out what is going on.

**C. District Manager – Report on Number of Registered Voters (1,120)**

Ms. Giles stated in the agenda package there is a copy of the letter from the supervisor of elections indicating that there are 1,120 registered voters residing in the district.

As a reminder we will approve the budget at the June 12<sup>th</sup> meeting and adopt it at your August 14<sup>th</sup> meeting. This is the meeting if you want a specific line item in the proposed budget let me know and if not we will work with the accountant and put together the budget like we always do.

As a reminder complete your form 1 by July 1<sup>st</sup>. Your ethics training is due by December 31<sup>st</sup>. If you want to tell me when you do your ethics training, I will be happy to track it 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 and stated a homeowner's irrigation head is on our property and I will contact them to contact Lennar to move it.

Mr. Soriano stated I will put them in touch with our new irrigation company to have that accomplished.

Mr. Wilson stated we did a drive through with VerdeGo yesterday and walked through the problem areas.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. Taylor stated I want to bring up Ryan's schedule as well as security's schedule.

Mr. Wilson asked do you want us to get a parttime person for Sunday and Monday? We had it the whole season last year and we were well under budget.

Ms. Giles stated you have money in your budget for that. Ryan will be Tuesday through Saturday starting Memorial Day weekend.

Mr. Taylor stated I would like to have the attendant on Sunday and Monday.

Give Ryan kudos, since he has been here we have not had any pool closures. We talked last month about switching to Pinch-A-Penny. Is that something we want to discuss?

Mr. Soriano stated they are going to be cheaper but looking at everything, how much cheaper are they going to be. You got shut down for big concerns and Pool Troopers has rectified that. They are not the cheapest out there, but they have done a good job.

Ms. Bowen stated also having you on staff and staying on top of things, it wasn't just the pool company.

Mr. Soriano stated I would always recommend them but when you have a vendor in place that is doing a good job, I'm worried about changing unless it is a significant savings.

Ms. Bowen stated we are not in a rush, the current company is doing good, we like the numbers, but we want to clarify some of the things to make sure.

Mr. Taylor stated we haven't had a problem with Pool Troopers and if we are going to make a change I want to make sure we cover all the bases before we do that. Is there anything we can do to check the drainage or contact the county to check the drainage before hurricane season?

Mr. Soriano stated we typically pay attention to your ponds and if anyone points out a clogged drain I can call the county to have it cleaned; we typically handle the culvert side.

Ms. Bowen asked did the HOA send the payment for the Easter event?

Ms. Giles stated I will follow-up.

Ms. Hernandez asked is there any form of communication for the residents to know when the room is rented?

Mr. Wilson stated I put it on the tables, reserved this time and date.

Ms. Hernandez asked is there a way to post it?

Ms. Giles asked is it as simple as putting a calendar page on the bulletin board?

Mr. Soriano stated yes, we will do something so people know there are rentals.

Mr. Lopez stated we do have an events calendar on the Armstrong CDD website that is not utilized.

Ms. Giles stated the CDD website is designed to meet Florida Statutes. I don't see it but after the meeting show me where you see it.

Mr. Lopez stated on Armstrong CDD website it shows events.

Ms. Giles stated I'm not familiar what is allowing that to happen. That may be a technical issue but the Armstrong CDD website has requirements from the Florida Statutes.

Mr. Lopez stated it would be helpful to add that calendar to my phone and not have to worry about it. For events you could just direct them back to that.

Ms. Giles stated let me check into that. There would be an increased cost for someone to monitor that and I don't know that you would want someone from GMS to monitor your calendar on this website.

VerdeGo representatives left the meeting at this time.

## **NINTH ORDER OF BUSINESS**

### **Financial Reports**

Ms. Giles stated because of the date of your meetings, it is difficult for the accountant to get the bank statements and prepare your financials to go out with the agenda package. I spoke to Christine to see what some options could be. When your meetings are early in the month like today that if I can't get the financials in your agenda seven days prior to your meeting we will send them under separate cover or update the agenda package and send it back out. Florida Statutes requires that we have public comments and when things are not in your agenda the public could say, what are you talking about, that wasn't in the agenda. Option one is when meetings are early in the month be prepared that the financials may come under separate cover or adjust the agenda once the financials are available. Option 2 that Christine and I talked about was changing the meeting dates. I'm not a huge fan of that because it affects staff who has other meetings and district counsel who also works with other management companies. Changing the meeting dates has a huge trickle down affect. Another option that Christine was not in favor of was to allow your financials to lag behind by a month or two months if you want to look at it that way. This is May and if we allowed it to lag behind a month you would see your March financials. You would always see the most current check register but the financials would be two months old and that is how most districts are when they have early meetings. I'm looking for board guidance.

Ms. Bowen stated part of looking at new dates would start in the new fiscal year and it would be one week if it worked for staff. I'm against having it two months in arrears, we have had this the entire time. It is doable and may be tedious early in the month but if we get it a couple days before it is not hard to review as oversight. I feel more comfortable looking at the most accurate financials.

Ms. Giles stated I looked at your future meeting dates for the rest of this year, none are this early again. If you are okay with having the agenda updated when the meeting is early in the month, we will leave it like it is.

It was the consensus of the board to update the packages when the meetings fall early in the month.

**A. Financial Statements as of April 30, 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 – June 12, 2025 at  
6:00 p.m. at the Plantation Oaks Amenity  
Center**

Ms. Giles stated the next meeting will be held June 12, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Taylor seconded by Ms. Hernandez with all in favor the meeting adjourned at 5:13 p.m.
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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

*FIFTH ORDER OF BUSINESS*

*A.*

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

Armstrong CCD  
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  
aperegrino@gmscfl.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: 05/12/2025

  
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

## DAMAGE REPAIR AND RETREAT GUARANTEE FOR SUBTERRANEAN TERMITES

Subject to the Graph, Specifications, Service Provisions and the General Terms, Conditions, Limitations, Exclusions and Disclaimers listed herein, the Company issues this Damage Repair and Retreat Guarantee which provides repair for subterranean termite damage occurring after the original date of treatment as specified in section 5 under service provisions, provided however that live subterranean termites must be discovered in these areas, otherwise the damage will be considered old damage and not covered under this agreement and provided that:

- A. **Damage Repairs:** Said damage occurs within the confines of the foundation walls of the structure. All adjacent areas, unless expressly identified, including, but not limited to: decks components and supports, steps, stringer, hot tubs, cross tie walls and planters, lattice-wood facades and retaining walls which are expressly excluded from the Damage Repair Guarantee. Such areas outside the foundation walls and adjacent to the structure will be covered for retreatment only.
- B. **Siding, Cellulose and Conductive Conditions:** It is the Company's policy that the Customer remove all synthetic stucco (E.I.F.S.) \*\* or other siding materials that are below the outside grade level, remove or insulate all wood/cellulose materials that are in direct contact with the ground, correct all conductive conditions that would allow target pest survive above the soil and repair all existing damage.
- C. **Moisture Conditions:** It is the owner's responsibility to correct and repair moisture conditions in the structure that may allow target pest to survive in the structure without returning the soil. Moisture conditions include but are not limited to faulty plumbing, roof leaks, faulty gutters/downspouts and/or poor drainage. Because such conditions may render certain treatments ineffective, the Company will approve additional treatment, when necessary, and will assume liability for those areas after the Customer has completed corrective measures. In no instance will it be the Company's responsibility for the repair of damage where the above conditions are permitted to exist.
- D. **Claims:** All claims are reviewed and approved by the Company. No claim will be paid or reimbursement made to a Customer until a) The Company's personnel have had an opportunity to verify the evidence of Subterranean Termite Damage before any alteration or destruction; and b) the damage is either repaired by a authorized Company representative or agent, and/or approved for repair by such representative or agent.
- E. **Renewal Fees:** This Guarantee is renewed by the Company receiving payment of the Renewal Maintenance Fee on or before the annual Renewal Date. The Company reserves the right to increase the Renewal Maintenance Fee after the first year, by giving the guarantee holder a minimum thirty days notice of the new renewal rate. This guarantee is transferable to a subsequent owner at no cost, only with the expressed consent of the Company, provided that the Renewal Maintenance Fees are paid on a consecutive basis from the time of the initial installation/treatment. Transfer is further contingent upon the subsequent owner providing current owners contact information including name, phone number, email, billing information and other information deemed necessary to maintain proper service.

### GENERAL TERMS AND CONDITIONS LIMITATIONS, EXCLUSIONS AND DISCLAIMERS

1. **TREATMENT STANDARDS:** In order to immediately address a known subterranean termite infestation, the Customer may at his discretion, employ the Company to provide conventional subterranean termite treatment and/or spot treatment for the purpose of mitigating immediate subterranean termite damage. Except as specified such measures are neither necessary nor detrimental to the effectiveness of the Sentricon® System.
2. **NOTIFICATION REQUIREMENTS FROM THE CUSTOMER:** Although regular lawn and ornamental pesticide applications will not generally interfere with the efficacy of the system, as an additional precaution, the Company requests notification of the conduct of such pesticide control services during the effective date of this agreement. Unless otherwise indicated advance notification is not required under this paragraph.
3. **MONITORING STANDARDS:** Accordingly, during the term of this agreement the Company shall provide such additional treatment as may be reasonable and necessary to control and eradicate persistent subterranean termite infestation. It is specifically understood that a period of at least three months shall be allowed from date of installation before additional procedures will be required.
4. **SUBTERRANEAN TERMITE CONTROL:** This service agreement and guarantee pertains only to subterranean termites (including Formosan termites) and does not apply nor is it intended to be effective against other insect pests including but not limited to drywood termites or other wood destroying insects and organisms.
5. **ALTERNATIVE TREATMENT COMMITMENT:** If the Company, for any reason ceases to be authorized to install and/or service the Sentricon® System, the Company will:
  - a. so notify the Customer,
  - b. offer the Customer an alternative of either using a different form of subterranean termite treatment or terminate this agreement. (NOTE: Conventional "liquid barrier" methods of termite control may not offer an effective means of controlling certain termite infestations in certain structures. In such event the Company may not be able to offer a different form of termite protection).
  - c. if the Customer and the Company agree on a different form of termite control or treatment the Company shall give the Customer a pro rata credit for services paid for but not yet received which may be applied against conventional subterranean termite treatment costs.
  - d. if the Customer elects to discontinue this agreement or if the Company cannot offer an effective different form of termite control, the Company shall return to the Customer an amount equal to the fee paid for services not yet received.
6. **PREMISES MADE AVAILABLE FOR INSPECTION:** The Company reserves the right to conduct additional inspections of the premises on an as needed basis without charge to Customer. The Customer agrees provide complete access to the property during normal business hours at the Company's request.
7. **STRUCTURAL MODIFICATIONS:** In the event the owner structurally or cosmetically modifies, alters or otherwise changes the structure hindering or obstructing a visual inspection after the date of the initial treatment, this agreement will terminate unless the owner has notified the Company in advance in writing of any such alterations or modifications and received approval from the Company for the work proposed. Alterations or modifications that may prevent an area from being inspected could include, but are not limited to: additions, finishing of unfinished areas, plumbing changes, addition of spray foam, encapsulation or rigid board insulation, latticed wood, wood flooring, decks, new landscaping and/or any movement of soil next to the foundation. The owner will be responsible for any additional treatment required and the renewal maintenance fee may also be adjusted.
8. **REMOVED OR DAMAGED STATIONS:** Customer shall promptly advise the Company in the event that any of the monitoring/bait stations are damaged or removed for any reason so as to facilitate the repair or replacement of the same.
9. **LIABILITY LIMITATIONS:** The Company's liability under this agreement shall be terminated should the Company be prevented from fulfilling its responsibilities under the terms of the agreement by reasons of acts of war, natural disaster, or the failure of Customer to provide cooperation and access as required under this agreement.
10. **NEXT GENERATION MATERIALS:** The Company reserves the right to substitute any upgraded or next generational ingredients for Recruit® should they become available. The most current label standards for upgraded or next generation products shall take precedence.
11. **AMENDMENTS:** This agreement and guarantee constitute a complete recitation of all understandings and responsibilities between the parties and may not be altered or changed without the prior written consent of both parties. Any changes must be in the form of an addendum and approved in writing by the COMPANY. Alterations and changes made directly to this agreement will void the guarantee.
12. **VALIDATION OF GUARANTEE:** This agreement is not valid unless actual work is performed and paid in full. A service fee of 1-1/2% interest may be added to the unpaid balance over 30 days. If Customer fails to pay for services this agreement shall terminate without privilege of reinstatement and the Company shall be released from all liability hereunder. If collection becomes necessary the Customer agrees to pay all costs of collection, including reasonable attorney fees.
13. **DISCLAIMER FOR INSPECTION OF MOLD:** Customer agrees that the Company has not inspected for and is not qualified to inspect any surfaces, air or any other portion or member of the structure covered by this agreement for the presence of molds, mold-like conditions or non-wood destroying fungi (including but not limited to Stachybotrys atra) and that the Company has no liability for inspection of the structure for same. The inspection for, evaluation of or treatment for the presence of mold, mold-like conditions or non-wood destroying fungi should be referred to the appropriate mold professional or certified industrial hygienist chosen by the Customer.
14. **DISCLAIMER FOR TREATMENT OF MOLD:** Customer agrees that the treatment contemplated by this agreement with the Company does not treat for or prevent mold mold-like conditions or non-wood destroying fungi (including but not limited to Stachybotrys atra). Accordingly, Customer, on behalf of himself/herself his/her heirs, successors or assign agrees that the Company shall have no liability for any personal injury or property damage arising from any exposure of any person to said molds, mold-like conditions or non-wood destroying fungi (including but not limited to Stachybotrys atra). Any inspection for, evaluation of or treatment of molds, mold-like conditions or non-wood destroying fungi should be referred to and handled by an appropriate mold professional or certified industrial hygienist chosen by the Customer.
15. **ARBITRATION:** It is understood and agreed that this is the entire agreement of the parties, and that the Company and the Customer are bound only by the terms and conditions of this agreement and not by any other representation, warranty or agreement, oral or otherwise. The Customer and the Company agree that any controversy or claim between them shall be settled by private, binding arbitration or, if agreeable to the parties, mediation, to be followed by arbitration should mediation not result in a settlement of the dispute. The parties shall submit their claim to a private arbitration or mediation provider. Any arbitrator shall have no authority to award any damages other than the actual monetary loss sustained. In no event shall the arbitrator have the authority to award any punitive or exemplary damages, treble or multiplied damages under any law or theory, damages for mental or emotional distress of any kind, or any costs or attorney's fees incurred by the parties.
16. **INSURANCE:** The COMPANY is fully insured for providing services described in this Agreement. Information about this coverage is available from the COMPANY.

**The Removal of the bait or baiting system may result in a lack of termite protection.**

\*Trademark of Corteva Agriscience™

\*\*Exterior Insulation Finish Systems



WILTON SIMPSON  
COMMISSIONER

Florida Department of Agriculture and Consumer Services  
Division of Agricultural Environmental Services

**CONSUMER NOTICE FORM**

Rule 5E-14.105, F.A.C.

A pest control company must give you a written contract prior to any treatment of each wood-destroying organism. It is very important that you read and understand the contract you are signing. The pest control company is only obligated to follow the terms of the contract you have signed, regardless of other statements by the company or salesperson. (Note: Contracts for treatment for new construction can be issued to the builder and provided to you at closing).

**BASIC REQUIREMENTS FOR CONTRACTS**

- The contract must state the common name of the wood-destroying organism to be controlled by the company (e.g. subterranean termite, powder post beetle). If the contract is for termite control, the contract must clearly state whether Formosan termites are covered or not.
- Some contracts do not include a treatment at the time the contract is issued, and that should be clearly stated. If a treatment is performed as part of the contract, the cost for the treatment must be stated. If the treatment is only for certain areas, the contract should clearly state that it is for "spot treatment" only.
- The contract must state if it is a retreatment only or a retreatment and repair contract. If it is a retreatment and repair contract, carefully read the sections of the contract that state when repairs will or will not be covered by the contract.

**REQUIREMENTS FOR STATING WHEN TREATMENT OR REPAIR WILL NOT BE COVERED BY THE CONTRACT**

- Repair contracts will not cover repairs from termite damage under every condition. The contract must state when retreatment or repair will be done, and conditions under which the company can refuse to retreat or repair.
- These conditions have to be stated and be under headings in the contract that are in bold print. Companies typically refuse repair or retreatment if the condition of the house is such that moisture or leaks result in termite infestation, or where siding makes it hard to see termite infestation

Examples of this are:

- Cracks in concrete slabs
- Wood or wall siding in contact with ground
- Plumbing leaks
- Leaks in the roof
- Water accumulating against side of house

The law does require that companies notify you if they see conditions which would void the repair promise and they have to give you a chance to correct the condition before voiding the contract or denying repair coverage.

- Contracts may have a condition that does not cover Formosan termite damage until a specific time period has passed. This means that if damage occurs during this period the company will not pay for repair.
- You have the right to compare contracts from other companies before signing a contract with a company. Choose the company that gives you the best contract options.
- If you have any questions about the terms of the contract, or concerns about the compliance history of the company with regard to pest control laws or regulations, contact the Department of Agriculture and Consumer Services at phone number: 850-617-7996 or email: [biircomplaints@fdacs.gov](mailto:biircomplaints@fdacs.gov).

I understand that I am entering into a contract with Nader's Pest Raiders (fill in company name) to provide wood-destroying organism(s) treatment, and I have read and understood the terms of the contract.

Print Name of Consumer

Date: \_\_\_\_\_

Signature of Consumer

Title: Property Owner or Authorized Agent

Robert Cardoso

Date: 05/12/2025

Print Name of Pest Control Representative

Signature of Pest Control Representative

Company: Nader's Pest Raiders

*B.*

K&K White LLC dba  
Pinch A Penny 242



9715 Crosshill Blvd  
suite 105  
Jacksonville Florida  
32222

## **Commercial Pool Maintenance Agreement**

This agreement is between **K&K White LLC dba Pinch A Penny 242** and **Armstrong CDD in care of Greyhawk Home Owners Association**. For the purpose of cleaning and maintaining chemical balance of Community Swimming Pool.

1. **Monthly Service Rate: \$1250.00 Monthly. Includes Chemicals: to control Chlorine levels, Ph levels, cyanuric acid levels and quarterly applications of Enzymes.**

Billing will be on a monthly basis with invoice initiated by K&K White LLC

**Terms: 12 Month agreement beginning on \_\_\_\_\_**

- K&K White LLC will service the pools on this property three times per week during the months April Through September and 2 times per week for months October through March.
- Services will include:
  2. Test pool water for Chlorine, PH, total alkalinity, calcium hardness, and Cyanuric Acid each visit.
  3. Log results of Pool water test.
  4. Add any needed chemicals and Log amount added.
  5. **Chemicals: Chlorine Muriatic Acid, Cyneric Acid, are included at each visit.**
  6. **(Black algae treatment should it be needed would be additional due to the cost of the algaecide needed to kill it.)**
  7. Ensure PH feed system and chlorine feed systems are filled.
  8. Brush walls of pool.
  9. Skim pool water surface.
  10. Remove debris from pool skimmer system.
  11. Vacuum Pool as needed.
  12. Ensure that pool equipment is recirculating properly.
  13. Inspect pool surfaces for algae growth and treat if needed.

**A pool inspection by and experienced pool professional will be conducted once a month during the pool open season to ensure that all equipment is functioning as it should and is in place. Any abnormalities found will be reported to manager on duty. This is an inspection and report only, property manager will make decision on resolutions.**

The Cartridge Filters will be inspected as part of each monthly inspection. The Filters will be cleaned as needed based on pool flow, pressure on filters and inspections.

Authorized Property Representative:

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Authorize K&K White LLC Representative:

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Please see page 3 Terms and conditions

# Terms and Conditions

The following terms and conditions govern the services provided by the Pinch A Penny location ("Pinch A Penny") and the owner/operator/possessor of the swimming pool and/or spa as specified on page 1 of this Agreement ("Customer").

1. Owners/operators/possessors of commercial and residential swimming pools and/or spas have a primary and non-delegable duty to ensure that their swimming pool and/or spa is in compliance with applicable local, state, and federal laws and regulations. At no time shall Pinch A Penny be responsible as an owner, operator or possessor of such swimming pool and/or spa.
2. Customer acknowledges and agrees that Pinch A Penny does not guarantee or warranty that the Customer's swimming pool and/or spa is safe or is non-defective. Pinch A Penny does not guarantee that chemical levels will remain adequate between scheduled maintenance visits or that all aspects of the swimming pool and/or spa will remain clean between visits. In the event black algae develops, it is not covered under any recurring service plan, and treatment will require a separate estimate. Pinch A Penny does not guarantee that services will be performed on a specific day of the week.
3. Pinch A Penny is not responsible for cleaning the deck area, toys/games inflatables left in or around the pool, deterioration of the swimming pool and/or spa finish, formation of stains, or the safety of pets. Customer further acknowledges it is responsible for the proper maintenance of all doors, gates and mechanisms that are self-closing/self-latching.
4. Customer acknowledges and agrees that any leaks or loss of water through evaporation are Customer's responsibility and that a leak or water loss can lead to higher water bills, increased chemical consumption and can cause damage to any adjacent home or building depending on where the leak is located. It is Customer's responsibility to monitor the water level, add water when needed, and make appropriate repairs if a leak develops. Pinch A Penny reserves the right to increase the monthly rate upon 7 days advance notice if a leak is not repaired due to the increase demand for chemicals caused by a water leak.
5. Components of the swimming pool and/or spa, due to normal wear and tear, can sometimes break during regular maintenance or repair due to an adjacent component. Replacement of these components is Customer's responsibility. Components can include but are not limited to the pump, motor, filter, automatic chlorinator, automatic sanitation system, heater, valves, piping, safety vacuum release systems, time clocks, pressure gauges, automatic control systems, in floor cleaning systems, automatic pool cleaners, skimmer/pump baskets, fountains, valves, and handles.
6. Customer agrees for itself and on behalf of any of Customer's dependents, directors, officers, representatives, agents, employees, or guests, that under no circumstances shall Pinch A Penny, Inc., its parent, affiliates, or any of their directors, officers, employees, agents, and representatives (collectively, "PAP, Inc."), or Pinch A Penny, its agents or employees, be liable to Customer, or Customer's dependents, directors, officers, representatives, agents, employees, or guests for any lost profits, revenues, or indirect, special, punitive, compensatory, incidental, or consequential damages of any nature that arise out of the services provided under any theory of liability.
7. Customer acknowledges that Pinch A Penny is an independently owned and operated business operating under a franchise license with PAP Inc. Customer agrees, for itself and on behalf of any of its dependents, directors, officers, representatives, agents, employees or guests, that under no circumstances shall PAP, Inc. be liable under any theory for claims, losses, expenses, fees, or damages related to or that in any way arise out of Pinch A Penny's acts, errors, or omissions.
8. Customer agrees to indemnify, defend, and hold PAP, Inc. harmless from and against any claim, loss, liability, damage or expense that arises out of, or is in any way related to, Customer's swimming pool/spa or its related components.
9. Customer agrees to indemnify, defend, and hold Pinch A Penny, its agents and employees harmless from and against any claim, loss, liability, damage or expense that arises out of, or is in any way related to Customer's swimming pool and/or spa or its related components, unless such claim, loss, liability, damage or expense is the direct result of Pinch A Penny's gross negligence.
10. In the event of litigation, including appellate proceedings, the losing party shall reimburse the prevailing party on demand for all costs and expenses including reasonable attorney fees incurred by the prevailing party.
11. Customer warrants that all previous electrical work related to the swimming pool and/or spa has been performed by a licensed electrician. Customer also warrants that any equipment to be serviced or repaired by Pinch A Penny is compliant with any applicable local, state, or federal law.
12. These terms are governed by Florida law and constitute the entire agreement between Customer and Pinch A Penny. Any representation, promise, condition, inducement or warranty, express or implied, not included in these terms shall not be binding upon any party.

## *SIXTH ORDER OF BUSINESS*

## RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Armstrong Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_

HOUR: 6:00 p.m.

LOCATION: Plantation Oaks Amenity Center  
845 Oakleaf Plantation Parkway  
Orange Park, Florida 32065

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the Clay County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF JUNE 2025.**

ATTEST:

**ARMSTRONG COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson, Board of  
Supervisors

**Exhibit A:** Fiscal Year 2025/2026 Proposed Budget

## **Exhibit A**

Fiscal Year 2025/2026 Proposed Budget

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

***Proposed Budget***  
***FY 2026***

June 10, 2025



# Table of Contents

1-2	<u>General Fund</u>
3-7	<u>Narrative</u>
8	<u>Capital reserve Fund</u>
9-10	<u>Debt Service Fund Series 2017</u>
11-12	<u>Debt Service Fund Series 2019</u>
13	<u>Assessment Schedule</u>

**Armstrong**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 637,369	\$ 630,324	\$ 7,045	\$ 637,369	\$ 684,423
Cost Share - Tynes Blvd	15,000	5,714	1,052	6,766	2,400
Miscellaneous Income	-	60	-	60	-
Miscellaneous Income - Access Cards	-	200	-	200	-
Miscellaneous Income - Rental	-	1,300	-	1,300	-
Interest income	14,631	12,253	6,400	18,653	14,631
Carry Forward Surplus	53,382	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 720,382</b>	<b>\$ 649,850</b>	<b>\$ 14,497</b>	<b>\$ 664,348</b>	<b>\$ 701,454</b>

**EXPENDITURES:**

**Administrative:**

Supervisor Fees	\$ 12,000	\$ 6,400	\$ 4,000	\$ 10,400	\$ 12,000
FICA Taxes	918	490	306	796	918
Annual Audit	4,300	-	4,300	4,300	4,300
Trustee Fees	7,800	7,758	-	7,758	8,514
Dissemination Agent	7,420	4,947	2,473	7,420	7,791
Arbitrage	1,100	1,100	-	1,100	1,100
Engineering	6,000	2,720	3,280	6,000	6,000
Attorney Fees	20,000	4,679	15,322	20,000	20,000
Assessment Administration	5,618	5,618	-	5,618	5,899
District Management Fees	53,090	35,393	17,697	53,090	55,745
Information Technology	1,800	1,200	600	1,800	1,890
Website Administration	1,250	833	417	1,250	1,313
Telephone	400	268	132	400	400
Postage & Delivery	500	370	130	500	500
General Liability and Public Officials Insurance	7,500	7,296	-	7,296	8,208
Printing & Binding	750	274	476	750	750
Legal Advertising	2,500	376	1,624	2,000	2,000
Bank Fees and Other Charges	600	342	258	600	600
Office Supplies	250	5	245	250	250
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 133,971</b>	<b>\$ 80,243</b>	<b>\$ 51,259</b>	<b>\$ 131,503</b>	<b>\$ 138,352</b>

**Armstrong**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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***Operations & Maintenance***

**Community Operations**

Security	\$ 51,364	\$ 16,946	\$ 12,250	\$ 29,196	\$ 51,364
Electric	1,450	837	613	1,450	1,450
Water & Sewer	34,270	22,932	14,000	36,932	38,000
Landscape Maintenance	138,406	77,437	41,735	119,172	108,000
Landscape Contingency	7,000	4,975	2,025	7,000	5,000
Lake Maintenance	13,988	7,960	3,980	11,940	13,988
Lake Contingency	2,140	2,140	-	2,140	2,140
Irrigation Repairs	8,000	1,156	4,844	6,000	5,000
Repairs and Maintenance	7,000	3,436	3,564	7,000	7,000
Doggie Pot Stations	1,500	80	-	80	-

<b>Total Community Operations</b>	<b>\$ 265,118</b>	<b>\$ 137,899</b>	<b>\$ 83,012</b>	<b>\$ 220,910</b>	<b>\$ 231,942</b>
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**Amenity Center**

Property/Amenity Manager	\$ 79,875	\$ 53,250	\$ 26,625	\$ 79,875	\$ 84,668
Preventative Maintenance	17,500	8,352	9,148	17,500	17,500
Facility Attendant	7,632	1,256	6,376	7,632	7,632
Property Insurance	32,690	29,737	-	29,737	32,690
Phone/Internet/Cable	2,750	1,888	944	2,832	2,900
Electric	18,900	7,447	6,553	14,000	14,000
Water & Sewer	10,000	6,802	3,198	10,000	11,500
Gas	1,575	959	616	1,575	1,575
Reuse Service	6,646	4,099	2,547	6,646	6,646
Access Cards	5,000	-	2,500	2,500	4,000
Janitorial Services	13,797	9,198	4,599	13,797	14,625
Janitorial Supplies	4,000	821	1,679	2,500	3,000
Pool Maintenance	23,992	13,613	9,621	23,233	23,992
Pool Permit	300	-	300	300	300
Repairs & Maintenance	20,000	11,327	5,673	17,000	17,000
Office Supplies	500	129	371	500	500
Pest Control	800	322	230	552	800
Special Events	3,000	2,186	814	3,000	3,000
Fitness Center Repairs/Supplies	3,000	971	2,028	3,000	3,000

<b>Total Amenity Center</b>	<b>\$ 251,957</b>	<b>\$ 152,357</b>	<b>\$ 83,822</b>	<b>\$ 236,179</b>	<b>\$ 249,328</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$ 651,046</b>	<b>\$ 370,499</b>	<b>\$ 218,093</b>	<b>\$ 588,592</b>	<b>\$ 619,621</b>
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**Other Sources/(Uses)**

Capital Reserve Transfer	\$ (69,336)	\$ -	(69,336)	(69,336)	\$ (81,833)
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ (69,336)</b>	<b>\$ -</b>	<b>\$ (69,336)</b>	<b>\$ (69,336)</b>	<b>\$ (81,833)</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 279,351</b>	<b>\$ (272,932)</b>	<b>\$ 6,420</b>	<b>\$ -</b>
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**Armstrong**  
**Community Development District**  
**Budget Narrative**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Cost Share - Tynes Blvd**

The District will enter into an Agreement with East/West Partners and future landowners to cover the proportionate share of irrigation services of Tynes Blvd.

**Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Annual Audit**

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

**Trustee Fees**

The District issued Series 2017A/B Special Assessment Revenue Bonds and Series 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at US Bank. The amount of the trustee fees is based on the agreements between the Bank and the District.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Arbitrage**

The District is required to have an annual arbitrage rebate calculation on the District's Series 2017A/B Special Assessment Revenue Bonds and the Series 2019A Special Assessment Revenue Bonds. The District has contracted with LLC Tax Solutions, Inc. for this service.

**Engineering Fees**

The District's engineer, Dominion Engineering Group, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

**Attorney**

The District's legal counsel, Kutak Rock, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Assessment Roll Administration**

GMS NF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**District Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-NF, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

# Armstrong

## Community Development District

### Budget Narrative

#### Expenditures - Administrative (continued)

##### Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – NF, LLC.

##### Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-NF, LLC and updated monthly.

##### Telephone

New internet and Wi-Fi service for Office.

##### Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

##### Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

##### Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

##### Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

##### Bank Fees and Other Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

##### Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

##### Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

#### Expenditures - Operations

##### Security

The District has entered into an agreement with Security Development Group, LLC dba S3 Security for private onsite patrols. Services will include minimum 3 days of patrols of dedicated officers and additional days as requested by District and holiday rates for specific holidays outlined in the agreement. District will also pay an annual fee to FUSUS.

Description	Monthly	Annually
Security Services		
Dedicated Officer		
October 2024 - May 2025		
\$29.95 per hour x 6 hours per day x 3 days per week	\$2,156	\$18,869
June 2025 - September 2025		
\$29.95 per hour x 6 hours per day x 4 days per week	\$2,875	\$12,220
Additional Hours/Holidays		\$18,776
Contingency		\$1,500
		<b>\$51,364</b>

##### Electric

The District will open electric accounts to serve the common areas. The District currently has 3 accounts with Clay Electric Cooperative Inc.

Account #	Description	Monthly	Annually
9054872	3599 Royal Pines Drive Irrigation	\$45	\$540
9082351	705 Tynes Boulevard Irrigation	\$35	\$420
9143346	3814 Royal Pines	\$35	\$420
	Contingency		\$70
	<b>Total</b>		<b>\$1,450</b>

# Armstrong

## Community Development District

### Budget Narrative

#### Expenditures – Operations (continued)

##### Water & Sewer

Represents costs for water services for areas within the District. The District currently has eleven accounts with Clay County Utility Authority.

Account #	Description	Monthly	Annually
A00030732	3518 Royal Pines Drive Reclaimed Irrigation	\$464	\$5,568
A00030937	3682 Royal Pines Drive Reclaimed Irrigation	\$935	\$11,220
A00032752	3645 Royal Pines Drive Reclaimed Irrigation	\$240	\$2,880
A00033750	875 Tynes Boulevard Reclaimed Irrigation	\$280	\$3,360
A00033751	705 Tynes Boulevard Reclaimed Irrigation	\$415	\$4,980
A00037105	3976 Heatherbrook Pl. Reclaimed Irrigation	\$107	\$1,284
A00037106	4121 Heatherbrook Pl. Reclaimed Irrigation	\$95	\$1,140
A00037677	3846 Sunberry Lane Reclaimed Irrigation	\$115	\$1,380
A00040217	4173 Heatherbrook Place	\$93	\$1,116
A00040871	1980 Amerly Drive	\$195	\$2,340
A00040873	544 Tynes Boulevard	\$75	\$900
	Contingency		\$1,832
<b>Total</b>			<b>\$38,000</b>

##### Landscape Maintenance

The District has contracted with Verdego to furnish all supervision, labor, materials, equipment, and transportation required to maintain the landscape and irrigation system for the common area, Tynes area, Phase 1 pond banks, Phase 2 & 3 pond banks, pocket/common area, right-of-way and Amenity Center area of the District.

Description	Monthly	Annually
Landscape Maintenance	\$9,000	\$108,000
		<b>\$108,000</b>

##### Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

##### Lake Maintenance

The District has entered into an agreement with The Lake Doctors for the maintenance of five (5) ponds. Service will include 12 treatments/inspections.

Description	Monthly	Annually
Lake Bank Maintenance - 5 Ponds	\$995	\$11,940
Cost Share Agreement w/South Village CDD		\$1,448
Fountain Maintenance - Qtrly. \$150		\$600
		<b>\$13,988</b>

##### Lake Contingency

Represents estimated costs for grass carp stocking in lakes.

##### Irrigation Repairs

Represents estimated costs for any repairs and maintenance to irrigation system.

##### Repairs & Maintenance

Miscellaneous repairs and needed maintenance of the District common areas.

# Armstrong

## Community Development District

### Budget Narrative

#### Expenditures – Amenity Center

##### Property/Amenity Manager

Represents costs to contract onsite, full-time manager for the Amenity Center that will oversee maintenance contracts related to the Amenity Center, schedule and approve maintenance services, oversee facility attendant, administer access cards as well as monitor facility usage and enforce District policies. The District has contracted with Governmental Management Services for this service.

##### Preventative Maintenance

Represents costs to contract onsite part-time maintenance technician that will provide scheduled services as directed by the Property/Amenity Manager. The District has contracted with Governmental Management Services for this service.

##### Facility Attendant

Represents costs to contract onsite, part-time facility attendant for the Amenity Center that will monitor facility usage, enforce District policies and any other tasks assigned by the Property/Amenity Manager. The District has contracted with Governmental Management Services for this service.

##### Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

##### Phone/Internet/Cable

Represents telephone, internet and cable services to the clubhouse. District currently has one account with AT&T for telephone and internet services.

Account #	Description	Monthly	Annually
300208593	Internet/Telephone #904-203-7112	\$236	\$2,833
	Contingency		\$67
	<b>Total</b>		<b>\$2,900</b>

##### Electric

Represents electric service the clubhouse. The District has one account with Clay Electric Cooperative Inc.

Account #	Description	Monthly	Annually
9082120	3645 Royal Pines Drive Amenity Center	\$1,060	\$12,720
	Contingency		\$380
	<b>Total</b>		<b>\$13,100</b>

##### Water/Irrigation

Represents water service to the clubhouse and pool. The District has two accounts with Clay County Utility Authority.

Account #	Description	Monthly	Annually
574046	3645 Royal Pines Drive Pool	\$480	\$5,760
574047	3645 Royal Pines Drive Clubhouse	\$350	\$4,200
	Contingency		\$1,540
	<b>Total</b>		<b>\$11,500</b>

##### Gas

The District has contracted with Gas South f/k/a TECO Peoples Gas for gas service to the clubhouse.

Account #	Description	Monthly	Annually
221007627575	3645 Royal Pines Drive Amenity Center	\$125	\$1,500
	Contingency		\$75
	<b>Total</b>		<b>\$1,575</b>

##### Reuse Service

The District has contracted with Waste Management for monthly dumpster rental and removal.

Account #	Description	Monthly	Annually
2-52706-92375	1090 Oakleaf Plantation Parkway	\$443	\$5,317
	Contingency		\$1,329
	<b>Total</b>		<b>\$6,646</b>

##### Access Cards

Represents the estimated cost for access cards to the District's Amenity Center.

**Armstrong**  
**Community Development District**  
**Budget Narrative**

**Expenditures – Amenity Center (continued)**

**Janitorial Services**

The District has contracted with Governmental Management Services for janitorial services for the Amenity Center.

Description	Monthly	Annually
Janitorial Services	\$1,219	\$14,625
		<b>\$14,625</b>

**Janitorial Supplies**

Represents estimated costs for cleaning supplies for the janitorial staff.

**Pool Maintenance**

The District has entered into an agreement with Pool Troopers for the monthly service of the pool. Services include three (3) weekly visits to complete cleaning of pool, brushing of tile, walls, floor, skim and deep netting vacuum when needed. Will check all equipment and water levels.

Description	Monthly	Annually
Pool Maintenance	\$1,650	\$19,800
VakPak 1 Yr Extended Warranty & Pre-Maint		\$1,400
Contingency - Repairs		\$2,792
		<b>\$23,992</b>

**Pool Permit**

Represents annual pool permit fees paid to Florida Department of Health in Clay County. This is the only expense under this line for the District.

**Repairs & Maintenance**

Cost of routine repairs and replacements of the District's common areas and Amenity Center.

**Office Supplies**

Represents estimated cost of supplies for the Amenity Center.

**Pest Control**

The District has entered into an agreement with Arrow Exterminators Company d/b/a Nader's Pest Raiders. for pest control services for the Amenity Center. Service will be performed once a month.

Description	Monthly	Annually
Pest Control Services	\$50	\$600
Contingency		\$200
		<b>\$800</b>

**Special Events**

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

**Fitness Center Repairs/Supplies**

Represents any expense for Fitness center repairs for equipment and supplies.

**Transfer Out – Capital Reserve**

Represents amount per the Reserve Study to transfer to the Capital Reserve Fund.

**Armstrong**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b>REVENUES:</b>					
Interest Income	\$ 1,200	\$ 1,273	\$ 560	\$ 1,833	\$ 1,200
Carry Forward Balance	44,347	44,380	-	44,380	96,597
<b>TOTAL REVENUES</b>	<b>\$ 45,547</b>	<b>\$ 45,653</b>	<b>\$ 560</b>	<b>\$ 46,213</b>	<b>\$ 97,797</b>
<b>EXPENDITURES:</b>					
Capital Outlay	\$ 25,000	\$ -	\$ 15,000	\$ 15,000	\$ 18,000
Repair and Maintenance	-	3,450	-	3,450	-
Contingency	600	338	164	502	600
<b>TOTAL EXPENDITURES</b>	<b>\$ 25,600</b>	<b>\$ 3,788</b>	<b>\$ 15,164</b>	<b>\$ 18,952</b>	<b>\$ 18,600</b>
<b>Other Sources/(Uses)</b>					
Capital Reserve Transfer	\$ 69,336	\$ -	\$ 69,336	\$ 69,336	\$ 81,833
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ 69,336</b>	<b>\$ -</b>	<b>\$ 69,336</b>	<b>\$ 69,336</b>	<b>\$ 81,833</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 89,283</b>	<b>\$ 41,865</b>	<b>\$ 54,732</b>	<b>\$ 96,597</b>	<b>\$ 161,030</b>

FY2026 Expenses	
Description	Amount
	\$ - TBD
<b>Total</b>	<b>\$ -</b>

# Armstrong

## Community Development District

### Proposed Budget

#### Debt Service Series 2017A/B Special Assessment Revenue Bonds

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 265,819	\$ 262,880	\$ 2,932	\$ 265,811	\$ 265,811
Interest Earnings	20,700	15,562	7,000	22,562	20,700
Carry Forward Surplus <sup>(1)</sup>	212,902	213,189	-	213,189	238,281
<b>TOTAL REVENUES</b>	<b>\$ 499,421</b>	<b>\$ 491,631</b>	<b>\$ 9,932</b>	<b>\$ 501,562</b>	<b>\$ 524,792</b>
<b>EXPENDITURES:</b>					
<b>Series 2017A/B</b>					
Interest - 11/01	\$ 92,541	\$ -	\$ 92,541	\$ 92,541	\$ 90,741
Principal - 11/01	80,000	-	80,000	80,000	80,000
Interest - 05/01	90,741	-	90,741	90,741	88,941
<b>TOTAL EXPENDITURES</b>	<b>\$ 263,281</b>	<b>\$ -</b>	<b>\$ 263,281</b>	<b>\$ 263,281</b>	<b>\$ 259,681</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 236,140</b>	<b>\$ 491,631</b>	<b>\$ (253,350)</b>	<b>\$ 238,281</b>	<b>\$ 265,111</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$ 88,941
Principal Due 11/1/26	85,000
	<u>\$ 173,941</u>

**Armstrong**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2017 A/B Special Assessment Revenue Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	3,600,000	4.500%	80,000	90,741	170,740.63
05/01/26	3,520,000	4.500%	-	88,941	
11/01/26	3,520,000	4.500%	85,000	88,941	262,881.25
05/01/27	3,435,000	4.500%	-	87,028	
11/01/27	3,435,000	4.500%	90,000	87,028	264,056.25
05/01/28	3,345,000	4.500%	-	85,003	
11/01/28	3,345,000	4.500%	95,000	85,003	265,006.25
05/01/29	3,250,000	5.000%	-	82,866	
11/01/29	3,250,000	5.000%	100,000	82,866	265,731.25
05/01/30	3,150,000	5.000%	-	80,366	
11/01/30	3,150,000	5.000%	100,000	80,366	260,731.25
05/01/31	3,050,000	5.000%	-	77,866	
11/01/31	3,050,000	5.000%	105,000	77,866	260,731.25
05/01/32	2,945,000	5.000%	-	75,241	
11/01/32	2,945,000	5.000%	115,000	75,241	265,481.25
05/01/33	2,830,000	5.000%	-	72,366	
11/01/33	2,830,000	5.000%	120,000	72,366	264,731.25
05/01/34	2,710,000	5.000%	-	69,366	
11/01/34	2,710,000	5.000%	125,000	69,366	263,731.25
05/01/35	2,585,000	5.125%	-	66,241	
11/01/35	2,585,000	5.125%	130,000	66,241	262,481.25
05/01/36	2,455,000	5.125%	-	62,909	
11/01/36	2,455,000	5.125%	140,000	62,909	265,818.75
05/01/37	2,315,000	5.125%	-	59,322	
11/01/37	2,315,000	5.125%	145,000	59,322	263,643.75
05/01/38	2,170,000	5.125%	-	55,606	
11/01/38	2,170,000	5.125%	150,000	55,606	261,212.50
05/01/39	2,020,000	5.125%	-	51,763	
11/01/39	2,020,000	5.125%	160,000	51,763	263,525.00
05/01/40	1,860,000	5.125%	-	47,663	
11/01/40	1,860,000	5.125%	170,000	47,663	265,325.00
05/01/41	1,690,000	5.125%	-	43,306	
11/01/41	1,690,000	5.125%	175,000	43,306	261,612.50
05/01/42	1,515,000	5.125%	-	38,822	
11/01/42	1,515,000	5.125%	185,000	38,822	262,643.75
05/01/43	1,330,000	5.125%	-	34,081	
11/01/43	1,330,000	5.125%	195,000	34,081	263,162.50
05/01/44	1,135,000	5.125%	-	29,084	
11/01/44	1,135,000	5.125%	205,000	29,084	263,168.75
05/01/45	930,000	5.125%	-	23,831	
11/01/45	930,000	5.125%	215,000	23,831	262,662.50
05/01/46	715,000	5.125%	-	18,322	
11/01/46	715,000	5.125%	225,000	18,322	261,643.75
05/01/47	490,000	5.125%	-	12,556	
11/01/47	490,000	5.125%	240,000	12,556	265,112.50
05/01/48	250,000	5.125%	-	6,406	
11/01/48	250,000	5.125%	250,000	6,406	262,812.50
<b>Total</b>			<b>\$ 3,600,000</b>	<b>\$ 2,628,647</b>	<b>\$ 6,228,647</b>

**Armstrong**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Series 2019A Special Assessment Revenue Bonds**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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**REVENUES:**

Special Assessments-On Roll	\$ 410,800	\$ 405,067	\$ 5,733	\$ 410,800	\$ 409,584
Interest Earnings	22,000	16,486	6,800	23,286	20,700
Carry Forward Surplus <sup>(1)</sup>	318,549	-	319,927	319,927	336,040

<b>TOTAL REVENUES</b>	<b>\$ 751,349</b>	<b>\$ 421,553</b>	<b>\$ 332,460</b>	<b>\$ 754,012</b>	<b>\$ 766,325</b>
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**EXPENDITURES:**

**Series 2019A**

Interest - 11/01	\$ 130,191	\$ 130,191	\$ -	\$ 130,191	\$ 127,638
Principal - 11/01	145,000	145,000	-	145,000	150,000
Special Call - 11/01	-	5,000	-	5,000	-
Interest - 2/01	-	44	-	44	-
Special Call - 2/01	-	5,000	-	5,000	-
Interest - 05/01	127,925	127,738	-	127,738	125,013
Special Call - 5/01	-	5,000	-	5,000	-

<b>TOTAL EXPENDITURES</b>	<b>\$ 403,116</b>	<b>\$ 417,972</b>	<b>\$ -</b>	<b>\$ 417,972</b>	<b>\$ 402,650</b>
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**Other Sources/(Uses)**

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 348,233</b>	<b>\$ 3,581</b>	<b>\$ 332,460</b>	<b>\$ 336,040</b>	<b>\$ 363,675</b>
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<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$ 125,013
Principal Due 11/1/26	155,000
	<u>\$ 280,013</u>

**Armstrong**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2017 A/B Special Assessment Revenue Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	6,520,000	3.500%	150,000	127,638	277,637.50
05/01/26	6,370,000	3.500%	-	125,013	
11/01/26	6,370,000	3.500%	155,000	125,013	405,025.00
05/01/27	6,215,000	3.500%	-	122,300	
11/01/27	6,215,000	3.500%	160,000	122,300	404,600.00
05/01/28	6,055,000	3.500%	-	119,500	
11/01/28	6,055,000	3.500%	165,000	119,500	404,000.00
05/01/29	5,890,000	3.500%	-	116,613	
11/01/29	5,890,000	3.500%	175,000	116,613	408,225.00
05/01/30	5,715,000	3.500%	-	113,550	
11/01/30	5,715,000	3.500%	180,000	113,550	407,100.00
05/01/31	5,535,000	4.000%	-	110,400	
11/01/31	5,535,000	4.000%	185,000	110,400	405,800.00
05/01/32	5,350,000	4.000%	-	106,700	
11/01/32	5,350,000	4.000%	195,000	106,700	408,400.00
05/01/33	5,155,000	4.000%	-	102,800	
11/01/33	5,155,000	4.000%	200,000	102,800	405,600.00
05/01/34	4,955,000	4.000%	-	98,800	
11/01/34	4,955,000	4.000%	210,000	98,800	407,600.00
05/01/35	4,745,000	4.000%	-	94,600	
11/01/35	4,745,000	4.000%	215,000	94,600	404,200.00
05/01/36	4,530,000	4.000%	-	90,300	
11/01/36	4,530,000	4.000%	225,000	90,300	405,600.00
05/01/37	4,305,000	4.000%	-	85,800	
11/01/37	4,305,000	4.000%	235,000	85,800	406,600.00
05/01/38	4,070,000	4.000%	-	81,100	
11/01/38	4,070,000	4.000%	245,000	81,100	407,200.00
05/01/39	3,825,000	4.000%	-	76,200	
11/01/39	3,825,000	4.000%	255,000	76,200	407,400.00
05/01/40	3,570,000	4.000%	-	71,100	
11/01/40	3,570,000	4.000%	265,000	71,100	407,200.00
05/01/41	3,305,000	4.000%	-	65,800	
11/01/41	3,305,000	4.000%	275,000	65,800	406,600.00
05/01/42	3,030,000	4.000%	-	60,300	
11/01/42	3,030,000	4.000%	285,000	60,300	405,600.00
05/01/43	2,745,000	4.000%	-	54,600	
11/01/43	2,745,000	4.000%	295,000	54,600	404,200.00
05/01/44	2,450,000	4.000%	-	48,700	
11/01/44	2,450,000	4.000%	310,000	48,700	407,400.00
05/01/45	2,140,000	4.000%	-	42,500	
11/01/45	2,140,000	4.000%	320,000	42,500	405,000.00
05/01/46	1,820,000	4.000%	-	36,100	
11/01/46	1,820,000	4.000%	335,000	36,100	407,200.00
05/01/47	1,485,000	4.000%	-	29,400	
11/01/47	1,485,000	4.000%	345,000	29,400	403,800.00
05/01/48	1,140,000	4.000%	-	22,500	
11/01/48	1,140,000	4.000%	360,000	22,500	405,000.00
05/01/49	780,000	4.000%	-	15,300	
11/01/49	780,000	4.000%	375,000	15,300	405,600.00
05/01/50	405,000	4.000%	-	7,800	
11/01/50	405,000	4.000%	390,000	7,800	405,600.00
<b>Total</b>			<b>\$ 6,505,000</b>	<b>\$ 3,923,188</b>	<b>\$ 10,428,188</b>

**Armstrong**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds 2017 Units	Bonds 2019 Units	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit				
				FY 2026	FY2025	Increase/ (decrease)	FY 2026		FY2025		Increase/ (decrease)	FY 2026		FY2025		Increase/ (decrease)
							Series 2017	Series 2019	Series 2017	Series 2019		Series 2017	Series 2019	Series 2017	Series 2019	
43'	136	51	84	<b>\$1,507.47</b>	\$1,403.80	<b>\$103.67</b>	<b>\$1,122.85</b>	<b>\$1,352.85</b>	\$1,122.85	\$1,352.85	<b>\$0.00</b>	<b>\$2,630.32</b>	<b>\$2,860.32</b>	\$2,526.65	\$2,756.65	<b>\$103.67</b>
53'	220	73	147	<b>\$1,507.47</b>	\$1,403.80	<b>\$103.67</b>	<b>\$1,386.23</b>	<b>\$1,585.06</b>	\$1,386.23	\$1,585.06	<b>\$0.00</b>	<b>\$2,893.70</b>	<b>\$3,092.53</b>	\$2,790.03	\$2,988.86	<b>\$103.67</b>
63'	127	76	51	<b>\$1,507.47</b>	\$1,403.80	<b>\$103.67</b>	<b>\$1,635.76</b>	<b>\$1,746.76</b>	\$1,635.76	\$1,746.76	<b>\$0.00</b>	<b>\$3,143.23</b>	<b>\$3,254.23</b>	\$3,039.56	\$3,150.56	<b>\$103.67</b>
Total	483	200	282													

## *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: June 12th 2025**

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

**Community:**

**Amenity Usage**

- *Total Facilities Usage – fobs Scanned 3256 in May*

*Card counts:*

New Owners	0
Replacements	3

**Room Rentals**

*rentals in the month of April- 2*

**Special Events**

**Operations:**

- I contacted Naders about the quote and verified that the bond has a No cap on repairs.
- I Contacted Pinch a Penny and the quote for service was updated. New quote received
- The pool auto-filling feature needed to be replaced. Completed
- Weekend attendant has started for the summer.
- Contacted the resident whose irrigation is on CDD property and informed them Verde Go has offered to move it at no cost.
- Patio Rental Calander has been added to the bulletin board.
- Finished hanging the exterior lighting.

**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 May. submitted and filed at Operations office.*

**For questions, comments, or clarification, please contact:**

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

## *NINTH ORDER OF BUSINESS*

*A.*

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

***Unaudited Financial Reporting***  
***May 31, 2025***

June 10, 2025



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2017A</u>
6	<u>Debt Service Fund Series 2019A</u>
7	<u>Capital Project Fund</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

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

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 76,562	\$ 4,255	\$ -	\$ -	\$ 80,817
Due from Other Funds	263	-	-	-	263
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	-	-	-
<b>Investments:</b>					
US Bank Custody Account	283,848	-	-	-	283,848
State Board of Administration	200,614	37,610			238,224
<b>Series 2017A/B</b>					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	227,257	-	227,257
Reserve-B	-	-	15,889	-	15,889
Revenue-B	-	-	985	-	985
Prepayment-B	-	-	107	-	107
<b>Series 2019</b>					
Reserve			204,500		204,500
Revenue	-	-	323,507	-	323,507
Prepayment	-	-	-	-	-
Construction	-	-	-	4,199	4,199
Prepaid Expenses	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 561,287</b>	<b>\$ 41,865</b>	<b>\$ 1,038,065</b>	<b>\$ 4,199</b>	<b>\$ 1,645,416</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 4,214	\$ -	\$ -	\$ -	\$ 4,214
Accrued Expenses	4,057	-	-	-	4,057
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 8,271</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,271</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,038,065	\$ -	\$ 1,038,065
Capital Project	-	-	-	4,199	4,199
Assigned for:					
Capital Reserve Fund	-	41,865	-	-	41,865
Unassigned	553,016	-	-	-	553,016
<b>Total Fund Balances</b>	<b>\$ 553,016</b>	<b>\$ 41,865</b>	<b>\$ 1,038,065</b>	<b>\$ 4,199</b>	<b>\$ 1,637,145</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 561,287</b>	<b>\$ 41,865</b>	<b>\$ 1,038,065</b>	<b>\$ 4,199</b>	<b>\$ 1,645,416</b>

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 637,369	\$ 637,369	\$ 630,324	\$ (7,045)
Cash Share - Tynes Blvd	15,000	10,000	5,714	(4,286)
Miscellaneous Income	-	-	60	60
Miscellaneous Income-Access Cards	-	-	200	200
Miscellaneous Income-Rental	-	-	1,300	1,300
Interest	14,631	9,754	12,253	2,499
<b>Total Revenues</b>	<b>\$ 667,000</b>	<b>\$ 657,123</b>	<b>\$ 649,850</b>	<b>\$ (7,273)</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 6,400	\$ 1,600
FICA Expense	918	612	490	122
Annual Audit	4,300	-	-	-
Trustee Fees	7,800	7,800	7,758	42
Dissemination Agent	7,420	4,947	4,947	0
Arbitrage	1,100	1,100	1,100	-
Engineering	6,000	4,000	2,720	1,280
Attorney	20,000	13,333	4,679	8,655
Assessment Administration	5,618	5,618	5,618	-
Management Fees	53,090	35,393	35,393	-
Information Technology	1,800	1,200	1,200	-
Website Maintenance	1,250	833	833	-
Telephone	400	267	268	(1)
Postage and Delivery	500	370	370	-
General Liability and Public Officials Insurance	7,500	7,500	7,296	204
Printing & Binding	750	500	274	226
Legal Advertising	2,500	1,667	376	1,291
Bank Fees and Other Charges	600	400	342	58
Office Supplies	250	167	5	162
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 133,971</b>	<b>\$ 93,882</b>	<b>\$ 80,243</b>	<b>\$ 13,638</b>

**Operations & Maintenance**

Security	\$ 51,364	\$ 34,243	\$ 16,946	\$ 17,297
Electric	1,450	967	837	130
Water & Sewer	34,270	22,847	22,932	(85)
Landscape Maintenance	138,406	92,271	77,437	14,834
Landscape Contingency	7,000	4,975	4,975	-
Lake Maintenance	13,988	9,325	7,960	1,365
Lake Contingency	2,140	2,140	2,140	-
Irrigation Repairs	8,000	1,156	1,156	-
Repairs and Maintenance	7,000	4,667	3,436	1,231
Doggie Pot Stations	1,500	1,000	80	920
<b>Total Operations &amp; Maintenance</b>	<b>\$ 265,118</b>	<b>\$ 173,590</b>	<b>\$ 137,899</b>	<b>\$ 35,691</b>

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b><i>Amenity Center</i></b>				
Property/Amenity Manager	\$ 79,875	\$ 53,250	\$ 53,250	\$ -
Preventative Maintenance	17,500	11,667	8,352	3,314
Facility Attendant	7,632	5,088	1,256	3,832
Property Insurance	32,690	32,690	29,737	2,953
Phone/Internet/Cable	2,750	1,833	1,888	(55)
Electric	18,900	12,600	7,447	5,153
Water & Sewer	10,000	6,667	6,802	(135)
Gas	1,575	1,050	959	91
Reuse Service	6,646	4,431	4,099	332
Access Cards	5,000	-	-	-
Janitorial Services	13,797	9,198	9,198	-
Janitorial Supplies	4,000	2,667	821	1,845
Pool Maintenance	23,992	15,995	13,613	2,382
Pool Permits	300	-	-	-
Repairs and Maintenance	20,000	13,333	11,327	2,006
Office Supplies	500	333	129	205
Pest Control	800	533	322	211
Special Events	3,000	2,000	2,186	(186)
Fitness Center Repairs/Supplies	3,000	2,000	971	1,029
<b>Total Amenity Center</b>	<b>\$ 251,957</b>	<b>\$ 175,335</b>	<b>\$ 152,357</b>	<b>\$ 22,978</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>\$ 442,806</b>	<b>\$ 370,499</b>	<b>\$ 72,307</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (53,382)</b>		<b>\$ 279,351</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 53,382</b>		<b>\$ 273,665</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 553,016</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 69,336	\$ -	\$ -	\$ -
Interest	1,200	800	1,273	473
<b>Total Revenues</b>	<b>\$ 70,536</b>	<b>\$ 800</b>	<b>\$ 1,273</b>	<b>\$ 473</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ 16,667	\$ -	\$ 16,667
Repair and Maintenance	-	-	3,450	(3,450)
Contingency	600	400	338	62
<b>Total Expenditures</b>	<b>\$ 25,600</b>	<b>\$ 17,067</b>	<b>\$ 3,788</b>	<b>\$ 13,279</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 44,936</b>		<b>\$ (2,515)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 44,936</b>		<b>\$ (2,515)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 44,347</b>		<b>\$ 44,380</b>	
<b>Fund Balance - Ending</b>	<b>\$ 89,283</b>		<b>\$ 41,865</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 265,819	\$ 265,819	\$ 262,880	\$ (2,939)
Interest Income	20,700	13,800	15,562	1,762
<b>Total Revenues</b>	<b>\$ 286,519</b>	<b>\$ 279,619</b>	<b>\$ 278,441</b>	<b>\$ (1,178)</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	90,741	90,741	-
<b>Total Expenditures</b>	<b>\$ 263,281</b>	<b>\$ 263,281</b>	<b>\$ 263,281</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 23,238</b>		<b>\$ 15,160</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>\$ 15,160</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 212,902</b>		<b>\$ 494,897</b>	
<b>Fund Balance - Ending</b>	<b>\$ 236,140</b>		<b>\$ 510,057</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 410,800	\$ 410,800	\$ 405,067	\$ (5,733)
Interest Income	22,000	14,667	16,486	1,819
<b>Total Revenues</b>	<b>\$ 432,800</b>	<b>\$ 425,467</b>	<b>\$ 421,553</b>	<b>\$ (3,914)</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 130,191	\$ 130,191	\$ 130,191	\$ -
Principal - 11/01	145,000	145,000	145,000	-
Special Call - 11/01	-	-	5,000	(5,000)
Interest - 2/01	-	-	44	(44)
Special Call - 2/01	-	-	5,000	(5,000)
Interest - 5/01	127,925	-	127,738	(127,738)
Special Call - 5/01	-	-	5,000	(5,000)
<b>Total Expenditures</b>	<b>\$ 403,116</b>	<b>\$ 275,191</b>	<b>\$ 417,972</b>	<b>\$ (142,781)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 29,684</b>		<b>\$ 3,581</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>\$ 3,581</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 318,549</b>		<b>\$ 524,427</b>	
<b>Fund Balance - Ending</b>	<b>\$ 348,233</b>		<b>\$ 528,007</b>	

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

	Actual
	Thru 05/31/25
<b>Revenues:</b>	
Interest Income	\$ 125
<b>Total Revenues</b>	<b>\$ 125</b>
<b>Expenditures:</b>	
Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 125</b>
<b>Other Financing Sources/(Uses):</b>	
Transfer In/(Out)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 125</b>
<b>Fund Balance - Beginning</b>	<b>\$ 4,074</b>
<b>Fund Balance - Ending</b>	<b>\$ 4,199</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	\$ 4,997	\$ 1,367	\$ -	\$ -	\$ -	\$ -	630,324
Cash Share - Tynes Blvd	1,100	1,380	1,336	1,267	97	134	136	263	-	-	-	-	5,714
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	2,434	-	-	-	-	12,253
<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>\$ 3,474</b>	<b>\$ 7,306</b>	<b>\$ 4,064</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>649,850</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 1,200	\$ 800	\$ 1,000	\$ 1,000	\$ 600	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	6,400
FICA Expense	-	92	61	77	77	46	61	77	-	-	-	-	490
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,717	4,041	-	-	-	-	-	-	-	-	-	-	7,758
Dissemination Agent	618	618	618	618	618	618	618	618	-	-	-	-	4,947
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	4,424	-	-	-	-	35,393
Information Technology	150	150	150	150	150	150	150	150	-	-	-	-	1,200
Website Maintenance	104	104	104	104	104	104	104	104	-	-	-	-	833
Telephone	71	42	-	35	21	21	35	43	-	-	-	-	268
Postage and Delivery	-	140	22	25	94	60	17	12	-	-	-	-	370
General Liability and Public Officials Insurance	7,296	-	-	-	-	-	-	-	-	-	-	-	7,296
Printing & Binding	15	11	13	23	118	24	39	31	-	-	-	-	274
Legal Advertising	46	46	-	46	92	-	46	99	-	-	-	-	376
Bank Fees and Other Charges	100	-	42	100	-	-	100	-	-	-	-	-	342
Office Supplies	-	1	1	1	1	0	0	1	-	-	-	-	5
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>\$ 7,779</b>	<b>\$ 6,048</b>	<b>\$ 6,395</b>	<b>\$ 6,559</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>80,243</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	\$ 2,368	\$ -	\$ -	\$ -	\$ -	\$ -	16,946
Electric	120	125	126	-	125	125	90	125	-	-	-	-	837
Water & Sewer	5,658	3,770	2,563	2,506	1,382	1,824	1,955	3,274	-	-	-	-	22,932
Landscape Maintenance	11,534	11,534	11,534	11,534	10,434	10,434	10,434	-	-	-	-	-	77,437
Landscape Contingency	-	-	-	-	-	-	4,975	-	-	-	-	-	4,975
Lake Maintenance	995	995	995	995	995	995	995	995	-	-	-	-	7,960
Lake Contingency	2,140	-	-	-	-	-	-	-	-	-	-	-	2,140
Irrigation Repairs	-	-	531	-	-	625	-	-	-	-	-	-	1,156
Repairs and Maintenance	-	-	-	-	3,436	-	-	-	-	-	-	-	3,436
Doggie Pot Stations	-	-	-	-	-	-	80	-	-	-	-	-	80
<b>Total Operations &amp; Maintenance</b>	<b>\$ 22,690</b>	<b>\$ 19,041</b>	<b>\$ 18,179</b>	<b>\$ 17,465</b>	<b>\$ 18,615</b>	<b>\$ 16,619</b>	<b>\$ 20,897</b>	<b>\$ 4,394</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>137,899</b>
<b>Amenity Center</b>													
Property/Amenity Manager	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ -	\$ -	\$ -	\$ -	53,250
Preventative Maintenance	1,418	1,177	1,240	1,249	1,146	1,046	1,077	-	-	-	-	-	8,352
Facility Attendant	-	-	559	-	-	697	-	-	-	-	-	-	1,256
Property Insurance	29,737	-	-	-	-	-	-	-	-	-	-	-	29,737
Phone/Internet/Cable	236	236	236	236	-	472	236	236	-	-	-	-	1,888
Electric	1,124	978	1,188	-	1,249	914	1,061	934	-	-	-	-	7,447
Water & Sewer	782	714	648	1,362	1,156	759	599	783	-	-	-	-	6,802
Gas	80	83	80	210	212	87	110	99	-	-	-	-	959
Reuse Service	443	443	443	554	554	554	554	554	-	-	-	-	4,099
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	-	-	-	-	9,198
Janitorial Supplies	-	110	-	343	109	57	203	-	-	-	-	-	821
Pool Maintenance	1,650	1,650	1,650	1,733	1,733	1,733	1,733	1,733	-	-	-	-	13,613
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	200	6,092	76	1,014	1,551	-	417	1,978	-	-	-	-	11,327
Office Supplies	28	-	-	98	3	-	-	-	-	-	-	-	129
Pest Control	46	46	46	46	46	46	46	-	-	-	-	-	322
Special Events	495	330	426	(439)	-	2,241	118	(986)	-	-	-	-	2,186
Fitness Center Repairs/Supplies	250	221	-	250	-	-	250	-	-	-	-	-	971
<b>Total Amenity Center</b>	<b>\$ 44,296</b>	<b>\$ 19,885</b>	<b>\$ 14,396</b>	<b>\$ 14,460</b>	<b>\$ 15,563</b>	<b>\$ 16,412</b>	<b>\$ 14,209</b>	<b>\$ 13,136</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>152,357</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>\$ 41,956</b>	<b>\$ 39,079</b>	<b>\$ 41,500</b>	<b>\$ 24,089</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>370,499</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>\$ (36,250)</b>	<b>\$ (35,605)</b>	<b>\$ (34,194)</b>	<b>\$ (20,025)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>279,351</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	\$204,500	
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)
LESS: MAY 1, 2025 (SPECIAL CALL)		(\$5,000)

<b>Current Bonds Outstanding</b>	<b>\$6,505,000</b>
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<b>Total Bonds Outstanding</b>	<b>\$10,105,000</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	14,478.72	262,879.51	405,066.85	630,323.72	1,298,270.08
TOTAL RECEIPTS	14,478.72	262,879.51	405,066.85	630,323.72	1,298,270.08

**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
INTEREST	05/06/25	570.25	878.68	1,367.32	2,816.25
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		262,879.51	405,066.85	630,323.72	1,298,270.08

PERCENT COLLECTED TOTAL	98.90%	98.90%	98.90%	98.90%
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**Armstrong**  
**Community Development District**  
Check Run Summary

Date		Check Numbers	Amount	Amount
General Fund				
	5/6/25	1344-1349	\$764.70	
	5/13/25	1350-1353	\$15,445.73	
	5/20/25	1354-1355	\$10,683.85	
Total General Fund Checks				\$26,894.28
Total Paid Checks				\$26,894.28

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/06/25	00007	5/01/25 2025-297	202505 310-51300-48000	NOTICE OF MEETING-5/8/25	*	46.20	
				OSTEEN MEDIA GROUP			46.20 001344
5/06/25	00007	5/01/25 2025-297	202505 310-51300-48000	NOTICE OF RFP AUDIT SVCS	*	52.50	
				OSTEEN MEDIA GROUP			52.50 001345
5/06/25	00070	3/24/25 61019211	202503 330-57200-46500	MAR PEST CONTROL	*	46.00	
				NADERS PEST RAIDERS			46.00 001346
5/06/25	00070	4/25/25 61511933	202504 330-57200-46500	APR PEST CONTROL	*	46.00	
				NADERS PEST RAIDERS			46.00 001347
5/06/25	00096	4/30/25 11564	202504 330-57200-46000	POOL PART - FLOW METER	*	389.00	
				K & K WHITE LLC			389.00 001348
5/06/25	00072	5/02/25 2187752	202505 330-57200-46000	FLOW METER INSTALL	*	185.00	
				POOL TROOPERS			185.00 001349
5/13/25	00001	5/01/25 171	202505 320-53800-12200	PROPERTY MANAGER - MAY	*	6,656.25	
		5/01/25 171	202505 330-57200-46300	JANITORIAL SERVICES - MAY	*	1,149.75	
				GOVERNMENTAL MANAGEMENT SERVICES			7,806.00 001350
5/13/25	00001	5/01/25 172	202505 310-51300-34000	MAY MANAGEMENT FEES	*	4,424.17	
		5/01/25 172	202505 310-51300-49500	MAY WEBSITE ADMIN	*	104.17	
		5/01/25 172	202505 310-51300-35100	MAY INFORMATION TECH	*	150.00	
		5/01/25 172	202505 310-51300-31300	MAY DISSEMINATION SVCS	*	618.33	
		5/01/25 172	202505 310-51300-51000	OFFICE SUPPLIES	*	.54	
		5/01/25 172	202505 310-51300-42000	POSTAGE	*	12.42	
		5/01/25 172	202505 310-51300-42500	COPIES	*	30.90	
		5/01/25 172	202505 310-51300-41000	TELEPHONE	*	42.88	
				GOVERNMENTAL MANAGEMENT SERVICES			5,383.41 001351
				ARMS ARMSTRONG			
				BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/13/25	00072	5/01/25 2172190	202505 330-57200-46700	MAY POOL MAINT./CHEMICALS	*	1,732.50	
				POOL TROOPERS			1,732.50 001352
5/13/25	00099	2/17/25 CS202718	202502 330-57200-46000	LEAF RAKE W/MESH NET	*	53.01	
		2/17/25 CS202718	202502 330-57200-46000	25 ADJ HEAD CLASSIC PUMP	*	470.81	
				SCP DISTRIBUTORS LLC			523.82 001353
5/20/25	00082	4/28/25 34882	202504 330-57200-46100	APR PREVENTATIVE MAINT	*	250.00	
				FITNESS PRO			250.00 001354
5/20/25	00088	4/30/25 721678	202504 320-53800-46200	APR LANDSCAPE MAINTENANCE	*	10,433.85	
				RUPPERT LANDSCAPE LLC DBA			10,433.85 001355
TOTAL FOR BANK A						26,894.28	
TOTAL FOR REGISTER						26,894.28	

ARMS ARMSTRONG

BPEREGRINO

# CLAY TODAY

A Division of Osteen Media Group

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

## INVOICE

Invoice Number: 2025-297011  
Invoice Date: 5/1/2025  
Due Date: 5/30/2025

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

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

**Customer ID**  
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 144929	Notice of Meeting May 8, 2025	CT - Clay Today	May 1	2025		Column Inch	Black & White	4.4000	\$46.20
<b>Total:</b>									<b>\$46.20</b>

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

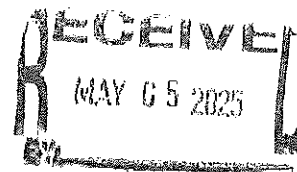
Please call the office at 904-264-3200 if you would like to pay by credit card.

Affidavit attached to this invoice.

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

**RECEIVED**

**By Tara Lee at 2:40 pm, May 05, 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 May 8, 2025

LEGAL: 141929

Was published in said newspaper in the issues:

5/1/2025

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 preceeding 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 05/01/2025

Christie Lynn Wayne



NOTARY PUBLIC, STATE OF FLORIDA

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

## Notice of Meeting Armstrong Community Development District

The regular meeting of the Board of Supervisors  
of the Armstrong Community Development Dis-  
trict will be held on Thursday, May 8, 2025, at  
3:30 p.m. at the Plantation Oaks Amenity Cen-  
ter, 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 Dis-  
trict Manager, at 475 West Town Place, Suite  
114, St. Augustine, FL 32082 (and phone (904)  
940-5850). This meeting may be continued to  
a date, time, and place to be specified on the  
record at the meeting. There may be occasions  
when one or more Supervisors will participate  
by telephone.

Any person requiring special accommoda-  
tions 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 con-  
tacting 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.

Marijose Giles  
District Manager  
Legal 144929 Published 5/1/2025 in Clay  
County's Clay Today newspaper

# CLAY TODAY

A Division of Osteen Media Group

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

## INVOICE

Invoice Number: 2025-297033  
Invoice Date: 5/1/2025  
Due Date: 5/30/2025

### BILL TO

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

Advertiser  
Armstrong CDD C/O GMS, LLC

Customer ID  
21021

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 146779	Request for Proposals for Annual Audit Services	CT - Clay Today	May 1	2025		Column Inch	Black & White	6.0000	\$52.50
Total:									\$52.50

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

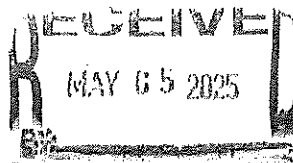
Please call the office at 904-264-3200 if you would like to pay by credit card.

Affidavit attached to this invoice.

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

**RECEIVED**

By Tara Lee at 2:57 pm, May 05, 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/ Legal Notice

In the matter of Request for Proposals for  
Annual Audit Services

LEGAL: 146779

Was published in said newspaper in the issues:

5/1/2025

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 05/01/2025

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

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

## ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Armstrong Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Orange Park, Clay County, Florida, and has an annual operating budget of approximately \$720,382.00, not including debt service payments. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than April 15, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or via e-mail at kbeach@gmsnl.com.

Proposers must provide one (1) electronic copy (PDF only) to the District Recording Secretary, Katelyn Beach, by e-mail at kbeach@gmsnl.com. Proposals must be received by 12:00 p.m. on Thursday, June 5, 2025. Please direct all questions regarding this Notice to the District Recording Secretary at kbeach@gmsnl.com or (904) 940-5850.

Marilee Giles  
District Manager  
Legal 146779 Published 5/1/2025 in Clay County's Clay Today newspaper



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

INVOICE: 61019211  
DATE: 03/24/2025  
ORDER: 61019211

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

[2634163] 904-322-3199  
Armstrong Cdd  
3645 Royal Pines Dr  
Middleburg, FL 32068

03/24/2025 10:08 AM

JFCARPENTE

Johnny Carpenter

04/25/2025

RPC-MONTHLY

Pest Control Service

\$46.00

Pest Control - Monthly Service / Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835 Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835 Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835

SUBTOTAL	\$46.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$46.00

AMOUNT DUE \$46.00

Pest Control

001.330.57200.46500

4-30-25

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

**RECEIVED**

By Tara Lee at 11:42 am, Apr 30, 2025



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

INVOICE: 61511933  
DATE: 04/25/2025  
ORDER: 61511933

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

[2634163] 904-322-3199  
Armstrong Cdd  
3645 Royal Pines Dr  
Middleburg, FL 32068

04/25/2025 10:04 AM

JFCARPENTE

Johnny Carpenter

04/25/2025

RPC-MONTHLY

Pest Control Service

\$46.00

Pest Control - Monthly Service / Pest Control in Clubhouse only 904-322-3199

SUBTOTAL	\$46.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$46.00

AMOUNT DUE \$46.00

Pest Control

001,330.57200.46500

*[Handwritten Signature]*  
4-30-25

*[Handwritten Signature]*

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

**RECEIVED**

By Tara Lee at 11:44 am, Apr 30, 2025

PINCH A PENNY #242  
9715 Crosshill Boulevard, #105  
Jacksonville, FL 32222  
(904) 619-0939  
store242@pinchapenny.com



# INVOICE

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

Invoice Date: 04/30/25  
Client Code 2127  
Invoice # 11564

Item	Description	Serial Number	Quantity	Amount
Department	250-2500gpm 6' dig. flow meter		1	\$389.00

Repairs & Maintenance  
ool. 330. 57200. 46000

*[Signature]*  
5-2-25

**RECEIVED**

By Tara Lee at 10:59 am, May 02, 2025

6 inch Flow Meter

Sub Total	\$389.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$389.00</b>

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:

Armstrong CDD  
3645 Royal Pines Dr  
Orange Park FL 32065

Invoice Date	Client Code	Amount Due
04/30/25	2127	\$389.00

Sales Tax:

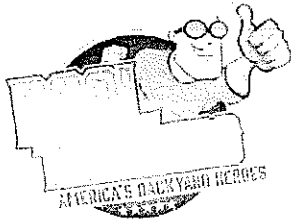
Amount Paid

Check #

Thank You! We Greatly Appreciate Your Business!!

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





PO Box 160726  
Altamonte Springs, Florida  
32716-0726  
(813) 889-9091  
FL Lic: CPC1458925  
TX Lic: TICL742  
AZ Lic: ROC 350640

CUSTOMER ID:	196869
INVOICE ID:	2187752
INVOICE DATE:	5/2/2025
DUE DATE:	5/2/2025
PO#:	N/A

**Billing Address:**

Armstrong CDD  
3645 Royal Pines Dr 3645 Royal Pines Dr. , Middleburg, FL 32068  
- Pool  
Middleburg, FL  
32068

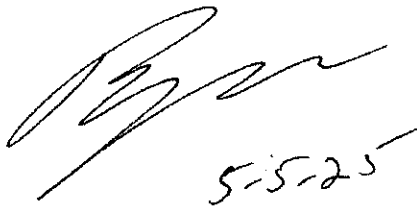
**Service Address:**

3645 Royal Pines Dr 3645 Royal  
Pines Dr. , Middleburg, FL 32068 -  
Pool  
Middleburg, FL  
32068

Description	Quantity	Unit Price	Total
Equipment Install			\$0.00
Commercial 1 hour labor- Commercial			\$185.00
Subtotal:			\$185.00

NOTES: [jwarner - 05/02/2025 12:04 PM]:  
Installed new 6 inch flowmeter on pool return line and checked operation, GPM is now at 400 after backwash cycle - Labor Only  
--3645 Royal Pines Dr

Repairs + Maintenance  
001. 330,57200. 46000

  
5-5-25

**RECEIVED**

By Tara Lee at 10:14 am, May 05, 2025

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

# Invoice

Invoice #: 171  
Invoice Date: 5/1/25  
Due Date: 5/1/25  
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 - May 2025		6,656.25	6,656.25
Janitorial - May 2025		1,149.75	1,149.75
<div>Alison Moring 5-7-25</div>			

**RECEIVED**

By Tara Lee at 10:04 am, May 08, 2025

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

**Governmental Management Services, LLC**

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

**Invoice****Invoice #:** 172**Invoice Date:** 5/1/25**Due Date:** 5/1/25**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 - May 2025		4,424.17	4,424.17
Website Administration - May 2025		104.17	104.17
Information Technology - May 2025		150.00	150.00
Dissemination Agent Services - May 2025		618.33	618.33
Office Supplies		0.54	0.54
Postage		12.42	12.42
Copies		30.90	30.90
Telephone		42.88	42.88
<b>Total</b>			<b>\$5,383.41</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,383.41</b>

**RECEIVED**

*By Tara Lee at 4:35 pm, May 07, 2025*



INVOICE#: 2172190  
INVOICE DATE: 5/1/2025  
SERVICE MONTH: MAY  
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

**RECEIVED**

*By Tara Lee at 11:29 am, Apr 22, 2025*

MONTHLY POOL/SPA MAINTENANCE

Amount Due

**\$1,732.50**

Payment Due: 5/1/2025



74-JACKSONVILLE-SCP DIST.  
2900 DAWN RD  
JACKSONVILLE, FL 32207-7904  
Phone 904-739-3511  
Fax 904-739-7544

# INVOICE REPRINT

**EMERGENCY RESPONSE #**  
**1-800-424-9300**

INVOICE #	CS202718
ORDER #	CS207306
DATE	02/17/25
PAGE	1 of 1



**BILL TO**

281213  
ARMSTRONG CDD  
475 W TOWN PL  
SAINT AUGUSTINE, FL 32092-3648

**SHIP TO**

194-ORANGE PARK-SCP DIST.  
8601 YOUNGERMAN CT UNIT 2  
JACKSONVILLE, FL 32244-8927

CUSTOMER P/O NUMBER SHOP	SHIP VIA PRIORITY PICK	WRITTEN BY LARRY HORNE(194)	ORDER DATE 02/17/25
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 03/19/25
JOB / SHIP-TO NAME ARMSTRONG CDD	PURCHASING AGENT	CONTACT JAY SORIANO	PHONE 904-274-2450

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHQ-QTY	B/O	PRICE	EXTENSION
1	PSL-40-0347		PS995 PROFESSIONAL SERIES LEAF RAKE W/ FINE MESH NET ALT-2936002997	EA	1	1	1	0	53.01	53.01
2	GHS-45-805		45MJL5A1STAA 120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	EA	1	1	1	0	470.81	470.81



SER#1110524059754  
COPY OF INV'S

**RECEIVED**

*By Tara Lee at 3:47 pm, May 07, 2025*

\_\_PLACARDS SUPPLIED-YES\_\_ NO\_\_ REFUSED\_\_

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
523.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	523.82

This is to certify that the herein named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the department of transportation.

SIGNATURE: LARRY HORNE(194)

Subject to our terms at <http://www.poolcorp.com/dealer-terms-conditions>

SIGNATURE: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

Cust#: 281213 Cust Name: ARMSTRONG CDD  
Inv#: CS202718 Invoice Date: 02/17/25 Invoice Amount: \$523.82



WARNING: Cancer and Reproductive Harm - [www.p65warnings.ca.gov](http://www.p65warnings.ca.gov)

Remit To:  
SCP DISTRIBUTORS LLC  
DEPT. #0594  
PO BOX 850001  
ORLANDO, FL 32885-0594

## INVOICE

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

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



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

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

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

### Invoice details

Invoice no.: 34882  
Terms: Net 15  
Invoice date: 04/28/2025  
Due date: 05/28/2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 42964 - APRIL PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Grey Hawk SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 9x Strength Units and 1x Benches Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical, 1x Upright Bike, 1x Stair Climber, and 1x rower. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 2x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods around motor and electrical components. SEE BELOW	1	\$250.00	\$250.00

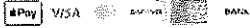
ISSUES FOUND

1. Life Fitness Smith Machine  
OSSM/OSSM RT sn:  
101912753690/101910753069 left side  
of bar has a damaged catch bearing.  
Should replace hardware and bearing  
IN PROCESS
2. Life Fitness Adjustable Bench  
OSADJ 101840746612 back pad  
cracking. Should replace back pad.
3. ALL OTHER UNITS TEST CORRECT

Total

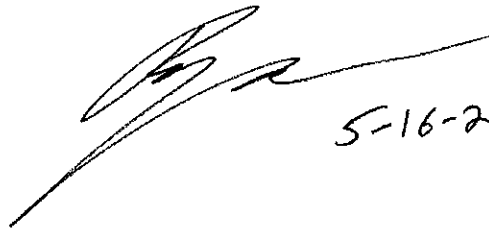
\$250.00

Ways to pay



View and pay

Fitness Center  
Repairs & Maintenance  
001.330.57200.46100

  
5-16-25



## INVOICE

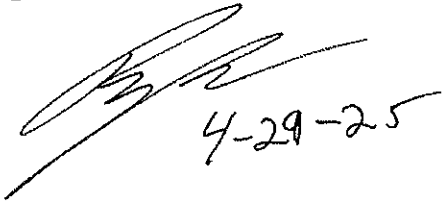
Date	Invoice#
Apr 30, 2025	721678

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	May 30, 2025	

Description	Price	Total
Landscape Management For April As Per Contract, Due May 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  <i>Landscape Maintenance</i> <i>001.320 .53800. 46200</i>  <i>4-29-25</i>  <b>RECEIVED</b> <b>By Tara Lee at 10:55 am, Apr 29, 2025</b>	\$10,433.85	\$10,433.85

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