

ARMSTRONG

Community Development District

JULY 10, 2025

AGENDA

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

July 1, 2025

Board of Supervisors
Armstrong Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Armstrong Community Development District will be held **Thursday, July 10, 2025 at 3:30 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Immediately following will be the regular business meeting.

- I. Roll Call
- II. Public Comment (*regarding agenda items listed below*)
- III. Approval of the Minutes of the June 12, 2025, Meeting
- IV. Acceptance of the Minutes of the June 12, 2025, Audit Committee Meeting
- V. Consideration of Engagement Letter with Grau and Associates
- VI. Ratification of Agreement with Naders Pest Control
- VII. Ratification of Agreement with Pinch A Penny
- VIII. Discussion of Fiscal Year 2026 Approved Budget (adoption August 14, 2025)
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer – Pond Bank Inspection Report
 - C. District Manager
 - D. Facility Manager Report

X. Supervisor's Requests and Audience Comments

XI. Financial Reports

A. Financial Statements as of June 30, 2025

B. Check Register

XII. Next Scheduled Meeting – August 14, 2025 @ 6 p.m. at Plantation Oaks
Amenity Center

XIII. Adjournment

Board Oversight

Amenity Center – Supervisor Lopez

Security – Vice Chairman Brown

Landscape and Common Areas – Chairman Taylor

Pond Maintenance – Supervisor Hernandez

Finance and Accounting – Supervisor Bowen

THIRD ORDER OF BUSINESS

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, June 12, 2025 at 6:03 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Chalon Suchsland	VerdeGo
Barry Woods	Resident

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting at 6:03 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 8, 2025 Meeting

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor the minutes of the May 8, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Committee Rankings of
Proposals to Perform the Audit for fiscal Year
2025**

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor the recommendation of the audit committee of Grau & Associates was accepted.

FIFTH ORDER OF BUSINESS

Consideration of Proposals:

A. Pest Control Inspection

Mr. Wilson stated I did get clarification that there is no cap on termite damage.

Mr. Lopez stated we want to make sure the renewal fee is the renewal fee. As long as it is \$375 for the renewal, I have no problem; \$699 for the first year then \$375 for the renewal.

On MOTION by Mr. Lopez seconded by Mr. Brown with all in favor the proposal from Nader's Pest Control was approved.

B. Pinch A Penny Pool Maintenance

Mr. Wilson stated I called him and told him you had questions and he did say he will need to put the price up a little bit but everything is still the same, all chemicals included except that one chemical he listed, three services a week during the busy season and two per week slow season.

Mr. Lopez asked what were we paying?

Mr. Wilson stated \$1,732.

Mr. Soriano stated it will be a savings of \$6,000 for the year.

Mr. Lopez moved to approve the proposal from Pinch A Penny and Ms. Hernandez seconded the motion.

Mr. Taylor asked have we had any performance issues with Pool Troopers?

Mr. Wilson stated I have not had any.

Mr. Soriano stated you had an issue where the pool got cloudy one time and you had to shut down for one day. They were able to fix it the next day. As far as service, they have been doing a good job. It is going to be more focused on price.

Mr. Lopez stated I believe there was maintenance to be done that was incorrectly diagnosed and we were going to pay a larger amount.

Mr. Soriano stated I wouldn't say it was wrong in their service but something I wasn't really happy with their contractor should have known how that system worked a little better. That can happen with any vendor.

Mr. Taylor stated If it is just a cost driver then I understand. I wanted to make sure there weren't any performance issues because prior to Pool Troopers we had plenty of performance issues. I don't want to get in a situation where we are saving a few dollars but we start to have performance issues again.

Mr. Soriano stated that is something I warn every board when they go out looking for different vendors just based on pricing. If was only \$100 or something I'm leery of that but this is normal market price with Pinch A Penny, Pool Troopers is not as local as Pinch A Penny. That is a reasonable amount worth a change.

On voice vote with all in favor the proposal from K&K White, LLC dba Pinch A Penny 242 in the amount of \$1,250 per month was approved.

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor staff was authorized to send a termination letter to Pool Troopers.

Ms. Giles stated typically I would work with district counsel to do the letters and coordinate with Jay and Ryan for the effective date.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-02 Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption

Ms. Giles stated Resolution 2025-02 approves the proposed fiscal year 2026 budget and sets the public hearing for its final adoption. Staff recommends the adoption date be the same as your regular meeting August 14, 2025.

Ms. Buchanan stated I will point out that this is larger than previous year proposed budget approval resolution. You are authorizing what we believe will be the maximum assessments and you are able to come back and reduce them going forward. You will also provide for certain notice

provisions as required by Florida law with the resolution and you will set the date and time of the hearing.

Ms. Giles reviewed the proposed budget for the general fund that covers operation and maintenance, capital reserve fund and debt service funds for the 2017 and 2019 bonds. There is a table that shows a comparison of FY25 to FY26. This budget does reflect a 7% increase from last year, \$103.67. Staff has gone over this budget together with your accountant and we are prepared to go over any line that you would like but the overall driving factor of the increase is to bring the capital reserve fund up to where the reserve study recommends it be by the end of 2026.

After discussion of the various line items, the board took the following action.

On MOTION by Ms. Bowen seconded by Mr. Brown with all in favor Resolution 2025-02 approving the proposed fiscal year 2026 budget and setting the public hearing for August 14, 2025 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Bowen stated a few days I have gone home and there has been an excessive amount of ducks in the yard and on the pond bank.

Mr. Wilson stated the landscape maintenance guy came to me the other day and said he had about six more inches and he won't be able to mow over there behind that house.

Mr. Soriano stated some ducks are protected but not all of them. The Muscovy ducks are not protected they are labeled invasive. You can't trap them and relocate them because they are invasive.

Ms. Bowen stated eventually they will come back and it doesn't solve the root cause of the problem, which is feeding of the birds. Are we going to have to replace the sod? What can we do?

Mr. Soriano stated sod is the only option. You can put a sound system on the bank. I have coyotes and owls that look real, shrub lights and sound and that will help short term but they get used to it and come back.

Ms. Buchanan stated put the sod down and before you lay the sod, you can say we are starting fresh, to the extent there is future damage you are going to be potentially on the hook if you are contributing to it.

Mr. Soriano stated you can direct staff to replace the sod once we look at it then we don't have to wait until the next meeting.

It was the consensus of the board for staff to move forward with new sod once they look at it and determine it needs to be resodded.

Ms. Hernandez asked what is the amount?

Mr. Soriano responded \$1,500.

Ms. Giles asked does the board want a letter to go to the homeowner to let him know we will be working in the area and outlined what Katie said?

Ms. Bowen stated yes.

B. District Engineer – Pond Bank Inspection Report

Ms. Giles stated I did correspond with the district engineer and he said he has the report and was finalizing something with the county and I encouraged him to attend the meeting by phone or in person and encouraged him to provide the pond bank inspection report. I don't have that for you today.

Ms. Bowen asked can we work with someone in his office to see about getting this report?

Ms. Giles stated the board did ask us to verify if that report was a requirement and Jay has the pond permit.

Mr. Soriano stated when you get a permit for a pond St. Johns has rules and expectations and on this one, section 21 says that the surface water management system within 2 years of completion of construction and every two years thereafter you will do a report. I have not seen this on any other permits, we did want to clarify because the statement before was that these are required. Brian Corbin he is level engineer 3 with their compliance office and he sent an email today of the form that we are supposed to have with this no. 21 section permit. He explained it is not required to be done by any licensed or certified specialist so it doesn't have to be done by an engineer. It is supposed to be done every two years with a check off sheet, water is flowing, concrete devices in one piece so it is visual inspections. What we do now for all my neighborhoods

is my guys check ponds or pull trash and we know that will work, so we put that into their form and keep it on file. We don't submit it to them either. It stays at the facility.

Ms. Bowen stated it is something we have to do but not submit.

Mr. Soriano stated the wording in your permit is if there is ever a failure because of that pond you have to submit that report right then.

Ms. Giles stated the exact wording in that permit was on his proposal also.

C. District Manager

Ms. Giles stated all five of you have completed your form 1. You still have your ethics training to do. I learned recently they have added a couple more links for you to consider taking. You have until December 31st. If you have done it and want to email me I will save that on a tracker for you.

D. Facility Manager Report

Mr. Wilson reviewed the facility manager's report, copy of which was provide din the agenda package.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Woods asked who owns and is responsible for the pond behind the pool?

Mr. Soriano stated the CDD does.

Mr. Woods asked the overflow pipe?

Mr. Soriano stated the CDD owns the pipe from the pond bank to the pond, going backwards the road is owned by the county.

Mr. Woods stated going from the pond all the way back to the preserve area.

Mr. Soriano stated that is ours.

Mr. Woods stated the overflow pipe runs on the property line between me and my neighbor. The whole area just washed out where the pipe is located. The yard caved in and there is a trench about 3-4 feet deep. Lennar came out and looked at it and someone filled it in. A couple months later it is doing the same thing. Lennar came out. Lennar and the developer were pointing fingers at each other so Lennar decided to take care of it. They built a retaining wall that went down about seven lots and filled in everybody's yard up against that retaining wall. Right where the overflow

pipe is in the outfall structure is a little niche in the wall and that is right on my property. Recently the whole thing is washing out again. I don't know who to talk to about it but there is a root cause to this problem because it keeps washing out.

Mr. Soriano asked what is the address?

Mr. Woods stated 2119 Amberly Drive.

Mr. Soriano stated I have to figure out which pipe that is, that is not the one coming straight out of the pond. Usually there is a box in between.

Mr. Woods stated we were told the pipe was coming from the pond.

Mr. Soriano stated I will look at it. If you could email Ryan and I will look at the preserve area and the sand and silt you are talking about. If there is an actual problem I will need an engineer.

Mr. Woods stated I am a retired civil engineer and it doesn't make sense to me unless there is a problem with that pipe and water is running down the outside of the pipe, exfiltration and they didn't find anything like that.

Mr. Soriano stated I will look at it first.

Ms. Bowen asked if we need to consult an engineer are we locked into the ones we have or can we go outside? I'm concerned that it took six months to get a report.

Ms. Buchanan stated we have a contract with this firm, but it is not an exclusive contract. Any engineer will come and give you a preliminary investigation; \$35,000 is your limit. Your construction limit is \$325,000, your engineering fee limit is \$35,000. Those are the two thresholds and it doesn't seem like we are going to get close to that.

Mr. Soriano stated I will have plenty of time to report back to you before we get to a point where we may have to involve an engineer.

Mr. Woods stated I have gotten an answer before but I want to ask it again. The reserve fund for the ponds in my experience as a civil engineer I had opportunity to do pond restoration because they got silted in and that is a lot of money to dig those out. Do you set aside in the reserve fund for future dredging of the ponds?

Mr. Soriano stated we have a capital reserve fund for all our operations and maintenance. We don't have it set up specifically for certain areas. It is one big reserve fund, which we talked about earlier. The developers typically don't start a reserve fund, when the residents take over they start building the reserves.

Ms. Giles stated in the reserve study it shows the pond dredging under operating expense, meaning it would come from what we have. This board is determined to bring your reserve funds up to where it is recommended.

Ms. Suchsland stated annuals are coming in July. I would like that to be done late June so you have color before 4th of July. There are more annuals in the new contract. We talked about placement for the extra annuals. We talked about the roundabout and the placement of them.

Ms. Suchsland stated we would have to bring in good soil and preference of annuals, color, discretion. I want to get your feedback.

Ms. Bowen asked what do you typically see done?

Ms. Suchsland stated if you want bright we can go coleus for the summer. They are very bright, you have smaller beds but you will get a wow factor.

Mr. Lopez asked how much guestimate on the larger end would it be to do what you are saying to do?

Ms. Suchsland stated the soil is \$200 and your annuals are included in the contract.

Ms. Bowen stated I would rather see them at the roundabout than at the pool.

Mr. Soriano stated we can bring back a couple ideas on perennials for the pool area.

Ms. Hernandez stated so the roundabout and the front

Ms. Suchsland stated Ms. Navarro who lives on Tynes Boulevard reached out to our corporate office. She had been traveling and beforehand she had mentioned to a maintenance person who ran into her fence. It was previous to us because the gentleman she talked to does not look like any of our crew, plus they were on a riding mower and I don't allow riding mowers on our lake. She was to reach out to the former contractor. I wanted to bring that to your attention.

Mr. Lopez stated there are bushes along the edge of the grass area by the amenity center.

Ms. Suchsland stated I remember seeing the dryness.

Mr. Lopez stated the area behind me that is St. Augustine is the only strip of St. Augustine behind the pool area. Maybe we should put a no parking sign in the St. Augustine area.

Mr. Lopez stated there is a circle right beside that, it looks like garbage and maybe put mulch in there.

Ms. Hernandez stated some moms were discussing the area between the walk-in and where it gets level, a lot of kids are cutting their feet on the white tiles.

Mr. Wilson stated those are the expansion joints.

Mr. Soriano stated I will look at that.

Ms. Hernandez stated the women's restroom door is not shutting properly.

Mr. Soriano stated we will look at it and try to fix it.

Mr. Brown stated I will be changing for the access control I'm going to do the first part of it this weekend, which is changing the network over. We bought the fountain with the light for the big fountain. Has it been on?

Mr. Wilson stated we didn't buy the light, just the fountain.

Mr. Lopez stated the chairs we replaced, all the fabrics are starting to get super stretched out. Is there a warranty on that?

Mr. Wilson stated because of the sun they melt and stretch out and they are supposed to but they are not going to break.

Mr. Lopez stated when you sit in them you go down 4" and that is not good.

Mr. Wilson stated I will check on the warranty.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of May 31, 2025

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

B. Check Register

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

TENTH ORDER OF BUSINESS

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

Ms. Giles stated the next meeting will be held July 10, 2025 at 3:00 p.m. in the same location.

On MOTION by Mr. Brown seconded by Ms. Bowen with all in favor the meeting adjourned at 7:30 p.m.

Secretary/Supervisor

Chairperson/Vice Chairperson

FOURTH ORDER OF BUSINESS

Minutes of Meeting
Armstrong Community Development District

The Armstrong Community Development District audit committee met Thursday, June 12, 2025 at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present were:

Jose Lopez
Cameron Brown
Christine Bowen
Cherie Hernandez
Kendrick Taylor by telephone
Marilee Giles
Katie Buchanan by telephone

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the audit committee meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Review and Ranking of Proposals Received in Response to the RFP

Ms. Giles stated at the last meeting the board approved evaluation criteria, we don't need to use that tonight as we only received one proposal and that was from Grau & Associates. Currently you are using Berger Toombs Elam Gaines & Frank but both firms provide great service. On page 18 of the proposal the fee is broken out by fiscal years. Their FY25 cost is within our budget for FY26 budget to cover that.

On MOTION by Ms. Bowen seconded by Mr. Brown with all in favor the proposal from Grau & Associates to perform the FY25 audit was approved.
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THIRD ORDER OF BUSINESS

Other Business

There being none.

On MOTION by Mr. Brown seconded by Ms. Bowen with all in favor the meeting adjourned at 6:03 p.m.

FIFTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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June 20, 2025

Board of Supervisors
Armstrong Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Armstrong Community Development District, Clay County, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Armstrong Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT:

**GMS-NF, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850**

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$4,200 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$4,300, \$4,400, \$4,500 and \$4,600, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Armstrong Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Armstrong Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

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

SIXTH ORDER OF BUSINESS

**AGREEMENT BETWEEN NADER’S PEST RAIDERS AND
ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
FOR PEST CONTROL SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 12th day of June 2025, by and between:

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

ARROW EXTERMINATORS, INC., a Georgia corporation, d/b/a **NADER’S PEST RAIDERS**, with a mailing address of 5533 Wesconnett Boulevard, Jacksonville, Florida 32244 (“Contractor”, and together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Clay County, Florida; and

WHEREAS, the District owns, operates, and maintains certain recreational amenity facilities (collectively, the “Facilities”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide pest control services for the Facilities; and

WHEREAS, Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES. Contractor shall provide the items, labor, and materials necessary to provide pest control services in accordance with the scope of services set forth in the attached **Exhibit A**, which shall be incorporated herein by this reference. The Services shall be applied to both the interior and exterior of the Facilities on a monthly basis, with follow-up treatments as requested by the District.

3. COMPENSATION; TERM. For the termite pest control services, the District shall pay Contractor an initial fee of Six Hundred Ninety-Nine Dollars (\$699.00) and an annual renewal fee of Three Hundred Seventy-Five Dollars (\$375.00) per year thereafter for up to five (5) additional years and shall renew on an annual basis unless terminated by either party. This compensation includes all items, labor, and materials necessary to complete the Services as provided herein and in **Exhibit A**. Contractor shall invoice the District annually for services provided pursuant to the terms of this Agreement. The District shall provide payment within thirty (30) days of receipt of invoices. The term of this Agreement shall commence as of the date of execution and continue unless terminated earlier by either party in accordance with the provisions of this Agreement.

4. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

- 1.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- 2.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - i.** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- 3.** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- 4.** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

5. INDEMNIFICATION.

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees, and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, professional staff, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

6. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

7. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

8. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing sixty (60) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

9. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

10. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

11. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

12. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

13. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs

incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

14. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the District and the Contractor relating to the subject matter of this Agreement.

15. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

16. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

17. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to Contractor: Arrow Exterminators, Inc. d/b/a
Nader's Pest Raiders
5533 Wesconnett Boulevard
Jacksonville, Florida 32244
Attn: _____

B. If to District: Armstrong Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to

which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

18. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

19. CONTROLLING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Clay County, Florida.

20. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Marilee Giles ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MGILES@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

21. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

22. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any Party.

23. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

24. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

25. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

26. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, Florida Statutes, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year first written above.

Attest:

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

A38999D0EDC14F4...
Secretary / Assistant Secretary

Signed by:

9398A57EEF7E4D9...
Chairperson, Board of Supervisors

Witness:

**ARROW EXTERMINATORS, INC. d/b/a
NADER'S PEST RAIDERS**

Witness

By: _____
Print: _____
Its: _____

Exhibit A: Scope of Services

Exhibit A

Scope of Services

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
Middleburg FL Apt/Bldg # 32068
City State Zip Code
904-322-3199
Best Contact Number Other Phone

475 W Town Pl Ste 114
Billing Address FL Apt/Bldg # 32092-3649
St Augustine 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 \$ -108
Sales Tax \$
TOTAL INITIAL COST \$ 691.00

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 Noviumlure™.

The Customer acknowledges 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 this 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 labeling 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

NDR-SAS-030 Revised 05/23

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, as the Damage Repair and Retreat Guarantor, at its sole discretion, shall provide repair for subterranean termite damage occurring after the original date of treatment as specified in Section 2 under service provisions, provided however that the subterranean termite 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 Repair:** Soil damage occurs within the perimeter of the foundation walls of the structure. All adjacent areas, unless expressly excluded, including, but not limited to, decks, porches and supports, slabs, shingles, hot tubs, cracks in walls and ceilings, lattice-work facades and retaining walls which are expressly excluded from the General Terms, Conditions, Limitations, Exclusions and Disclaimers will be repaired with the Company's termite treatment system.
- B. **Siding, Gutter and Conductive Conditions:** If the Company's policy that the Customer remove all synthetic siding (P.F.S.) or other siding materials that are below the inside grade level, remove or insulate all conductive materials that are in direct contact with the ground, correct all conductive conditions that would allow termites to 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 termites to survive in the structure without removing 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 above the above conditions are intended to assist.
- D. **Claims:** All claims are reviewed and approved by the Company. No claim will be paid or reimbursement made in a Customer suit at the Company's personal home but an opportunity to verify the evidence of subterranean termite damage before any abatement or destruction, and by the damage is either reported by a licensed 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. This 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 of the property with the expressed consent of the Company, provided that the Renewal Maintenance Fee is paid on a consecutive basis from the time of the initial installation/treatment. Further, a further subsequent upon the subsequent owner, providing current owners contact information including name, phone number, email, listing information and other information deemed necessary to manage people action.

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 equivalent for the purpose of stopping 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 prevent and eradicate persistent subterranean termite infestation. It is specifically understood that a period of at least three months shall be allowed from date of completion before additional provisions 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 chooses to be authorized to install and/or service the Sentricon® System, the Company will:
 - a. notify the Customer;
 - b. allow the Customer an opportunity of either using a different form of subterranean termite treatment or terminate this agreement. (NOTE: Conventional liquid treated methods of termite control may not offer an effective means of controlling certain termite infestations in certain structures. In such case 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 refund 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 housing or obstructing a visual inspection after the date of the initial treatment, the agreement will terminate unless the owner has notified the Company in writing of any such alterations or modifications and received approval from the Company for the work previously 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 vinyl cover, replacement of roof, wood siding, window, window, wood, wood flooring, decks, new landscaping and/or any movement of soil near 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 stations are damaged or removed for any reason so as to be within the repair or replacement of the term.
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 to remove or replace stations, 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 updated or past generations ingredients for "Formosan" should they become available. The most current label standards for approved or next generation products shall apply.
11. **AMENDMENTS:** This agreement and guarantee constitutes complete notification 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. Additions and changes made orally 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 prejudice of reinstatement and the Company shall be released from all liability hereunder. If a situation 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 material of the structure covered by the agreement for the presence of mold, mold-like conditions or non-wood destroying fungi including but not limited to black mold, mildew, 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 black mold, mildew, etc.). Accordingly, Customer, on behalf of themselves and their heirs, successors or assigns 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 black mold, mildew, etc. Any treatment for, evaluation of or treatment of mold, mold-like conditions or non-wood destroying fungi should be referred to 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, 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, costs or multiple damages under any law or theory, damages for mental or emotional distress of any kind, or any other or attorney's fees incurred by the parties.
16. **INSURANCE:** The COMPANY is fully insured for providing services described in this Agreement. Information about the coverage is available from the COMPANY.

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

¹ Referenced to Current Agreements

² Excludes Insulation Pests 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: blircomplaints@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: _____

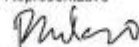
Signature of Consumer

Title: Property Owner or Authorized Agent

Robert Cardoso

Date: 05/12/2025

Print Name of Pest Control Representative



Company: Nader's Pest Raiders

Signature of Pest Control Representative

SEVENTH ORDER OF BUSINESS

**AGREEMENT BETWEEN THE ARMSTRONG COMMUNITY DEVELOPMENT
DISTRICT AND K&K WHITE LLC REGARDING THE PROVISION OF POOL
MAINTENANCE SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 12th day of June, 2025, by and between:

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

K&K WHITE LLC D/B/A PINCH A PENNY STORE 242, a Florida limited liability company, and whose mailing address is 9715 Crosshill Boulevard, Unit 105, Jacksonville, FL 32222 (“Contractor”, together with District, “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance adopted by the Board of County Commissioners of Clay County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide swimming pool maintenance services for the District’s amenity facilities; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide swimming pool maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto (“Services”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide the Services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF SERVICES. The Contractor will provide the Services identified in **Exhibit A**. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services on a monthly basis. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor One Thousand Two Hundred Fifty Dollars (\$1,250.00) per month. The term of this Agreement shall be from August 1, 2025 through September 30, 2026, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall renew on an annual basis unless terminated by either party.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3)** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
- (4)** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or

otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any

one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:

Armstrong Community Development District
c/o Governmental Management Services LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Attn: District Counsel

B. If to the Contractor:

K&K White LLC d/b/a Pinch a Penny Store 242
9715 Crosshill Boulevard
Unit 105
Jacksonville, FL 32222
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Clay County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Marilee Giles** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as

authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MGILES@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into

this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 31. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

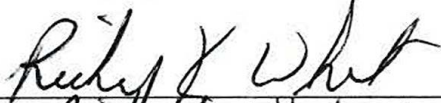
**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

9398A57EEF7E4D9

Chairperson, Board of Supervisors

**K&K WHITE LLC d/b/a
PINCH A PENNY STORE 242**



By: Richard White
Its: owner / contractor

Exhibit A: Scope of Services

Exhibit A
Scope of Services

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 algicide 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.

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.

EIGHTH ORDER OF BUSINESS

Armstrong

Community Development District



Approved Budget

FY 2026

July 10, 2025



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Armstrong
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<u>REVENUES:</u>					
Special Assessments - On Roll	\$ 637,369	\$ 637,988	\$ -	\$ 637,988	\$ 684,423
Cost Share - Tynes Blvd	15,000	6,038	900	6,938	2,400
Miscellaneous Income	-	60	-	60	-
Miscellaneous Income - Access Cards	-	200	-	200	-
Miscellaneous Income - Rental	-	1,300	-	1,300	-
Interest income	14,631	14,128	6,400	20,528	14,631
Carry Forward Surplus	53,382	-	-	-	-
TOTAL REVENUES	\$ 720,382	\$ 659,715	\$ 7,300	\$ 667,015	\$ 701,454

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 7,400	\$ 3,000	\$ 10,400	\$ 12,000
FICA Taxes	918	566	230	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	5,565	1,855	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	6,209	13,792	20,000	20,000
Assessment Administration	5,618	5,618	-	5,618	5,899
District Management Fees	53,090	39,818	13,272	53,090	55,745
Information Technology	1,800	1,350	450	1,800	1,890
Website Administration	1,250	938	312	1,250	1,313
Telephone	400	284	116	400	400
Postage & Delivery	500	443	201	644	500
General Liability and Public Officials Insurance	7,500	7,296	-	7,296	8,208
Printing & Binding	750	308	442	750	750
Legal Advertising	2,500	424	600	1,024	2,000
Bank Fees and Other Charges	600	342	258	600	600
Office Supplies	250	6	50	56	250
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 133,971	\$ 88,318	\$ 42,158	\$ 130,477	\$ 138,352

Armstrong
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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Operations & Maintenance

Community Operations

Security	\$ 51,364	\$ 22,740	\$ 9,600	\$ 32,340	\$ 51,364
Electric	1,450	962	378	1,340	1,450
Water & Sewer	34,270	26,996	10,500	37,496	38,000
Landscape Maintenance	138,406	98,483	31,569	130,052	108,000
Landscape Contingency	7,000	4,975	2,025	7,000	5,000
Lake Maintenance	13,988	8,955	2,985	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	-
Total Community Operations	\$ 265,118	\$ 169,923	\$ 65,465	\$ 235,388	\$ 231,942

Amenity Center

Property/Amenity Manager	\$ 79,875	\$ 59,906	\$ 19,969	\$ 79,875	\$ 84,668
Preventative Maintenance	17,500	9,437	8,063	17,500	17,500
Facility Attendant	7,632	1,604	6,028	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	8,443	4,214	12,657	14,000
Water & Sewer	10,000	7,531	2,469	10,000	11,500
Gas	1,575	1,044	531	1,575	1,575
Reuse Service	6,646	4,652	1,662	6,314	6,646
Access Cards	5,000	-	2,500	2,500	4,000
Janitorial Services	13,797	10,348	3,449	13,797	14,625
Janitorial Supplies	4,000	959	1,541	2,500	3,000
Pool Maintenance	23,992	15,345	5,198	20,543	23,992
Pool Permit	300	300	-	300	300
Repairs & Maintenance	20,000	11,327	5,673	17,000	17,000
Office Supplies	500	174	326	500	500
Pest Control	800	368	184	552	800
Special Events	3,000	2,186	814	3,000	3,000
Fitness Center Repairs/Supplies	3,000	1,088	1,911	3,000	3,000
Total Amenity Center	\$ 251,957	\$ 166,339	\$ 65,476	\$ 231,814	\$ 249,328

TOTAL EXPENDITURES	\$ 651,046	\$ 424,580	\$ 173,099	\$ 597,679	\$ 619,621
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Other Sources/(Uses)

Capital Reserve Transfer	\$ (69,336)	\$ -	(69,336)	(69,336)	\$ (81,833)
TOTAL OTHER SOURCES/(USES)	\$ (69,336)	\$ -	\$ (69,336)	\$ (69,336)	\$ (81,833)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 235,135	\$ (235,135)	\$ -	\$ -

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 2025 - May 2026		
\$31.15 per hour x 6 hours per day x 3 days per week	\$2,243	\$19,628
June 2026 - September 2026		
\$31.15 per hour x 6 hours per day x 4 days per week	\$2,990	\$12,709
Additional Hours/Holidays		\$18,776
Contingency		\$251
		\$51,364

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
	Total		\$1,450

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
Total			\$38,000

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
		\$108,000

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
		\$13,988

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
	Total		\$2,900

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		\$1,280
	Total		\$14,000

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
	Total		\$11,500

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
	Total		\$1,575

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
	Total		\$6,646

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
		\$14,625

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
		\$23,992

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
		\$800

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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Interest Income	\$ 1,200	\$ 1,411	\$ 414	\$ 1,825	\$ 1,200
Carry Forward Balance	44,347	44,380	-	44,380	96,589
TOTAL REVENUES	\$ 45,547	\$ 45,791	\$ 414	\$ 46,205	\$ 97,789
EXPENDITURES:					
Capital Outlay	\$ 25,000	\$ -	\$ 15,000	\$ 15,000	\$ 18,000
Repair and Maintenance	-	3,450	-	3,450	-
Contingency	600	379	123	502	600
TOTAL EXPENDITURES	\$ 25,600	\$ 3,829	\$ 15,123	\$ 18,952	\$ 18,600
Other Sources/(Uses)					
Capital Reserve Transfer	\$ 69,336	\$ -	\$ 69,336	\$ 69,336	\$ 81,833
TOTAL OTHER SOURCES/(USES)	\$ 69,336	\$ -	\$ 69,336	\$ 69,336	\$ 81,833
EXCESS REVENUES (EXPENDITURES)	\$ 89,283	\$ 41,962	\$ 54,627	\$ 96,589	\$ 161,022

FY2026 Expenses	
Description	Amount
	\$ - TBD
Total	\$ -

Armstrong
Community Development District
Approved Budget
Debt Service Series 2017A/B Special Assessment Revenue Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$ 265,819	\$ 266,076	\$ -	\$ 266,076	\$ 265,811
Interest Earnings	20,700	17,400	5,426	22,826	20,700
Carry Forward Surplus ⁽¹⁾	212,902	213,189	-	213,189	238,810
TOTAL REVENUES	\$ 499,421	\$ 496,666	\$ 5,426	\$ 502,092	\$ 525,322
EXPENDITURES:					
Series 2017A/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
TOTAL EXPENDITURES	\$ 263,281	\$ 263,281	\$ -	\$ 263,281	\$ 259,681
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ 236,140	\$ 233,385	\$ 5,426	\$ 238,810	\$ 265,640

⁽¹⁾ 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
Total			\$ 3,600,000	\$ 2,628,647	\$ 6,228,647

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

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$ 410,800	\$ 409,992	\$ 808	\$ 410,800	\$ 409,584
Interest Earnings	22,000	18,389	5,190	23,579	20,700
Carry Forward Surplus ⁽¹⁾	318,549	319,927	-	319,927	336,334

TOTAL REVENUES	\$ 751,349	\$ 748,308	\$ 5,998	\$ 754,306	\$ 766,618
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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	-

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

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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EXCESS REVENUES (EXPENDITURES)	\$ 348,233	\$ 330,336	\$ 5,998	\$ 336,334	\$ 363,968
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⁽¹⁾ 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 2019A 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
Total			\$ 6,505,000	\$ 3,923,188	\$ 10,428,188

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	\$1,507.47	\$1,403.80	\$103.67	\$1,122.85	\$1,352.85	\$1,122.85	\$1,352.85	\$0.00	\$2,630.32	\$2,860.32	\$2,526.65	\$2,756.65	\$103.67
53'	220	73	147	\$1,507.47	\$1,403.80	\$103.67	\$1,386.23	\$1,585.06	\$1,386.23	\$1,585.06	\$0.00	\$2,893.70	\$3,092.53	\$2,790.03	\$2,988.86	\$103.67
63'	127	76	51	\$1,507.47	\$1,403.80	\$103.67	\$1,635.76	\$1,746.76	\$1,635.76	\$1,746.76	\$0.00	\$3,143.23	\$3,254.23	\$3,039.56	\$3,150.56	\$103.67
Total	483	200	282													

NINTH ORDER OF BUSINESS

D.



Armstrong Community Development District (CDD)

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

Memorandum

Date: July 10th 2025

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

Community:

Amenity Usage

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

Card counts:

New Owners	0
Replacements	3

Room Rentals

rentals in the month of June - 3

Special Events

Operations:

- I installed a hand soap dispenser at the outdoor sink
- The pool deck umbrella was repaired
- The women's restroom door was fixed
- No parking signs were added behind the pool
- Treated for ants and wasps as I saw them
- I am still waiting for Pinch a Penny to come out and give me a quote for the tile repair.
- I was able to obtain the agreement signature from Pinch a Penny

Armstrong Community Development District (CDD)

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

Memorandum

Landscaping

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

For questions, comments, or clarification, please contact:

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

ELEVENTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
June 30, 2025

July 10, 2025



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Armstrong
Community Development District
Combined Balance Sheet
June 30, 2025

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 90,205	\$ 4,214	\$ -	\$ -	\$ 94,419
Due from Other Funds	587	-	-	-	587
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Investments:					
US Bank Custody Account	217,651	-	-	-	217,651
State Board of Administration	201,351	37,748			239,099
Series 2017A/B					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	232,231	-	232,231
Reserve-B	-	-	15,889	-	15,889
Revenue-B	-	-	1,046	-	1,046
Prepayment-B	-	-	107	-	107
Series 2019					
Reserve			204,500		204,500
Revenue	-	-	330,336	-	330,336
Prepayment	-	-	-	-	-
Construction	-	-	-	4,215	4,215
Prepaid Expenses	-	-	-	-	-
Total Assets	\$ 509,795	\$ 41,962	\$ 1,049,929	\$ 4,215	\$ 1,605,899
Liabilities:					
Accounts Payable	\$ 995	\$ -	\$ -	\$ -	\$ 995
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
Total Liabilities	\$ 995	\$ -	\$ -	\$ -	\$ 995
Fund Balance:					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,049,929	\$ -	\$ 1,049,929
Capital Project	-	-	-	4,215	4,215
Assigned for:					
Capital Reserve Fund	-	41,962	-	-	41,962
Unassigned	508,800	-	-	-	508,800
Total Fund Balances	\$ 508,800	\$ 41,962	\$ 1,049,929	\$ 4,215	\$ 1,604,904
Total Liabilities & Fund Balance	\$ 509,795	\$ 41,962	\$ 1,049,929	\$ 4,215	\$ 1,605,899

Armstrong
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 637,369	\$ 637,369	\$ 637,988	\$ 619
Cash Share - Tynes Blvd	15,000	11,250	6,038	(5,212)
Miscellaneous Income	-	-	60	60
Miscellaneous Income-Access Cards	-	-	200	200
Miscellaneous Income-Rental	-	-	1,300	1,300
Interest	14,631	10,973	14,128	3,155
Total Revenues	\$ 667,000	\$ 659,592	\$ 659,715	\$ 122

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 7,400	\$ 1,600
FICA Expense	918	689	566	122
Annual Audit	4,300	-	-	-
Trustee Fees	7,800	7,800	7,758	42
Dissemination Agent	7,420	5,565	5,565	0
Arbitrage	1,100	1,100	1,100	-
Engineering	6,000	4,500	2,720	1,780
Attorney	20,000	15,000	6,209	8,792
Assessment Administration	5,618	5,618	5,618	-
Management Fees	53,090	39,818	39,818	-
Information Technology	1,800	1,350	1,350	-
Website Maintenance	1,250	938	938	-
Telephone	400	300	284	16
Postage and Delivery	500	443	443	-
General Liability and Public Officials Insurance	7,500	7,500	7,296	204
Printing & Binding	750	563	308	254
Legal Advertising	2,500	1,875	424	1,451
Bank Fees and Other Charges	600	450	342	108
Office Supplies	250	188	6	182
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 133,971	\$ 102,870	\$ 88,318	\$ 14,552

Operations & Maintenance

Security	\$ 51,364	\$ 38,523	\$ 22,740	\$ 15,783
Electric	1,450	1,088	962	125
Water & Sewer	34,270	25,703	26,996	(1,293)
Landscape Maintenance	138,406	103,805	98,483	5,322
Landscape Contingency	7,000	4,975	4,975	-
Lake Maintenance	13,988	10,491	8,955	1,536
Lake Contingency	2,140	2,140	2,140	-
Irrigation Repairs	8,000	1,156	1,156	-
Repairs and Maintenance	7,000	5,250	3,436	1,814
Doggie Pot Stations	1,500	1,125	80	1,045
Total Operations & Maintenance	\$ 265,118	\$ 194,255	\$ 169,923	\$ 24,331

Armstrong
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<i>Amenity Center</i>				
Property/Amenity Manager	\$ 79,875	\$ 59,906	\$ 59,906	\$ -
Preventative Maintenance	17,500	13,125	9,437	3,688
Facility Attendant	7,632	5,724	1,604	4,120
Property Insurance	32,690	32,690	29,737	2,953
Phone/Internet/Cable	2,750	2,063	1,888	175
Electric	18,900	14,175	8,443	5,732
Water & Sewer	10,000	7,500	7,531	(31)
Gas	1,575	1,181	1,044	137
Reuse Service	6,646	4,985	4,652	332
Access Cards	5,000	-	-	-
Janitorial Services	13,797	10,348	10,348	-
Janitorial Supplies	4,000	3,000	959	2,041
Pool Maintenance	23,992	17,994	15,345	2,649
Pool Permits	300	300	300	-
Repairs and Maintenance	20,000	15,000	11,327	3,673
Office Supplies	500	375	174	201
Pest Control	800	600	368	232
Special Events	3,000	2,250	2,186	64
Fitness Center Repairs/Supplies	3,000	2,250	1,088	1,162
Total Amenity Center	\$ 251,957	\$ 193,466	\$ 166,339	\$ 27,127
<i>Reserves</i>				
Capital Reserve Transfer Out	\$ 69,336	\$ -	\$ -	-
Total Reserves	\$ 69,336	\$ -	\$ -	\$ -
Total Expenditures	\$ 720,382	\$ 490,590	\$ 424,580	\$ 66,010
Excess (Deficiency) of Revenues over Expenditures	\$ (53,382)		\$ 235,135	
Fund Balance - Beginning	\$ 53,382		\$ 273,665	
Fund Balance - Ending	\$ -		\$ 508,800	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 69,336	\$ -	\$ -	\$ -
Interest	1,200	900	1,411	511
Total Revenues	\$ 70,536	\$ 900	\$ 1,411	\$ 511
Expenditures:				
Capital Outlay	\$ 25,000	\$ 18,750	\$ -	\$ 18,750
Repair and Maintenance	-	-	3,450	(3,450)
Contingency	600	450	379	71
Total Expenditures	\$ 25,600	\$ 19,200	\$ 3,829	\$ 15,371
Excess (Deficiency) of Revenues over Expenditures	\$ 44,936		\$ (2,418)	
Net Change in Fund Balance	\$ 44,936		\$ (2,418)	
Fund Balance - Beginning	\$ 44,347		\$ 44,380	
Fund Balance - Ending	\$ 89,283		\$ 41,962	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 265,819	\$ 265,819	\$ 266,076	\$ 257
Interest Income	20,700	15,525	17,400	1,875
Total Revenues	\$ 286,519	\$ 281,344	\$ 283,476	\$ 2,132
Expenditures:				
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	-
Total Expenditures	\$ 263,281	\$ 263,281	\$ 263,281	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 23,238		\$ 20,195	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 23,238		\$ 20,195	
Fund Balance - Beginning	\$ 212,902		\$ 494,897	
Fund Balance - Ending	\$ 236,140		\$ 515,093	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 410,800	\$ 410,800	\$ 409,992	\$ (808)
Interest Income	22,000	16,500	18,389	1,889
Total Revenues	\$ 432,800	\$ 427,300	\$ 428,381	\$ 1,081
Expenditures:				
Interest - 11/01	\$ 130,191	\$ 130,191	\$ 130,191	\$ -
Principal - 11/01	145,000	145,000	145,000	-
Special Call - 11/01	-	-	5,000	(5,000)
Interest - 2/01	-	-	44	(44)
Special Call - 2/01	-	-	5,000	(5,000)
Interest - 5/01	127,925	127,925	127,738	188
Special Call - 5/01	-	-	5,000	(5,000)
Total Expenditures	\$ 403,116	\$ 403,116	\$ 417,972	\$ (14,856)
Excess (Deficiency) of Revenues over Expenditures	\$ 29,684		\$ 10,409	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 29,684		\$ 10,409	
Fund Balance - Beginning	\$ 318,549		\$ 524,427	
Fund Balance - Ending	\$ 348,233		\$ 534,836	

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

	Actual
	Thru 06/30/25
Revenues:	
Interest Income	\$ 141
Total Revenues	\$ 141
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 141
Other Financing Sources/(Uses):	
Transfer In/(Out)	\$ -
Total Other Financing Sources/(Uses)	\$ -
Net Change in Fund Balance	\$ 141
Fund Balance - Beginning	\$ 4,074
Fund Balance - Ending	\$ 4,215

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 28,974	\$ 588,364	\$ 1,927	\$ 3,381	\$ 1,314	\$ 4,997	\$ 1,367	\$ 7,664	\$ -	\$ -	\$ -	\$ 637,988
Cash Share - Tynes Blvd	1,100	1,380	1,336	1,267	97	134	136	263	324	-	-	-	6,038
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	1,875	-	-	-	14,128
Total Revenues	\$ 2,425	\$ 31,368	\$ 590,189	\$ 5,317	\$ 5,706	\$ 3,474	\$ 7,306	\$ 4,064	\$ 9,864	\$ -	\$ -	\$ -	\$ 659,715
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,200	\$ 800	\$ 1,000	\$ 1,000	\$ 600	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 7,400
FICA Expense	-	92	61	77	77	46	61	77	77	-	-	-	566
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,717	4,041	-	-	-	-	-	-	-	-	-	-	7,758
Dissemination Agent	618	618	618	618	618	618	618	618	618	-	-	-	5,565
Arbitrage	-	1,100	-	-	-	-	-	-	-	-	-	-	1,100
Engineering	420	2,300	-	-	-	-	-	-	-	-	-	-	2,720
Attorney	543	840	595	1,622	1,079	1,530	-	-	-	-	-	-	6,209
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	-	-	39,818
Information Technology	150	150	150	150	150	150	150	150	150	-	-	-	1,350
Website Maintenance	104	104	104	104	104	104	104	104	104	-	-	-	938
Telephone	71	42	-	35	21	21	35	43	16	-	-	-	284
Postage and Delivery	-	140	22	25	94	60	17	12	73	-	-	-	443
General Liability and Public Officials Insurance	7,296	-	-	-	-	-	-	-	-	-	-	-	7,296
Printing & Binding	15	11	13	23	118	24	39	31	34	-	-	-	308
Legal Advertising	46	46	-	46	92	-	46	99	48	-	-	-	424
Bank Fees and Other Charges	100	-	42	100	-	-	100	-	-	-	-	-	342
Office Supplies	-	1	1	1	1	0	0	1	1	-	-	-	6
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 23,299	\$ 15,108	\$ 6,830	\$ 8,225	\$ 7,779	\$ 7,578	\$ 6,395	\$ 6,559	\$ 6,545	\$ -	\$ -	\$ -	\$ 88,318

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Security	\$ 2,243	\$ 2,617	\$ 2,430	\$ 2,430	\$ 2,243	\$ 2,617	\$ 2,368	\$ 2,617	\$ 3,177	\$ -	\$ -	\$ -	22,740
Electric	120	125	126	-	125	125	90	125	125	-	-	-	962
Water & Sewer	5,658	3,770	2,563	2,506	1,382	1,824	1,955	3,274	4,064	-	-	-	26,996
Landscape Maintenance	11,534	11,534	11,534	11,534	10,434	10,434	10,434	10,523	10,523	-	-	-	98,483
Landscape Contingency	-	-	-	-	-	-	4,975	-	-	-	-	-	4,975
Lake Maintenance	995	995	995	995	995	995	995	995	995	-	-	-	8,955
Lake Contingency	2,140	-	-	-	-	-	-	-	-	-	-	-	2,140
Irrigation Repairs	-	-	531	-	-	625	-	-	-	-	-	-	1,156
Repairs and Maintenance	-	-	-	-	3,436	-	-	-	-	-	-	-	3,436
Doggie Pot Stations	-	-	-	-	-	-	80	-	-	-	-	-	80
Total Operations & Maintenance	\$ 22,690	\$ 19,041	\$ 18,179	\$ 17,465	\$ 18,615	\$ 16,619	\$ 20,897	\$ 17,534	\$ 18,885	\$ -	\$ -	\$ -	169,923
Amenity Center													
Property/Amenity Manager	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ -	\$ -	\$ -	59,906
Preventative Maintenance	1,418	1,177	1,240	1,249	1,146	1,046	1,077	1,085	-	-	-	-	9,437
Facility Attendant	-	-	559	-	-	697	-	348	-	-	-	-	1,604
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	996	-	-	-	8,443
Water & Sewer	782	714	648	1,362	1,156	759	599	783	729	-	-	-	7,531
Gas	80	83	80	210	212	87	110	99	85	-	-	-	1,044
Reuse Service	443	443	443	554	554	554	554	554	554	-	-	-	4,652
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	-	-	-	10,348
Janitorial Supplies	-	110	-	343	109	57	203	138	-	-	-	-	959
Pool Maintenance	1,650	1,650	1,650	1,733	1,733	1,733	1,733	1,733	1,733	-	-	-	15,345
Pool Permits	-	-	-	-	-	-	-	-	300	-	-	-	300
Repairs and Maintenance	200	6,092	76	1,014	1,551	-	417	1,978	-	-	-	-	11,327
Office Supplies	28	-	-	98	3	-	-	46	-	-	-	-	174
Pest Control	46	46	46	46	46	46	46	46	-	-	-	-	368
Special Events	495	330	426	(439)	-	2,241	118	(986)	-	-	-	-	2,186
Fitness Center Repairs/Supplies	250	221	-	250	-	-	250	117	-	-	-	-	1,088
Total Amenity Center	\$ 44,296	\$ 19,885	\$ 14,396	\$ 14,460	\$ 15,563	\$ 16,412	\$ 14,209	\$ 14,915	\$ 12,203	\$ -	\$ -	\$ -	166,339
Reserves													
Capital Reserve Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 90,284	\$ 54,034	\$ 39,406	\$ 40,150	\$ 41,956	\$ 40,609	\$ 41,500	\$ 39,007	\$ 37,632	\$ -	\$ -	\$ -	424,580
Excess (Deficiency) of Revenues over Expenditures	\$ (87,859)	\$ (22,666)	\$ 550,783	\$ (34,832)	\$ (36,250)	\$ (37,135)	\$ (34,194)	\$ (34,943)	\$ (27,768)	\$ -	\$ -	\$ -	235,135

Armstrong
Community Development District
Long Term Debt Report

Series 2017A Special Assessment Bonds

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

Current Bonds Outstanding	\$3,600,000
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Series 2019A Special Assessment Bonds

OPTIONAL REDEMPTION DATE:	11/1/2029	
INTEREST RATES:	3.125%, 3.550%, 4.000%, 4.100%	
MATURITY DATE:	11/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$204,500	
RESERVE FUND BALANCE	\$204,500	
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)

Current Bonds Outstanding	\$6,505,000
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Total Bonds Outstanding	\$10,105,000
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ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025 ASSESSMENT RECEIPTS

ASSESSED	# UNITS	SERIES 2017A DEBT SERVICE NET	SERIES 2019A DEBT SERVICE NET	O&M NET	TOTAL ASSESSED
TAX ROLL ASSESSED NET	483	265,811.23	409,584.30	637,353.28	1,312,748.80
TOTAL ASSESSED NET	483	265,811.23	409,584.30	637,353.28	1,312,748.80
DUE / RECEIVED	BALANCE DUE	SERIES 2017A DEBT SERVICE RECEIVED	SERIES 2019A DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIPTS	(1,307.58)	266,075.99	409,992.26	637,988.13	1,314,056.38
TOTAL RECEIPTS	(1,307.58)	266,075.99	409,992.26	637,988.13	1,314,056.38

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
INTEREST	06/06/25	621.25	957.28	1,489.61	3,068.14
DELINQ DIST	06/17/25	2,575.23	3,968.13	6,174.80	12,718.16
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		266,075.99	409,992.26	637,988.13	1,314,056.38

PERCENT COLLECTED TOTAL	100.10%	100.10%	100.10%	100.10%
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B.

Armstrong
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
6/4/25	1356-1360	\$5,946.67	
6/10/25	1361-1363	\$15,991.26	
6/18/25	1364-1369	\$22,869.30	
6/25/25	1370-1371	\$4,562.62	
Total General Fund Checks			\$49,369.85

Total Paid Checks	\$49,369.85
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/04/25	00082	5/20/25 35015	202505 330-57200-46000	LEG PRESS/ELLIPTICAL RPRS	*	1,027.85	
			FITNESS PRO				1,027.85 001356
6/04/25	00001	5/16/25 173	202504 330-57200-49400	SPECIAL EVENTS	*	118.43	
		5/16/25 173	202504 330-57200-46400	JANITORIAL SUPPLIES	*	203.07	
		5/16/25 173	202504 330-57200-46000	REPAIRS AND MAINTENANCE	*	27.50	
		5/16/25 173	202504 320-53800-46900	PREVENTATIVE MAINTENANCE	*	1,076.80	
			GOVERNMENTAL MANAGEMENT SERVICES				1,425.80 001357
6/04/25	00077	5/27/25 2028173	202505 320-53800-46800	MAY LAKE MAINTENANCE	*	995.00	
			THE LAKE DOCTORS, INC.				995.00 001358
6/04/25	00072	5/15/25 2189121	202505 330-57200-46000	INSTALL NEW AUTO VALVE	*	765.52	
			POOL TROOPERS				765.52 001359
6/04/25	00072	6/01/25 2189713	202506 330-57200-46700	JUN POOL MAINT./CHEMICALS	*	1,732.50	
			POOL TROOPERS				1,732.50 001360
6/10/25	00007	6/05/25 2025-298	202506 310-51300-48000	NOTICE OF MEETING-6/12/25	*	48.30	
			OSTEEN MEDIA GROUP				48.30 001361
6/10/25	00001	6/01/25 175	202506 310-51300-34000	JUN MANAGEMENT FEES	*	4,424.17	
		6/01/25 175	202506 310-51300-49500	JUN WEBSITE ADMIN	*	104.17	
		6/01/25 175	202506 310-51300-35100	JUN INFORMATION TECH	*	150.00	
		6/01/25 175	202506 310-51300-31300	JUN DISSEMINATION SVCS	*	618.33	
		6/01/25 175	202506 310-51300-51000	OFFICE SUPPLIES	*	.51	
		6/01/25 175	202506 310-51300-42000	POSTAGE	*	73.19	
		6/01/25 175	202506 310-51300-42500	COPIES	*	33.75	
		6/01/25 175	202506 310-51300-41000	TELEPHONE	*	15.82	
			GOVERNMENTAL MANAGEMENT SERVICES				5,419.94 001362
			ARMS ARMSTRONG	BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/10/25	00101	5/19/25 22151	202505 320-53800-46200	MAY LANDSCAPE MAINTENANCE	*	10,523.02	
				VERDEGO LLC			10,523.02 001363
6/18/25	00001	6/01/25 174	202506 320-53800-12200	PROPERTY MANAGER - JUN	*	6,656.25	
		6/01/25 174	202506 330-57200-46300	JANITORIAL SERVICES - JUN	*	1,149.75	
				GOVERNMENTAL MANAGEMENT SERVICES			7,806.00 001364
6/18/25	00061	6/04/25 3579130	202503 310-51300-31500	MAR GENERAL COUNSEL	*	1,530.00	
				KUTAK ROCK LLP			1,530.00 001365
6/18/25	00070	6/05/25 61963838	202506 330-57200-46500	JUN PEST CONTROL	*	46.00	
				NADERS PEST RAIDERS			46.00 001366
6/18/25	00083	5/31/25 6	202505 330-57200-34100	MAY FACILITY ASSISTANT	*	347.68	
				RIVERSIDE MANAGEMENT SERVICES INC			347.68 001367
6/18/25	00075	5/31/25 10998	202505 330-57200-34500	MAY SECURITY SERVICES	*	2,616.60	
				SECURITY DEVELOPMENT GROUP LLC			2,616.60 001368
6/18/25	00101	6/02/25 22414	202506 320-53800-46200	JUN LANDSCAPE MAINTENANCE	*	10,523.02	
				VERDEGO LLC			10,523.02 001369
6/25/25	00001	6/18/25 177	202505 330-57200-46400	JANITORIAL SUPPLIES	*	137.79	
		6/18/25 177	202505 330-57200-46100	FITNESS CENTER REPRS/SUPP	*	116.89	
		6/18/25 177	202505 330-57200-51000	OFFICE SUPPLIES	*	45.72	
		6/18/25 177	202505 320-53800-46900	PREVENTATIVE MAINTENACE	*	1,084.92	
				GOVERNMENTAL MANAGEMENT SERVICES			1,385.32 001370
6/25/25	00075	6/01/25 11088	202506 330-57200-34500	JUN SECURITY SERVICES	*	3,177.30	
				SECURITY DEVELOPMENT GROUP LLC			3,177.30 001371
TOTAL FOR BANK A						49,369.85	
ARMS ARMSTRONG				BPEREGRINO			

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER										49,369.85	

INVOICE

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

tracy@wearfitnesspro.com
+1 (850) 523-8882
www.wearfitnesspro.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.: 35015
Terms: Net 15
Invoice date: 05/20/2025
Due date: 06/04/2025






#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 41671 - REPAIRS IDENTIFIED DURING OCTOBER PM			
2.	1. Return Labor		Estimated Labor - Replaced weight for weight stack Replaced handle for elliptical Replaced bearing in smith machine THESE UNITS TEST CORRECT	1	\$90.00	\$90.00
3.	2b. Shipping/ Handling		Shipping and Handling Estimate:	1	\$26.77	\$26.77
4.	2a. Parts		Parts for Repair: BUSHING, INTERNAL (Item 1 Additional Part)	1	\$2.60	\$2.60
5.	2a. Parts		Parts for Repair: NUT, M10 X 1.5 SOCKET HEAD (Item 1 Additional Part)	1	\$3.12	\$3.12
6.	2a. Parts		Parts for Repair: CAM FOLLOWER TORRINGTON YCRS-20 (Item 1 Additional Part)	1	\$42.00	\$42.00
7.	2a. Parts		Parts for Repair: 3/8-16X1-1/2 UNS HEX FHB G5 ZN (Item 1 Additional Part)	1	\$1.46	\$1.46
8.	2a. Parts		Parts for Repair: WASHER, FLAT 3/8 IN SAE ST ZN (Item 1 Additional Part)	1	\$1.54	\$1.54

9. 2a. Parts	Parts for Repair: ASSEMBLY: HANDLEBAR, FEATURED, RIGHT, CHARCOAL GRAY ROBUST (Item 3)	1	\$210.00	\$210.00
10. 2a. Parts	Parts for Repair: ASSY, INCREMENT WEIGHT, 7 LB (Item 2) - LF 8504301 Replaced 1/20 PM DSD	1	\$106.80	\$106.80
11. 2b. Shipping/ Handling	Shipping and Handling Estimate: Carriage Oversized/Heavy, Weight Heavy, Multiple Boxes	1	\$82.76	\$82.76
12. 2a. Parts	Parts for Repair: PTD ASSY, CARRIAGE, LEFT, OSSM (Item 1)	1	\$460.80	\$460.80
13.	Service Request Details/Notes: 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 2. Life Fitness Leg Press OSTWR2-LP sn: 101914812166 incremental weight is cracked and spring for pop pin is broken. Should replace incremental weight. 3. Life Fitness Elliptical INXDE SN: HDX101904(NAN104301) resistance up button for handle is no functioning. Should replace button and wire.			

Total

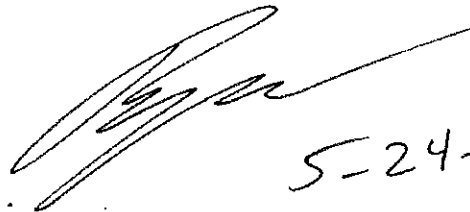
\$1,027.85

Ways to pay

VISA     

View and pay

Repairs & Maintenance
001.330.57200.46000


5-24-25

RECEIVED

By Tara Lee at 8:42 am, Jun 02, 2025

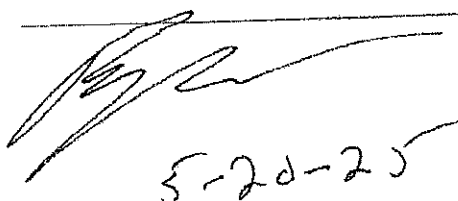
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 173
Invoice Date: 5/16/25
Due Date: 5/16/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2025	26.92	40.00	1,076.80
Maintenance Supplies		349.00	349.00
Special Events			
001.330.57200.49400 \$118.43			
Sanitorial Supplies			
001.330.57200.46400 \$203.02			
Repairs & Maintenance			
001.330.57200.46000 \$27.50			
Preventative Maintenance \$1,076.80			
001.320.53800.46900			
<u>\$1425.80</u>			


5-20-25

Total	\$1,425.80
Payments/Credits	\$0.00
Balance Due	\$1,425.80

RECEIVED
By Tara Lee at 10:58 am, May 23, 2025

Alison Moring
5/23/25

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/2/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
4/4/25	2.32	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
4/7/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
4/9/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
4/11/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
4/14/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
4/16/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
4/18/25	2.6	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
4/21/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
4/23/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
4/24/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
4/28/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
4/30/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles

TOTAL	<u>26.92</u>
--------------	--------------

MILES	<u>0</u>
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk				
	3/26/25	Multifold Hand Towels (2)	91.84	R.W.
	3/26/25	Gym Wipes 4pk	111.23	R.W.
	4/4/25	Easter Event Goodies	118.43	R.W.
	4/17/25	20x20 F5 3pk	13.75	R.W.
	4/17/25	16x20 F5 Filter 3pk	13.75	R.W.
		TOTAL	<u>\$349.00</u>	

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

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

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

ACCOUNT NUMBER	DATE	BALANCE
731209	5/27/2025	\$995.00

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

0000000731209600100000002776880000009950050

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

Armstrong CDD - Greyhawk	3645 Royal Pines Dr Orange Park, FL 32065
Invoice Due Date 5/22/2025	Invoice 2028173 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/22/2025	Water Management - Monthly		\$995.00	\$0.00	\$995.00
<p>Pond 1 treated for algae and underwater weeds. Ponds 2 and 3 treated for algae, grasses, and dyed. Pond 4 treated for algae. Pond 5 dyed, treated for algae and shoreline grasses. Pond 6 treated for algae, shoreline and underwater weeds, dye added. Please contact me directly with any questions or concerns. (904)-626-1882</p> <p><i>Lake Maintenance</i> <i>001.320.53800.46800</i> <i>5-28-25</i></p> <p>RECEIVED By Tara Lee at 9:11 am, Jun 02, 2025</p> <p>Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.</p>					
				Credits	\$0.00
				Adjustment	\$0.00
				AMOUNT DUE	

Total Account Balance including this invoice:

\$995.00

This Invoice Total:

\$995.00

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

Customer #: 731209

Portal Registration #: 4A64AE61

Customer E-mail(s): greyhawkmanager@gmsnf.com, jsoriano@gmsnf.com

Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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



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:	2189121
INVOICE DATE:	5/15/2025
DUE DATE:	5/15/2025
PO#:	N/A

Billing Address:

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

Service Address:

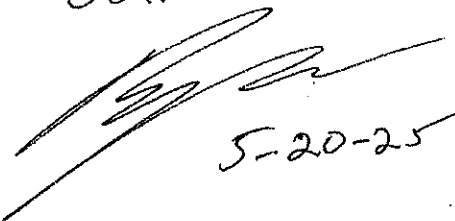
3645 Royal Pines Dr 3645 Royal
Pines Dr. , Middleburg, FL 32068 -
Pool
Middleburg, FL
32068

Description	Quantity	Unit Price	Total
38906 - VALVE FLOAT RESERVOIR	1	\$177.47	\$177.47
250-00-04 - TORO 1in FPT PIN TYPE VALVE WITH FC	1	\$173.21	\$173.21
R172221 - VENT VALVE ORING	1	\$10.85	\$10.85
BAPSPVCKIT4 - Misc PVC KIT 4	1	\$50.00	\$50.00
81060BU - PLASTIC GAUGE PRESSURE 2in 0-60lb 1/2in Bottom Moun	2	\$18.53	\$37.06
R172224X - Pentair Rainbow R172224X Black Air Relief. (Fits D	1	\$18.93	\$18.93
Equipment Install			\$298.00

Subtotal:	\$765.52
Taxes:	\$0.00
Payments/Credits:	\$0.00
Total Due:	\$765.52

NOTES: [jwarner - 05/15/2025 01:08 PM]:
Installed new auto fill complete with new valve and float tray assembly for pool, 2 new PSI gauges for INN /EFF operation,
replumbed the leaking inlet of HC3330 feeder, and replaced vent valve with oring, turned system on and checked for proper
operation. -3645 Royal Pines Dr

Repairs & Maintenance
001.330.57200.46000


5-20-25



INVOICE#: 2189713
INVOICE DATE: 6/1/2025
SERVICE MONTH: JUNE
CUST ID: 196869

PO Box 160726
Altamonte Springs, Florida 32716-0726
(813) 889-9081
FL Lic: CPC1458925
TX Lic: TICL742
AZ Lic: ROC 350640

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

Armstrong CDD

3645 Royal Pines Dr. , Middleburg, FL 32068 \$1,732.50

Pool \$1,732.50

Item	Type	Description	Charges
1	Service	AM - Commercial Chemical and Cleaning	\$1,732.50

Taxes \$0.00

Payments/Credits \$0.00

Please send all payments to the below remit-to address: Pool Troopers PO Box 160726 Altamonte Springs, FL 32716-0726

MONTHLY POOL/SPA MAINTENANCE

Amount Due

\$1,732.50

Payment Due: 6/1/2025

Pool Maintenance
001.330.57200.46700

RECEIVED

By Tara Lee at 9:21 am, May 22, 2025

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



INVOICE

Invoice Number: 2025-298503
Invoice Date: 6/5/2025
Due Date: 7/1/2025

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

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

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 149084	Notice of Meeting June 12, 2025	CT - Clay Today	Jun 5	2025		Column Inch	Black & White	4.6000	\$48.30
Total:									\$48.30

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

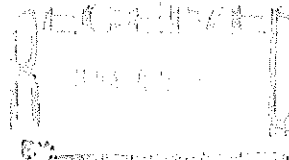
Please call the office at 904-264-3200 if you would like to pay by credit card.

Affidavit attached to this invoice.

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

RECEIVED

By Tara Lee at 2:27 pm, Jun 09, 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 Notice of Meeting

In the matter of June 12, 2025

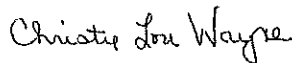
LEGAL: 149064

Was published in said newspaper in the issues:
6/5/2025

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 06/05/2025



NOTARY PUBLIC, STATE OF FLORIDA

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

Notice of Meeting Armstrong Community Development District

An Audit Committee Meeting of the Board of
Supervisors of the Armstrong Community De-
velopment District will be held on Thursday,
June 12, 2025, at 6:00 p.m. at the Plantation
Oaks Amenity Center, 845 Oakleaf Plantation
Parkway, Orange Park, Florida 32065. Imme-
diately following will be the meeting of the Board
of Supervisors (the "Board"). The meetings are
open to the public and will be conducted in ac-
cordance with the provisions of Florida Law for
Community Development Districts. A copy of the
agendas for these meetings may be obtained
from the District Manager, 475 West Town
Place, Suite 114, St. Augustine, Florida 32092
(and phone (904) 940-5850). This meeting may
be continued to a date, place and time certain,
to be announced 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
Manager at (904) 940-5850 at least two calen-
dar 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 proceedings and that ac-
cordingly, the person may need to ensure that a
verbatim record of the proceedings is made, in-
cluding the testimony and evidence upon which
such appeal is to be based.
Marilee Giles
District Manager
Legal 149064 Published 6/5/2025 in Clay
County's Clay Today newspaper

Governmental Management Services, LLC

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

Invoice**Invoice #:** 175**Invoice Date:** 6/1/25**Due Date:** 6/1/25**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 - June 2025		4,424.17	4,424.17
Website Administration - June 2025		104.17	104.17
Information Technology - June 2025		150.00	150.00
Dissemination Agent Services - June 2025		618.33	618.33
Office Supplies		0.51	0.51
Postage		73.19	73.19
Copies		33.75	33.75
Telephone		15.82	15.82
		Total	\$5,419.94
		Payments/Credits	\$0.00
		Balance Due	\$5,419.94

RECEIVED*By Tara Lee at 11:35 am, Jun 04, 2025*



Invoice

Invoice #: 22151

Date: 05/19/25

Customer PO:

DUE DATE: 06/18/2025

BILL TO

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

FROM

VerdeGo
PO Box 789
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

#20274 - Standard Maintenance Contract 2025, May 25 - Sept 25 May 2025

AMOUNT

\$10,523.02

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$10,523.02

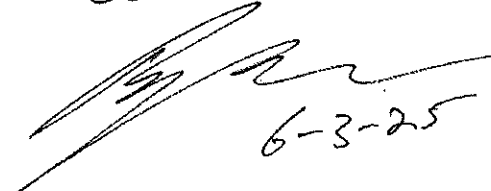
Please See Our
Updated Remittance
Information

Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

Credit card convenience fee of 3% will be applied to all transactions

Landscape Maintenance
001.320.53800.46200


6-3-25

RECEIVED

By Tara Lee at 10:09 am, Jun 03, 2025

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

Invoice #: 174

Invoice Date: 6/1/25

Due Date: 6/1/25

Case:

P.O. Number:

Bill To:

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

Alison Morsing
6-5-25

Balance Due	\$7,806.00
--------------------	-------------------

RECEIVED

By Tara Lee at 9:34 am, Jun 16, 2025

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 4, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Ms. Marilee Giles
Armstrong CDD
Governmental Management Services
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3579130
1323-1

Re: General Counsel

For Professional Legal Services Rendered

03/08/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
03/13/25	K. Magee	3.30	957.00	Prepare for and attend board of supervisors meeting via phone
03/17/25	J. Gillis	0.10	18.50	Review Capitol Conversations distribution list and update same
03/19/25	K. Buchanan	0.40	142.00	Perform meeting follow up
03/20/25	K. Haber	0.40	108.00	Review and revise landscape maintenance termination notice; correspond with Giles regarding same
03/31/25	K. Haber	0.70	189.00	Prepare landscape services agreement; correspond with Giles and Soriano regarding same
TOTAL HOURS		5.20		

KUTAK ROCK LLP

Armstrong CDD

June 4, 2025

Client Matter No. 1323-1

Invoice No. 3579130

Page 2

TOTAL FOR SERVICES RENDERED	\$1,530.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,530.00</u>
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Nader's Pest Raiders
5533 Wesconnett Blvd
Jacksonville, FL 32244-1949
904-771-5566

Service Slip/Invoice

INVOICE: 61963838
DATE: 06/05/2025
ORDER: 61963838

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

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

Work Date	Time	Target Pest	Technician	Time In
06/05/2025	03:40 PM		RAHASTINGS	
		Richard Hastings Jr		
Purchase Order	Terms	Last Service	Map Code	Time Out
		06/05/2025		

Service	Description	Price
RPC-MONTHLY	Pest Control Service	\$46.00
Pest Control - Monthly Service / Pest Control In Clubhouse only 904-322-3199 Thank you for your business! Please reach out to our office if you have any questions or concerns. Have a great day!		
SUBTOTAL		\$46.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$46.00
AMOUNT DUE		\$46.00

Pest Control
001.330.57200.46500

[Signature]
6-10-25

RECEIVED
By Tara Lee at 10:20 am, Jun 10, 2025

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

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

Invoice

Invoice #: 6
Invoice Date: 5/31/2025
Due Date: 5/31/2025
Case:
P.O. Number:

Bill To:
Armstrong CDD

Description	Hours/Qty	Rate	Amount
Greyhawk Facility Assistant through May 2025	13.12	26.50	347.68
<div>Alison Mossing 6-13-25</div>			

Total \$347.68

Payments/Credits \$0.00

Balance Due \$347.68

RECEIVED
By Tara Lee at 9:30 am, Jun 16, 2025

GRAYHAWK CDD

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
13.12	Facility Assistant	\$ 26.50	\$ 347.68

Covers Period: May 2025

TOTAL DUE:	<u>\$ 347.68</u>
------------	------------------

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/5/25	3.12	S.W.	Spring Event - set up, assist and clean up
5/25/25	5.5	E.W.	Completed daily checklist, returned calls and emails
5/26/25	4.5	E.W.	Completed daily checklist, returned calls and emails
	<u>13.12</u>		



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

INVOICE

BILL TO

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

INVOICE # 10998

DATE 05/01/2025

DUE DATE 05/31/2025

TERMS End of the month


SERVICE MONTH

May

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I	84	31.15	2,616.60
Dedicated Officer for 6 Hours Thurs - Sun (April 1 - April 30)			

SUBTOTAL	2,616.60
TAX	0.00
TOTAL	2,616.60
BALANCE DUE	\$2,616.60

Security Monitoring
001.330.57200.34500

 6-6-25

RECEIVED

By Tara Lee at 10:00 am, Jun 10, 2025



Invoice

Invoice #: 22414

Date: 06/02/25

Customer PO:

DUE DATE: 07/02/2025

BILL TO

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

FROM

VerdeGo
PO Box 789
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

#20274 - Standard Maintenance Contract 2025, May 25 - Sept 25 June 2025

AMOUNT

\$10,523.02

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$10,523.02


Please See Our
Updated Remittance
Information

Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

Credit card convenience fee of 3% will be applied to all transactions

Landscape Maintenance
601.320.53800.46200


6-3-25

RECEIVED

By Tara Lee at 10:10 am, Jun 03, 2025

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

Invoice

Invoice #: 177
Invoice Date: 6/18/25
Due Date: 6/18/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2025	26.78	40.00	1,071.20
Maintenance Supplies		314.12	314.12
Janitorial Supplies \$137.79 001.330.57200.46400			
Fitness Center Repairs/Supplies 001.330.57200.46100 \$116.89			
Office Supplies \$45.72 001.330.57200.51000			
Preventative Maintenance \$1,084.92 001.320.53800.46900			
\$1,385.32			

Total \$1,385.32

Payments/Credits \$0.00

Balance Due \$1,385.32

Alison Moring
6-23-25

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/2/25	2.4	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
5/5/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
5/7/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
5/9/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
5/12/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
5/14/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
5/16/25	1.98	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
5/19/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
5/21/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
5/22/25	2.25	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
5/26/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
5/28/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
5/30/25	2.15	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
TOTAL	<u>26.78</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk				
	5/5/25	Pinkstuff APC	6.87	R.W.
	5/5/25	Microfiber Cloths	20.65	R.W.
	5/5/25	Easy Wring Rinse Clean Mop Bucket	51.73	R.W.
	5/5/25	13 Gallon Trash Bags 140ct	20.67	R.W.
	5/5/25	Odoban Tile Grout Cleaner	13.43	R.W.
	5/5/25	Sprayway Glass Cleaner	3.81	R.W.
	5/5/25	All Purpose Cleaner	7.22	R.W.
	5/5/25	Pink Stuff Floor Cleaner	7.22	R.W.
	5/5/25	Mildew Remover	6.19	R.W.
	5/5/25	Gym Wipes 4pk	116.89	R.W.
	5/5/25	1200 XL Ink Cartridges	45.72	R.W.
	6/4/25	1" Drywall Screws 1lb	6.87	R.W.
	6/4/25	1 1/4 Bright Ring Drywall Nail	6.87	R.W.
		TOTAL	<u>\$314.12</u>	



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

INVOICE

BILL TO

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

INVOICE # 11088

DATE 06/01/2025

DUE DATE 06/30/2025

TERMS End of the month

SERVICE MONTH

June

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I	108	31.15	3,364.20
Dedicated Officer for 6 Hours Thurs - Sun (June 1 - June 30)			
Dedicated Officer I	-6	31.15	-186.90T
Credit for missed shift on 5/18/25			

SUBTOTAL	3,177.30
TAX	0.00
TOTAL	3,177.30
BALANCE DUE	\$3,177.30

Security monitoring

001.330.57200.34500

[Signature]
6-10-25

RECEIVED

By Tara Lee at 10:19 am, Jun 10, 2025