

ARMSTRONG

Community Development District

SEPTEMBER 11, 2025

AGENDA

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

Septemebr 4, 2025

Board of Supervisors
Armstrong Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Armstrong Community Development District will be held **Thursday, September 11, 2025 at 3:30 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Public Comment (regarding agenda items listed below)
- III. Approval of the Minutes of the August 14, 2025, Meeting
- IV. Consideration of Agreement from Matthews DCCM for Professional Engineering Services
- V. Consideration of Proposals
 - A. Irrigation from VerdeGo
 - B. Fitness Pro
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Facility Manager Report
- VII. Supervisor's Requests and Audience Comments
- VIII. Financial Reports

- A. Financial Statements as of August 31, 2025
- B. Check Register
- IX. Next Scheduled Meeting – October 9, 2025 at 3:30 p.m. at Plantation Oaks Amenity Center
- X. Adjournment

Board Oversight

Amenity Center – Chairman Lopez
Security – Vice Chairman Brown
Landscape and Common Areas – Supervisor 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, **August 14, 2025** at 6:00 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	Assistant Secretary
Cherie Hernandez	Assistant Secretary
Kendrick Taylor	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel <i>by telephone</i>
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 10, 2025 Meeting

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor the minutes of the July 10, 2025 meeting were approved as amended.

FOURTH ORDER OF BUSINESS**Discussion of Engineering Services****A. Evaluation Criteria**

Ms. Giles stated at the last meeting staff was directed to notice an RFQ for engineering services. There was an ad published in the local paper and staff sent it to nine engineering firms that are familiar with CDDs. The criteria is set forth by the consultants competitive negotiations act. It is a request for qualification and pricing is not one of the criteria we are weighing. We can go by each supervisor for their ranking of each column or if there is a supervisor who wants to take the lead on it and we discuss it then do a ranking. I recommend we talk about them one at a time and weight it based on those seven criteria. I have worked with both and they are both good companies.

B. RFQ Responses**1. Alliant****2. Matthews**

After discussion, the consensus scoring was:

Alliant, category 1 20 points, no. 2 20 points, no. 3 5 points, no. 4 0, no. 5 0, no. 6 8 points, no. 7 1 point for a total of 54 points.

Matthews, category 1 30 points, no. 2 30 points, no. 3 5 points, no. 4 0, no. 5 0, no. 6 10 points, no. 7 3 points for a total of 78 points.

On MOTION by Ms. Bowen seconded by Mr. Lopez with all in favor Matthews was ranked no. 1 with 78 points and Alliant was ranked no. 2 with 54 points and staff was authorized to negotiate a contract with Matthews to be considered at the next board meeting.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor staff was authorized to send a termination letter to Dominion Engineering.

FIFTH ORDER OF BUSINESS**Consideration of Proposal for Irrigation from VerdeGo**

Ms. Giles stated there are two proposals from VerdeGo, one for irrigation and one for some hedge work. After discussion, the proposal for irrigation was tabled and the board considered the proposal for hedge trimming.

On MOTION by Mr. Brown seconded by Ms. Hernandez with all in favor the proposal from VerdeGo to trim the hedges between the trees on Amberly in the amount of \$1,650 was approved.

SIXTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2026

Ms. Buchanan stated Resolution 2025-03 is the appropriations resolution. This resolution adopts the budget. It is my understanding that you haven't made any amendments to the proposed budget and is what we refer to in the resolution as the adopted budget. That adopted budget has been on file with the district manager's office and it provides for how the revenues collected by the district will be appropriated. It does also authorize relatively small amendments to the budget as long as the amendment is less than \$15,000 or 15% of the line item. If you have an amendment larger it is not a problem we will do a budget amendment at the end of the year to true up the actual budget to what we spent.

Resolution 2025-04 authorizes the funding mechanism for the adopted budget; you impose the annual operations and maintenance special assessment lien. There are findings that the services are equal to or greater than what we are actually paying for the community. It also provides for the collection of the special assessments as long as they are collected on the tax bill. The total amount includes the operation and maintenance component for the general operations of the district and the debt assessments that go to pay off the bonds. All these assessments go on the tax roll and are collected by the tax collector's office. We don't have to do anything further, just authorize this method in the resolution.

Ms. Giles gave an overview of the fiscal year 2026 budget that included the general fund, the narrative of each line item, capital reserve fund and debt service fund for the 2017 bonds and debt service fund for the 2019 bonds and stated the last page is a chart of the assessments showing everyone is the same at \$1,507.47 that is an increase of \$103.67 and depending on the lot size and bond series you have the bond portion of the whole CDD assessment.

We did use the reserve study the last couple of years and included in the approved budget \$27,000 to bring us up to the recommendation of the reserve study to get us to where we should be for the year-end balance. We are not able to use any carry forward surplus this year.

On MOTION by Mr. Taylor seconded by Mr. Lopez with all in favor the public hearings were opened.

Ms. Choryan stated they just raised it \$103. When we moved here our understanding was that our CDD was \$60,000 when we had that paid off that was done. Now you are saying there is an increase. Where is that coming from?

Ms. Giles stated your CDD assessment is two parts; the operation and maintenance part that we call the O&M and that is what increased by \$103. The O&M takes care of all your amenities, the pool, field, stormwater, irrigation, landscape, gym. The bond assessment varies based on your lot size and which bond series you are in. That is for the life of the bond unless the property owner pays it down or pays it off. If you want to email me I can look to see if your property has a balance left on the bond.

Ms. Choryan asked you have a price of \$51,364 on page 2 for security, then property amenity manager \$78,875. How is that \$51,364 being paid to security? When are these people working and where?

Ms. Giles stated on the narratives page I think you will find some of those answers. We try not to get into details when it comes to security because this is a public meeting.

Ms. Choryan stated it says we have security yet we have a lot of issues here.

Mr. Soriano stated it does not go into the neighborhood; this is for district property.

Mr. Woods stated on page 3 is the engineering fees and it has the name of Dominion Engineering and you just voted for a new one.

Ms. Giles stated we will make that change.

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor the public hearing was closed.

A. Consideration of Resolution 2025-03 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

Ms. Giles stated Resolution 2025-03 adopts the budget for Fiscal Year 2026 and based on the comments from the residents is there any guidance from the supervisors?

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor Resolution 2025-03 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026 was approved as amended with a change in the description of engineering services.

B. Consideration of Resolution 2025-04 Imposing Special Assessments and Certifying an assessment Roll for Fiscal Year 2026

Ms. Giles stated Resolution 2025-04 allows the county to place the assessments on the tax roll.

On MOTION by Ms. Bowen seconded by Mr. Brown with all in favor Resolution 2025-04 Imposing Special Assessments and Certifying an assessment Roll for Fiscal Year 2026 was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2017 Pay Requisition No. 91

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor Requisition No. 91 from the Series 2017 bonds was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no comments, the next item followed.

B. District Engineer

Ms. Giles stated we will reach out to Matthews and work that process. I'm sure they will want to attend by phone or in person your first meeting and they understand if there is nothing on the agenda or nothing going on that requires an engineer Jay and I will take notes and carry it back to them. If something comes up like it has in the past that requires an engineer, then we will involve him then.

C. District Manager

1. Discussion of Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Taylor seconded by Ms. Hernandez with all in favor the Fiscal Year 2026 meeting schedule was approved.

2. Goals and Objectives

Ms. Giles stated as a reminder this is new from 2024 when the legislature made a new requirement for special districts to include CDDs to establish goals, objectives, performance measures and standards. They need to be established by October 1st of each year and by December 1st there needs to be a report if we met those goals and objectives and post it to the district website.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor the fiscal year 2026 goals and objectives were approved.

D. Facility Manager - Report

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

Mr. Soriano gave an overview of the operations manager's report.

Ms. Bowen asked is there a report on the sod we replaced due to damage caused by the ducks?

Ms. Suchsland stated we have mowed the bank twice and it has taken very well. The homeowner had let his grass grow up in the fence line to deter the ducks.

Mr. Brown asked when you mow or weed eat the banks which way do you blow it?

Ms. Suchsland stated we use mulching blades and don't blow it anywhere. There are weeks that we won't mow the pond because it is too wet.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Henley stated I have a few concerns with the pond behind Amberly. The water level goes very low at times and at times we have issues with algae and it ends up behind my house and my neighbor's. I spoke with Ryan some time ago and they recently treated the pond and I may have missed it but I rarely see any treatment of the pond.

Mr. Soriano stated I get a report every time they come out and what they do and if you have a question you can email me or Ryan and we can share that report with you. Unfortunately, that pond is one of the smallest ones and the more water you have the easier it is to deal with. It is not a safety issue.

Mr. Henley stated in my opinion the pond needs to be dredged and water needs to flow, when it is stagnated it stinks. Something more has to be done.

There have been two or three accidents in the corner of Amberly and Royal Pines due to line of sight issues with the hedges.

Ms. Suchsland stated I can take care of that.

Mr. Henley asked in the future would it be possible to get a projection screen so we can see what you are seeing on the iPads?

Ms. Giles stated they are discussing having TVs on the walls.

Mr. Brown stated a lot of this is on the website.

Mr. Adams stated we need more people from the community to participate.

Ms. Giles stated we put it in the paper at the beginning of the fiscal year and every month we notice it again in the paper and we post it to the district's website and eblast it the week before the meeting to all the residents.

Mr. Taylor stated we terminated the last company and hired a new company to take care of the ponds and we are fighting against five years of mismanagement and we are trying to improve that.

Mr. Adams asked in the past have you invited experts to answer questions that I have about the ponds.

Ms. Giles stated at the beginning of this meeting there was a report on a recent pond bank inspection and a member of St. Johns River Water Management District walked the property with staff.

Mr. Lopez stated one of your vehicles parks in the road on Royal Pines and it caused a bad traffic jam. If they could park on the roundabout or the amenity center it would be fantastic.

Ms. Suchsland stated absolutely.

Mr. Taylor stated there are ants at the pool again. Something needs to be done.

Mr. Soriano stated we have treatments we can do.

Ms. Hernandez asked where are we on the tile?

Mr. Wilson stated they are starting September 3rd and the pool will be shut down for two to three days.

Ms. Bowen stated potentially it could be closed on a weekend or after a holiday when it is hot. Have them start the following week.

Mr. Wilson stated we will talk to them.

Ms. Bowen stated I have a question on what we approved for the shrub cutting. Where are we going to see that coming from?

Mr. Soriano stated repair and replacement.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of July 31, 2025

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

B. Check Register

On MOTION by Mr. Brown seconded by Ms. Bowen with all in favor the Check Register was approved.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – September 11, 2025
at 3:30 p.m. at the Plantation Oaks Amenity
Center**

Ms. Giles stated the next meeting is scheduled for September 11, 2025 at 3:30 p.m. in the same location.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Brown seconded by Ms. Bowen with all in favor the meeting adjourned at 7:57 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FOURTH ORDER OF BUSINESS

**AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES BETWEEN
THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT AND MATTHEWS DESIGN GROUP, LLC**

THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (“Agreement”) is made and entered into this ____ day of _____ 2025, by and between:

Armstrong Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the Clay County, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”); and

Matthews Design Group, LLC, a Florida limited liability company, d/b/a Matthews | DCCM, with a mailing address of 7 Waldo Street, St. Augustine, Florida 32084 (“**Engineer**” and, together with the District, the “**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*; and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

WHEREAS, on August 14, 2025, the District's Board of Supervisors (“**Board**”) ranked Engineer as the most qualified firm to provide professional engineering services for the District on a continuing basis and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, surveying, planning, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization(s); and

WHEREAS, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties hereto and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

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

ARTICLE 2. SCOPE OF SERVICES.

- A.** The Engineer shall, when authorized by the Board, provide general professional engineering services for the District, including:
 - 1. Preparation of any necessary reports and attendance at meetings of the Board.
 - 2. Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies, or other tasks.
 - 3. Providing professional engineering services, including but not limited to, review and execution of documents under the District's Trust Indentures and monitoring of District projects.
 - 4. Any other items requested by the Board.
- B.** Engineer shall, when authorized by the Board, provide general services related to construction of any District projects, including but not limited to:
 - 1. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
 - 2. Processing of contractors' pay estimates.
 - 3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel, and the Board.
 - 4. Final inspection and requested certificates for construction, including the final certificate of construction.
 - 5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 - 6. Any other activity related to construction as authorized by the Board.
- C.** With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

ARTICLE 3. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of services, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized ("**Work Authorization**"). Authorization of services or projects under this Agreement shall be at the sole option of the District.

ARTICLE 4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- A. Lump Sum Amount** – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the

work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.

- B. Hourly Personnel Rates** – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates, the rates outlined in **Exhibit B**, attached hereto and incorporated by this reference, shall apply. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

ARTICLE 5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the services for the incidental expenses as listed as follows:

- A.** Expenses of transportation and living when traveling in connection with a project and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- B.** Expense of reproduction, postage and handling of drawings and specifications.

ARTICLE 6. TERM OF AGREEMENT. It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties hereto until terminated in accordance with its terms.

ARTICLE 7. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

ARTICLE 8. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida law. The District, or its authorized representative, shall have the right to audit such books and records at reasonable times upon prior notice to Engineer.

ARTICLE 9. OWNERSHIP OF DOCUMENTS.

- A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (“**Work Product**”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- B. The Engineer shall deliver all Work Product to the District upon completion thereof, unless it is necessary for the Engineer in the District’s sole discretion to retain possession for a longer period of time. Upon early termination of the Engineer’s services hereunder, the Engineer shall deliver to the District all such Work Product, whether complete or not, upon payment of all outstanding balances due Engineer for Work Product. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District. If said Work Product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.
- C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise, the preparation of such copyrightable or patentable materials or designs.

ARTICLE 10. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. Such documents are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District’s sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

ARTICLE 11. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer’s opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent Engineer’s best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that

proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

ARTICLE 12. INSURANCE.

- A.** Subject to the provisions of this Article, the Engineer shall, at a minimum, maintain throughout the term of this Agreement the following insurance:
 - 1.** Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - 2.** Commercial General Liability Insurance, including but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) in the aggregate covering all work performed under this Agreement.
 - 3.** Automobile Liability Insurance, including without limitation bodily injury and property damage, including all vehicles owned, leased, hired, and non-owned vehicles with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit covering all work performed under this Agreement.
 - 4.** Professional Liability Insurance for Errors and Omissions, with limits of not less than One Million Dollars and No Cents (\$1,000,000.00).
- B.** All insurance policies secured by Engineer pursuant to the terms of this Agreement shall be written on an "occurrence" basis to the extent permitted by law, except with respect to the Professional Liability Insurance which shall be on a claims-made basis.
- C.** The District and the District's officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance and Professionally Liability Insurance for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. 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.

- D. If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer 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.

ARTICLE 13. CONTINGENT FEE. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 14. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer 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 Engineer or any of its agents, servants, or employees, 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.

ARTICLE 15. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by Engineer, shall maintain the standard of care, skill, diligence, and professional competency for such work and/or services ordinarily used by members of the Engineer's profession practicing under similar circumstances at the same time and in the same locality. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

ARTICLE 16. AUDIT. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement for a period of four (4) years or longer as required by law. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure of all funds under this Agreement, or (c) the public record retention period established by the District's records retention policy, whichever comes later.

ARTICLE 17. INDEMNIFICATION.

- A. The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold harmless the District, its officers, supervisors, agents, staff, and representatives from any and all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct or errors or omissions of the Engineer and persons employed or utilized by the Engineer in the performance of this Agreement.
- B. Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other applicable law. The District agrees, to the extent permitted by Section 768.28, *Florida Statutes*, and other applicable law, to indemnify and hold the Engineer harmless from any damage, liability or cost to the extent caused by the District's negligence, recklessness, or intentionally wrongful conduct of the District and persons employed or utilized by the District in the performance of this Agreement.
- C. The following shall apply only to the extent a limitation on liability is required by Section 725.06, *Florida Statutes*, or other applicable law: liability under this section shall in no event exceed the sum of Two Million Dollars (\$2,000,000). Engineer shall carry, at its own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the Agreement.
- D. Disclaimer of Consequential Damages - Notwithstanding anything to the contrary in this Agreement, the Parties shall have no liability to each other for indirect, consequential, or special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, costs of shutdown or startup.
- E. **UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT OF ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**
- F. In the event that any indemnification, defense, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, defense, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees.

ARTICLE 18. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly,

Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer 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 Engineer shall 1) keep and maintain public records required by the District to perform the Services; 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 Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Engineer’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 Engineer, the Engineer 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 ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MGILES@GMSNF.COM, OR 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

ARTICLE 19. EMPLOYMENT VERIFICATION. The Engineer agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, *Florida Statutes*.

ARTICLE 20. CONTROLLING LAW. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for all proceedings with respect to this Agreement shall be Pasco County, Florida.

ARTICLE 21. NOTICE. 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 Engineer: | Matthews Design Group, LLC d/b/a Matthews DCCM
7 Waldo Street
St. Augustine, Florida 32084
Attn: Trent Stephenson, P.E. |
| B. If to District: | Armstrong Community |

Development District
c/o Governmental Management Services – North FL
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 Engineer may deliver Notice on behalf of the District and the Engineer. 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) day's written notice to the parties and addressees set forth herein.

ARTICLE 22. ASSIGNMENT. Except as provided otherwise in this Agreement, neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Any purported assignment without such written consent is void. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate and consistent with this Agreement.

ARTICLE 23. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Engineer.

ARTICLE 24. 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.

ARTICLE 25. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services, unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

ARTICLE 26. CONSTRUCTION DEFECTS. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

ARTICLE 27. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any Federal or State unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District, unless set forth differently herein or authorized by vote of the Board.

ARTICLE 28. NO THIRD-PARTY BENEFITS. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 29. ARM'S LENGTH TRANSACTION. This Agreement reflects the negotiated agreement of the District and the Engineer, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

ARTICLE 30. 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.

ARTICLE 31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Engineer 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*.

ARTICLE 32. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Engineer is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees, paralegal fees, expert witness fees, and costs at all judicial levels.

ARTICLE 33. SCRUTINIZED COMPANIES STATEMENT. Engineer 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 Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Engineer 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 the Contract.

ARTICLE 34. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

(signatures on following page)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

Attest:

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary/Secretary

Chairperson / Vice Chairperson,
Board of Supervisors

**MATTHEWS DESIGN GROUP, LLC
d/b/a MATTHEWS | DCCM**

Witness

By: _____
Its: _____

EXHIBIT A: Form of Work Authorization
EXHIBIT B: Schedule of Rates

Exhibit A
WORK AUTHORIZATION # _____

_____, 2025

Armstrong Community Development District
Clay County, Florida

Subject: **Work Authorization Number _____**

Dear Chairperson, Board of Supervisors:

Matthews Design Group, LLC d/b/a Matthews | DCCM ("Engineer") is pleased to submit this work authorization to provide professional engineering services for the Armstrong Community Development District ("District"). We will provide these services pursuant to our current agreement effective _____, 2025 ("Agreement") as follows:

I. Scope of Work

The District hereby engages the services of Engineer to perform the work described in **Attachment A**, attached hereto.

II. Fees

The District will compensate Engineer in accordance with the terms of the Agreement and **Attachment A**.

This proposal, together with the Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Matthews Design Group, LLC. We look forward to helping you create a quality project.

APPROVED AND ACCEPTED

Sincerely,

By: _____
Authorized Representative of Armstrong
Community Development District

Authorized Representative of
Matthews Design Group, LLC
d/b/a Matthews | DCCM

Date: _____

Exhibit B
Schedule of Rates

Personnel Classification	Rate Range
PRINCIPAL/SENIOR LEADS	
Principal	\$365.00
VP	\$275.00 - \$300.00
Division Lead	\$260.00 - \$285.00
Program Manager	\$240.00 - \$265.00
SENIOR PROFESSIONAL	
Senior Professional Engineer	\$200.00 - \$270.00
Senior Planner	\$210.00 - \$230.00
Senior Landscape Architect	\$220.00 - \$260.00
Senior Construction Inspector	\$195.00 - \$210.00
PROFESSIONAL	
Professional Engineer	\$230.00 - \$240.00
Project Engineer	\$160.00 - \$190.00
Planner	\$160.00 - \$190.00
Landscape Architect	\$170.00 - \$190.00
Construction Inspector	\$170.00 - \$180.00
DESIGNER	
Senior CAD Designer and Senior Engineering Tech	\$180.00 - \$200.00
Senior Landscape Designer	\$180.00 - \$200.00
CAD Designer and Engineering Tech	\$130.00 - \$170.00
SUPPORT STAFF	
Controller	\$150.00 - \$200.00
Graphic Designer	\$100.00 - \$140.00
Senior Graphic Designer	\$140.00 - \$180.00
Project Administrator and Project Coordinator	\$95.00 - \$120.00
SURVEYING	
Project Director, Survey	\$215.00 - \$245.00
Senior Surveyor	\$170.00 - \$200.00
Senior GIS Enterprise Administrator	\$170.00 - \$200.00
Project Surveyor	\$155.00 - \$185.00
Project GIS Developer, Survey	\$155.00 - \$185.00
Staff Surveyor	\$135.00 - \$165.00
Staff GIS Analyst	\$135.00 - \$165.00
Four Man Field Crew	\$215.00 - \$245.00
Three Man Field Crew	\$195.00 - \$215.00
Two Man Field Crew	\$170.00 - \$200.00
One Man Field Crew	\$150.00 - \$180.00
One Man Crew (GPS/RTK)	\$200.00 - \$230.00
Two Man Crew (GPS/RTK)	\$215.00 - \$245.00
CADD Technician, Survey	\$115.00 - \$145.00
GIS Technician	\$115.00 - \$145.00
Field Technician, Survey	\$95.00 - \$125.00

FIFTH ORDER OF BUSINESS

A.



PROPOSAL

Mailing Address

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

Job Address

Armstrong CDD
3645 Royal Pines Dr
Orange Park, FL 32065

Date: September 02, 2025

Phone: St Augustine

Opportunity#: 23343

Job Summary:

This proposal is to install irrigation in the common area between 1957 and 1949 Amberly Dr

We will tie into the existing irrigation meter, install new irrigation lines, sprinkler heads, and install a new clock in the common area

All time and material needed to complete the job is reflected in this proposal.

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
32.00	Irrigation Labor	Hr	\$65.00	\$2,080.00
1.00	pipe	Ea	\$525.00	\$525.00
10.00	rotor	Ea	\$25.00	\$250.00
3.00	6" spray	Ea	\$12.00	\$36.00
3.00	mpr nozzle	Ea	\$17.00	\$51.00
2.00	PGA 100	Ea	\$85.00	\$170.00
1.00	12" valve box	Ea	\$75.00	\$75.00
1.00	fittings	Ea	\$125.00	\$125.00
1.00	Hunter Hybrid Controller	Ea	\$350.00	\$350.00
20.00	wire	FT	\$1.75	\$35.00
1.00	Mini Click Rain Sensor	Ea	\$60.00	\$60.00
Landscape Enhancement Total				\$3,757.00



PROPOSAL

Proposal Total: \$3,757.00

Note: This proposal includes all labor and material necessary to complete the job.

Payment due 30 days after receipt of invoice.

All plant material under 15g is guaranteed for 90 days. Plant material over 15g is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.

Verdego employees are fully covered by workman's compensation insurance.

ACCEPTANCE OF PROPOSAL

I/WE have reviewed your proposal and hereby indicate our acceptance of the same, as per the scope, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

By _____
William Brent Behrens
Date 9/2/2025

VerdeGo

By _____
Date _____
Armstrong CDD

B.



1400 Village Square Boulevard
#3-293
Tallahassee, FL 32312
(850) 523-8882 tel

QUOTE #44398

CUSTOMER
Grey Hawk 3645 Royal Pines Dr, Orange Park, FL 32065 Ryan Willson (904) 322-3199

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

DATE CREATED	TYPE	PO #	ASSIGNED TO
Jul 31,2025	Problem		Luke Stirling

SERVICE NOTES
Repairs identified during July Preventative Maintenance 1. 2x Life Fitness Treadmill INTD sn: HTT104008 and HTT104008 handle controls for speed and incline are intermittent and peeling. Should replace 2x left and 2x right bullhorns and button assemblies. SEE PHOTOS 2. Life Fitness Lat Pulldown/Row tower OSTWR4-LR sn: 101838808270 plastic shroud connector has broken should replace small gray shroud connector(not opaque shroud, only needs small grey connector piece and 3x small mfg screws.) SEE PHOTOS

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
3.00	Estimated Labor	\$95.00	\$285.00
2.00	Parts for Repair: KIT: PLASTIC BULLHORNS W/KEYPADS & HARDWARE; INTEGRITY (Item 1)	\$118.66	\$237.32
1.00	Parts for Repair: OSLR, Shroud Kit (Item 2)	\$772.26	\$772.26
1.00	Shipping and Handling Estimate:	\$31.65	\$31.65
		SUBTOTAL	\$1,326.23
		(0.0%) TAX	\$0.00
		TOTAL	\$1,326.23

*** Please note that a 20% restocking fee plus shipping, if applicable, will be charged on all approved quotes that are canceled after the approval has been given. ***

Please confirm acceptance of quote and acknowledgement of restocking fee by signing and dating below.

CUSTOMER SIGNATURE

DATE

SIXTH 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: Sep 11th, 2025

To: Board of Supervisors

From: GMS – GreyHawk Amenity Manager

Community:

Amenity Usage

- Total Facilities Usage – fobs Scanned 3851 in August

Card counts:

New Owners	0
Replacements	0

Room Rentals

rentals in the month of Aug- 0

Special Events

Operations:

- Pool tile repair has been completed. They also filled in some small holes and cracks while it was drained.
- Bush trimming at the field has been completed.
- Cover has been added to the umbrella.
- Sod was added to the easement across the street from the amenity center from the damage caused by sod delivery.
- Talk About Access card purchase.



Armstrong Community Development District (CDD)

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

Memorandum

Landscaping

- *Monthly reports for August. 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

EIGHTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
August 31, 2025

August 14, 2025



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10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

Armstrong
Community Development District
Combined Balance Sheet
August 31, 2025

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 180,223	\$ 4,132	\$ -	\$ -	\$ 184,354
Due from Other Funds	(738)	-	-	-	(738)
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Investments:					
US Bank Custody Account	44,326	-	-	-	44,326
State Board of Administration	202,876	38,034	-	-	240,910
Series 2017A/B					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	235,766	-	235,766
Reserve-B	-	-	15,889	-	15,889
Revenue-B	-	-	1,167	-	1,167
Prepayment-B	-	-	108	-	108
Series 2019					
Reserve	-	-	204,200	-	204,200
Revenue	-	-	334,129	-	334,129
Prepayment	-	-	300	-	300
Construction	-	-	-	1,573	1,573
Prepaid Expenses	-	-	-	-	-
Total Assets	\$ 426,686	\$ 42,166	\$ 1,057,378	\$ 1,573	\$ 1,527,802
Liabilities:					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance:					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,057,378	\$ -	\$ 1,057,378
Capital Project	-	-	-	1,573	1,573
Assigned for:					
Capital Reserve Fund	-	42,166	-	-	42,166
Unassigned	426,686	-	-	-	426,686
Total Fund Balances	\$ 426,686	\$ 42,166	\$ 1,057,378	\$ 1,573	\$ 1,527,802
Total Liabilities & Fund Balance	\$ 426,686	\$ 42,166	\$ 1,057,378	\$ 1,573	\$ 1,527,802

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 637,369	\$ 637,369	\$ 637,988	\$ 619
Cash Share - Tynes Blvd	15,000	13,750	6,038	(7,712)
Miscellaneous Income	-	-	60	60
Miscellaneous Income-Access Cards	-	-	400	400
Miscellaneous Income-Rental	-	-	2,000	2,000
Interest	14,631	13,412	17,328	3,916
Total Revenues	\$ 667,000	\$ 664,531	\$ 663,814	\$ (716)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 9,400	\$ 1,600
FICA Expense	918	842	719	122
Annual Audit	4,300	-	-	-
Trustee Fees	7,800	7,800	7,758	42
Dissemination Agent	7,420	6,802	6,802	0
Arbitrage	1,100	1,100	1,100	-
Engineering	6,000	5,500	2,920	2,580
Attorney	20,000	18,333	9,534	8,800
Assessment Administration	5,618	5,618	5,618	-
Management Fees	53,090	48,666	48,666	-
Information Technology	1,800	1,650	1,650	-
Website Maintenance	1,250	1,146	1,146	-
Telephone	400	367	346	21
Postage and Delivery	500	500	967	(467)
General Liability and Public Officials Insurance	7,500	7,500	7,296	204
Printing & Binding	750	750	1,076	(326)
Legal Advertising	2,500	2,292	1,284	1,008
Bank Fees and Other Charges	600	550	365	185
Office Supplies	250	229	7	222
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 133,971	\$ 120,819	\$ 106,828	\$ 13,991

Operations & Maintenance

Security	\$ 51,364	\$ 47,084	\$ 29,593	\$ 17,490
Electric	1,450	1,329	1,235	94
Water & Sewer	34,270	31,414	31,647	(233)
Landscape Maintenance	138,406	126,872	119,529	7,343
Landscape Contingency	7,000	5,200	5,200	-
Lake Maintenance	13,988	12,822	9,950	2,872
Lake Contingency	2,140	2,140	2,140	-
Irrigation Repairs	8,000	2,001	2,001	-
Repairs and Maintenance	7,000	6,417	3,436	2,981
Doggie Pot Stations	1,500	1,375	80	1,295
Total Operations & Maintenance	\$ 265,118	\$ 236,654	\$ 204,811	\$ 31,843

Armstrong
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<i>Amenity Center</i>				
Property/Amenity Manager	\$ 79,875	\$ 73,219	\$ 73,219	\$ -
Preventative Maintenance	17,500	16,042	11,277	4,764
Facility Attendant	7,632	6,996	3,326	3,670
Property Insurance	32,690	32,690	29,737	2,953
Phone/Internet/Cable	2,750	2,521	2,360	161
Electric	18,900	17,325	10,890	6,435
Water & Sewer	10,000	9,167	8,392	775
Gas	1,575	1,444	1,219	225
Reuse Service	6,646	6,092	5,760	332
Access Cards	5,000	-	-	-
Janitorial Services	13,797	12,647	12,647	-
Janitorial Supplies	4,000	3,667	1,461	2,205
Pool Maintenance	23,992	21,993	18,328	3,665
Pool Permits	300	300	300	-
Repairs and Maintenance	20,000	18,333	15,524	2,810
Office Supplies	500	458	210	249
Pest Control	800	733	414	319
Special Events	3,000	2,753	2,753	-
Fitness Center Repairs/Supplies	3,000	2,750	1,338	1,412
Total Amenity Center	\$ 251,957	\$ 229,129	\$ 199,154	\$ 29,975
<i>Reserves</i>				
Capital Reserve Transfer Out	\$ 69,336	\$ -	\$ -	-
Total Reserves	\$ 69,336	\$ -	\$ -	\$ -
Total Expenditures	\$ 720,382	\$ 586,602	\$ 510,793	\$ 75,809
Excess (Deficiency) of Revenues over Expenditures	\$ (53,382)		\$ 153,021	
Fund Balance - Beginning	\$ 53,382		\$ 273,665	
Fund Balance - Ending	\$ -		\$ 426,686	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 69,336	\$ -	\$ -	\$ -
Interest	1,200	1,100	1,697	597
Total Revenues	\$ 70,536	\$ 1,100	\$ 1,697	\$ 597
Expenditures:				
Capital Outlay	\$ 25,000	\$ 22,917	\$ -	\$ 22,917
Repair and Maintenance	-	-	3,450	(3,450)
Contingency	600	550	461	89
Total Expenditures	\$ 25,600	\$ 23,467	\$ 3,911	\$ 19,556
Excess (Deficiency) of Revenues over Expenditures	\$ 44,936		\$ (2,214)	
Net Change in Fund Balance	\$ 44,936		\$ (2,214)	
Fund Balance - Beginning	\$ 44,347		\$ 44,380	
Fund Balance - Ending	\$ 89,283		\$ 42,166	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 265,819	\$ 265,819	\$ 266,076	\$ 257
Interest Income	20,700	18,975	21,056	2,081
Total Revenues	\$ 286,519	\$ 284,794	\$ 287,132	\$ 2,338
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		\$ 23,851	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 23,238		\$ 23,851	
Fund Balance - Beginning	\$ 212,902		\$ 494,897	
Fund Balance - Ending	\$ 236,140		\$ 518,749	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 410,800	\$ 410,800	\$ 409,992	\$ (808)
Interest Income	22,000	20,167	22,182	2,016
Total Revenues	\$ 432,800	\$ 430,967	\$ 432,175	\$ 1,208
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		\$ 14,203	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 29,684		\$ 14,203	
Fund Balance - Beginning	\$ 318,549		\$ 524,427	
Fund Balance - Ending	\$ 348,233		\$ 538,629	

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

	Actual
	Thru 08/31/25
Revenues:	
Interest Income	\$ 168
Total Revenues	\$ 168
Expenditures:	
Capital Outlay	\$ 2,669
Total Expenditures	\$ 2,669
Excess (Deficiency) of Revenues over Expenditures	\$ (2,501)
Other Financing Sources/(Uses):	
Transfer In/(Out)	\$ -
Total Other Financing Sources/(Uses)	\$ -
Net Change in Fund Balance	\$ (2,501)
Fund Balance - Beginning	\$ 4,074
Fund Balance - Ending	\$ 1,573

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	-	-	175	25	-	400
Miscellaneous Income-Rental	400	400	-	-	-	300	200	-	-	400	300	-	2,000
Interest	800	614	489	2,124	2,144	1,726	1,923	2,434	1,875	1,649	1,551	-	17,328
Total Revenues	\$ 2,425	\$ 31,368	\$ 590,189	\$ 5,317	\$ 5,706	\$ 3,474	\$ 7,306	\$ 4,064	\$ 9,864	\$ 2,224	\$ 1,876	\$ -	\$ 663,814
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,200	\$ 800	\$ 1,000	\$ 1,000	\$ 600	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 9,400
FICA Expense	-	92	61	77	77	46	61	77	77	77	77	-	719
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,717	4,041	-	-	-	-	-	-	-	-	-	-	7,758
Dissemination Agent	618	618	618	618	618	618	618	618	618	618	618	-	6,802
Arbitrage	-	1,100	-	-	-	-	-	-	-	-	-	-	1,100
Engineering	420	2,300	-	-	-	-	-	-	-	200	-	-	2,920
Attorney	543	840	595	1,622	1,079	1,530	395	2,930	-	-	-	-	9,534
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	4,424	4,424	-	48,666
Information Technology	150	150	150	150	150	150	150	150	150	150	150	-	1,650
Website Maintenance	104	104	104	104	104	104	104	104	104	104	104	-	1,146
Telephone	71	42	-	35	21	21	35	43	16	27	35	-	346
Postage and Delivery	-	140	22	25	94	60	17	12	73	444	80	-	967
General Liability and Public Officials Insurance	7,296	-	-	-	-	-	-	-	-	-	-	-	7,296
Printing & Binding	15	11	13	23	118	24	39	31	34	673	94	-	1,076
Legal Advertising	46	46	-	46	92	-	46	99	48	860	-	-	1,284
Bank Fees and Other Charges	100	-	42	100	-	-	100	-	-	-	23	-	365
Office Supplies	-	1	1	1	1	0	0	1	1	1	1	-	7
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 23,299	\$ 15,108	\$ 6,830	\$ 8,225	\$ 7,779	\$ 7,578	\$ 6,790	\$ 9,489	\$ 6,545	\$ 8,578	\$ 6,606	\$ -	\$ 106,828

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	\$ 3,302	\$ 3,551	\$ -	\$ 29,593
Electric	120	125	126	-	125	125	90	125	125	136	136	-	1,235
Water & Sewer	5,658	3,770	2,563	2,506	1,382	1,824	1,955	3,274	4,064	4,651	-	-	31,647
Landscape Maintenance	11,534	11,534	11,534	11,534	10,434	10,434	10,434	10,523	10,523	10,523	10,523	-	119,529
Landscape Contingency	-	-	-	-	-	-	4,975	-	225	-	-	-	5,200
Lake Maintenance	995	995	995	995	995	995	995	995	995	995	-	-	9,950
Lake Contingency	2,140	-	-	-	-	-	-	-	-	-	-	-	2,140
Irrigation Repairs	-	-	531	-	-	625	-	610	235	-	-	-	2,001
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	\$ 18,144	\$ 19,345	\$ 19,608	\$ 14,210	\$ -	\$ 204,811
Amenity Center													
Property/Amenity Manager	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ -	\$ 73,219
Preventative Maintenance	1,418	1,177	1,240	1,249	1,146	1,046	1,077	1,085	1,167	673	-	-	11,277
Facility Attendant	-	-	559	-	-	697	-	348	857	-	865	-	3,326
Property Insurance	29,737	-	-	-	-	-	-	-	-	-	-	-	29,737
Phone/Internet/Cable	236	236	236	236	-	472	236	236	236	236	-	-	2,360
Electric	1,124	978	1,188	-	1,249	914	1,061	934	996	1,191	1,256	-	10,890
Water & Sewer	782	714	648	1,362	1,156	759	599	783	729	861	-	-	8,392
Gas	80	83	80	210	212	87	110	99	85	88	86	-	1,219
Reuse Service	443	443	443	554	554	554	554	554	554	554	554	-	5,760
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	-	12,647
Janitorial Supplies	-	110	-	343	109	57	203	138	311	191	-	-	1,461
Pool Maintenance	1,650	1,650	1,650	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,250	-	18,328
Pool Permits	-	-	-	-	-	-	-	-	300	-	-	-	300
Repairs and Maintenance	200	6,092	76	1,014	1,551	-	417	1,978	661	3,536	-	-	15,524
Office Supplies	28	-	-	98	3	-	-	46	35	-	-	-	210
Pest Control	46	46	46	46	46	46	46	46	-	46	-	-	414
Special Events	495	330	426	(439)	-	2,241	118	(986)	-	1,003	(436)	-	2,753
Fitness Center Repairs/Supplies	250	221	-	250	-	-	250	117	-	250	-	-	1,338
Total Amenity Center	\$ 44,296	\$ 19,885	\$ 14,396	\$ 14,460	\$ 15,563	\$ 16,412	\$ 14,209	\$ 14,915	\$ 15,470	\$ 18,167	\$ 11,381	\$ -	\$ 199,154
Reserves													
Capital Reserve Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 90,284	\$ 54,034	\$ 39,406	\$ 40,150	\$ 41,956	\$ 40,609	\$ 41,895	\$ 42,547	\$ 41,359	\$ 46,353	\$ 32,198	\$ -	\$ 510,793
Excess (Deficiency) of Revenues over Expenditures	\$ (87,859)	\$ (22,666)	\$ 550,783	\$ (34,832)	\$ (36,250)	\$ (37,135)	\$ (34,589)	\$ (38,483)	\$ (31,495)	\$ (44,130)	\$ (30,322)	\$ -	\$ 153,021

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	\$204,200	
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	8/5/25	1391-1395	\$1,935.25	
	8/12/25	1396-1399	\$14,427.60	
	8/19/25	1400-1403	\$18,114.38	
Total General Fund Checks				\$34,477.23
Total Paid Checks				\$34,477.23

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 9/02/25		PAGE 1		
*** CHECK DATES 08/01/2025 - 08/31/2025 ***		ARMSTRONG CDD - GENERAL FUND									
		BANK A ARMSTRONG GENERAL									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	.....	.....
8/05/25	00007	7/17/25 2025-299 1ST RUN-NTC OF MTG-8/14	202507 310-51300-48000		OSTEEN MEDIA GROUP	*	357.00	357.00	001391		
8/05/25	00007	7/24/25 2025-299 2ND RUN-NTC OF MTG-8/14	202507 310-51300-48000		OSTEEN MEDIA GROUP	*	357.00	357.00	001392		
8/05/25	00007	7/24/25 2025-300 RFP-ENGINEERING SERVICES	202507 310-51300-48000		OSTEEN MEDIA GROUP	*	99.75	99.75	001393		
8/05/25	00077	7/22/25 2048997 JUL LAKE MAINTENANCE	202507 320-53800-46800		THE LAKE DOCTORS, INC.	*	995.00	995.00	001394		
8/05/25	00072	7/29/25 2225023 UV DISHCARGE TUBING	202507 320-53800-46900		POOL TROOPERS	*	126.50	126.50	001395		
8/12/25	00082	7/31/25 35625 PREVENTATIVE MAINT JUL25	202507 330-57200-46100		FITNESS PRO	*	250.00	250.00	001396		
8/12/25	00001	8/01/25 181 AUG MANAGEMENT FEES	202508 310-51300-34000			*	4,424.17				
		8/01/25 181 AUG WEBSITE ADMIN	202508 310-51300-49500			*	104.17				
		8/01/25 181 AUG INFORMATION TECH	202508 310-51300-35100			*	150.00				
		8/01/25 181 AUG DISSEMINATION SVCS	202508 310-51300-31300			*	618.33				
		8/01/25 181 OFFICE SUPPLIES	202508 310-51300-51000			*	.72				
		8/01/25 181 POSTAGE	202508 310-51300-42000			*	79.86				
		8/01/25 181 COPIES	202508 310-51300-42500			*	94.35				
		8/01/25 181 TELEPHONE	202508 310-51300-41000			*	35.04				
					GOVERNMENTAL MANAGEMENT SERVICES			5,506.64	001397		
8/12/25	00001	8/01/25 182 PROPERTY MANAGER - AUG	202508 320-53800-12200			*	6,656.25				
		8/01/25 182 JANITORIAL SERVICES - AUG	202508 330-57200-46300			*	1,149.75				
					GOVERNMENTAL MANAGEMENT SERVICES			7,806.00	001398		
ARMS ARMSTRONG					BPEREGRINO						

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/12/25	00083	7/31/25 8	202507 330-57200-34100	JUL FACILITY ASSISTANT	*	864.96	
				RIVERSIDE MANAGEMENT SERVICES INC			864.96 001399
8/19/25	00001	8/13/25 183	202507 330-57200-46000	REPAIRS & MAINTENANCE	*	1,049.60	
		8/13/25 183	202507 330-57200-49400	SPECIAL EVENTS	*	1,003.35	
		8/13/25 183	202507 330-57200-46400	JANITORIAL SUPPLIES	*	191.05	
		8/13/25 183	202507 320-53800-46900	PREVENTATIVE MAINTENANCE	*	546.26	
				GOVERNMENTAL MANAGEMENT SERVICES			2,790.26 001400
8/19/25	00096	8/04/25 11988	202508 330-57200-46700	AUG POOL MAINTENANCE	*	1,250.00	
				K & K WHITE LLC			1,250.00 001401
8/19/25	00075	8/01/25 11243	202508 330-57200-34500	AUG SECURITY SERVICES	*	3,551.10	
				SECURITY DEVELOPMENT GROUP LLC			3,551.10 001402
8/19/25	00101	8/01/25 23530	202508 320-53800-46200	AUG LANDSCAPE MAINTENANCE	*	10,523.02	
				VERDEGO LLC			10,523.02 001403
TOTAL FOR BANK A						34,477.23	
TOTAL FOR REGISTER						34,477.23	



INVOICE

Invoice Number: 2025-299402
Invoice Date: 7/17/2025
Due Date: 8/16/2025

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 # 154125	4x8.5 Back Display w/ map 2026 Budgets	CT - Clay Today	Jul 17	2025		Column Inch	Black & White	8.5000	\$357.00
Total:									\$357.00

134 Run

Please mail payments to:
Osleen 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.

**INVOICE**

Invoice Number: 2025-299403
Invoice Date: 7/24/2025
Due Date: 8/23/2025

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 # 154126	4x8.5 Back display w/ map 2026 Budgets	CT - Clay Today	Jul 24	2025		Column Inch	Black & White	8.5000	\$357.00
Total:									\$357.00

2nd Run

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.

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 O'Brien, who on oath says that he is the publisher of the "Clay Today" newspaper published weekly at Fleming Island in Clay County, Florida, that the attached copy of advertisement bearing a legal notice

In the matter of Public Hearing FY 2026 Budget

LEGAL 154125

Was published in said newspaper on the dates:
7/17/2025 and 7/21/2025

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 matter in the post Office in Orange Park, in said Clay County, Florida, for period of one year next preceding 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, concession or reward for the purpose of securing this advertisement for publication in the said newspaper.

Hugh O'Brien

Sworn to me and subscribed before me 07/21/2025

Christy Lee Wayne

NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32063
Telephone (904) 264-3369
FAX (904) 264-3265
E-Mail: hcp@claytodaynews.com
Chérie Wayne chawne@claytodaynews.com

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE Fiscal Year 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Two Creeks Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 14, 2025
TIME: 6:00 p.m.
LOCATION: Plantation Oaks Amenity Center
845 Oakleaf Plantation Parkway
Orange Park, Florida 32065

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

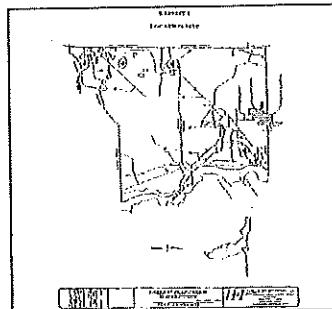
Land Use	Total # of Units / Acres	EAU/PSU Factor	Proposed O&M Assessment
41	136		\$ 1,507.47
53	220		\$ 1,507.47
63	137		\$ 1,507.47

*The factor of 136 is based on the total number of units in the district.

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Clay County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefited property, if any.



by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://armstrongcdd.com/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Isailee Giles
District Manager

Legal 154125 published 7/17 & 7/21/2025 in Clay County's Clay Today Newspaper.



INVOICE

Invoice Number: 2025-300646
Invoice Date: 7/24/2025
Due Date: 8/23/2025

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 # 157000	Request for Qualifications/ Engineering Services	CT - Clay Today	Jul 24	2025		Column Inch	Black & White	9.5000	\$99.75
Total:								\$99.75	

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.

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 Request for Qualifications

In the matter of Engineering Services

LEGAL: 157000

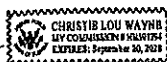
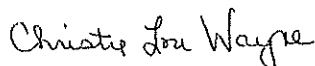
Was published in said newspaper in the issues:

7/24/2025

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: 07/24/2025



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

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES

FOR THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Armstrong Community Development District ("District"), located in Clay County, Florida, announces that professional engineering services will be required on a continuing basis for the District's Infrastructure Improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's Architect-Engineer Qualifications, Standard Form No. 330, with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with the (Jurisdiction); e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on Thursday, August 7, 2025 to the attention of Marilee Giles (by email to: mgiles@gmsnf.com) ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).
Legal 157000 Published 7/24/2025 in Clay County's Clay Today newspaper

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

ADDRESSEE

☐ Please check additional notes in our email and on the invoice document.

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER
EXP. DATE
SIGNATURE
AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
731209	7/22/2025	\$995.00

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

00000007312096001000000029346700000009950057

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 7/22/2025 Invoice 2048997 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/22/2025	Water Management - Monthly		\$995.00	\$0.00	\$995.00

Lake Maintenance
001.320.53800.46800
7-30-25

Pond 1 treated for algae, underwater weeds, and dye added to slow future algae growth. Cleared out a clogged outfall here. Pond 2 is in good shape, and was dyed to slow the potential growth of algae. Pond 3 treated for algae and underwater grasses. Pond 4 is in great health, no chemical treatment needed at this time. Pond 5 treated for algae and underwater weeds, dye added. Pond 6 dyed, heavy rainfall observed at this point in service. Please contact me directly with any questions or concerns. Thank you. (904)-626-1882

RECEIVED

By Tara Lee at 9:34 am, Jul 30, 2025

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

Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

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:	2225023
INVOICE DATE:	7/29/2025
DUE DATE:	7/29/2025
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
.25"X20ft UV BLACK SUCTION/DISCHARGE TUBING	1	\$34.00	\$34.00
Chemical Feeder issue- Commercial			\$92.50

Preventative Maintenance
001-320-53800-46900

[Signature] 8-1-25

Subtotal:	\$126.50
Taxes	\$0.00
Payments/Credits:	\$0.00
Total Due:	\$126.50

NOTES: Quote 85378

Jwarner - 07/28/2025 12:32 PM:

Installed 25 ft of stenner UV tubing for pool feed, system was acting up and would not add the product equipment,

RECEIVED

By Tara Lee at 10:08 am, Aug 01, 2025

INVOICE

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

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



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

Bill to

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

Ship to

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

Invoice details

Invoice no.: 35625
Terms: Net 15
Invoice date: 07/31/2025
Due date: 08/15/2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 43935 - JULY PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Grey Hawk SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 9x Strength Units and 1x Benches inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical, 1x Upright Bike, 1x Stair Climber, and 1x rower. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 2x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods	1	\$250.00	\$250.00

Fitness Center
Repairs & Maintenance
001.330.57200.46100

8-7-25

RECEIVED

By Tara Lee at 12:28 pm, Aug 07, 2025

around motor and electrical
components. SEE BELOW
ISSUES FOUND

1. 2x Life Fitness Treadmill INTO sn:
HTT104008 and HTT104008 handle
controls for speed and incline are
intermittent and peeling. Should replace
2x left and 2x right bullhorns and button
assemblies. SEE PHOTOS

2. Life Fitness Lat Pulldown/Row tower
OSTWR4-LR sn: 101838808270 plastic
shroud connector has broken should
replace small gray shroud
connector(not opaque shroud, only
needs small grey connector piece and
3x small mfg screws.) SEE PHOTOS

3. 2x Life Fitness Adjustable Bench
OSADJ 101840746612 &
101840746613 back pad cracking.
Should replace 2x back pad. SEE
PREVIOUS PM

4. ALL OTHER UNITS TEST CORRECT

Total

\$250.00

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

Invoice #: 181
Invoice Date: 8/1/25
Due Date: 8/1/25
Case:
P.O. Number:

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

Total	\$5,506.64
Payments/Credits	\$0.00
Balance Due	\$5,506.64

By Tara Lee at 12:31 pm, Aug 07, 2025

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

Invoice

Invoice #: 182
Invoice Date: 8/1/25
Due Date: 8/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Property Manager - August 2025		6,656.25	6,656.25
Janitorial - August 2025		1,149.75	1,149.75
<div>Alison Moxing 8-6-25</div>			

RECEIVED

By Tara Lee at 12:25 pm, Aug 07, 2025

Total \$7,806.00

Payments/Credits \$0.00

Balance Due \$7,806.00

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

Invoice

Invoice #: 8
Invoice Date: 7/31/2025
Due Date: 7/31/2025
Case:
P.O. Number:

Bill To:
Armstrong CDD

Description	Hours/Qty	Rate	Amount
Facility Assistant through July 2025	32.64	26.50	864.96
<i>Alison Moxing</i> <i>8-12-25</i>			

RECEIVED

By Tara Lee at 9:45 am, Aug 12, 2025

Total \$864.96

Payments/Credits \$0.00

Balance Due \$864.96

ARMSTRONG CDD (GREYHAWK)

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
32.64	Facility Assistant	\$ 26.50	\$ 864.96

Covers Period: July 2025

TOTAL DUE:

\$ 864.96

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT - (GREYHAWK)
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF JULY 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/4/25	4.68	L.D.	Completed daily checklist, returned calls and emails
7/6/25	2.27	L.D.	Completed daily checklist, returned calls and emails
7/7/25	1.12	L.D.	Completed daily checklist, returned calls and emails
7/13/25	5.32	L.D.	Completed daily checklist, returned calls and emails
7/14/25	3.7	L.D.	Completed daily checklist, returned calls and emails
7/21/25	4.85	L.D.	Completed daily checklist, returned calls and emails
7/27/25	5.72	L.D.	Completed daily checklist, returned calls and emails
7/28/25	4.98	L.D.	Completed daily checklist, returned calls and emails
	<u>32.64</u>		

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

Invoice

Invoice #: 183
Invoice Date: 8/13/25
Due Date: 8/13/25
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 July 1 - July 31, 2025	26.24	40.00	1,049.60
Maintenance Supplies		1,740.66	1,740.66
Repairs & Maintenance 001.330.57200.46000			\$1,049.60
Special Events 001.330.57200.49400			\$1,003.35
Sanitorial supplies 001.330.57200.46400			\$191.05
Preventative Maintenance 001.320.53800.46900			\$546.26
			\$2,790.26

8-14-25

Alison Moring
8-15-25

Total	\$2,790.26
Payments/Credits	\$0.00
Balance Due	\$2,790.26

RECEIVED

By Tara Lee at 10:16 am, Aug 15, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/2/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
7/4/25	2.2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
7/7/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
7/9/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
7/11/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
7/14/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
7/16/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
7/18/25	2.02	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
7/21/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
7/23/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
7/24/25	2.02	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
7/28/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
7/31/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails

TOTAL	<u>26.24</u>
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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 8/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk				
	6/24/25	Do Not Drive or Park on Grass Signs 2pc	24.71	R.W.
	6/25/25	Gym Wipes 4pk	74.16	R.W.
	7/2/25	July 4 - Decorative Sign	8.89	R.W.
	7/2/25	July 4 - Wreath	31.13	R.W.
	7/2/25	July 4 - Garland	11.82	R.W.
	7/2/25	July 4 - Garden Deco	35.45	R.W.
	7/2/25	July 4 - Bunting	65.23	R.W.
	7/2/25	July 4 - Box	7.41	R.W.
	7/2/25	July 4 - Small Stars	17.70	R.W.
	7/2/25	July 4 - Large Stars	37.75	R.W.
	7/2/25	Gym Wipes 4pk	116.89	R.W.
	7/8/25	3 Step Pro Step Stool	82.78	R.W.
	7/8/25	3pc Brush Set	20.68	R.W.
	7/8/25	Stain Oil DK	47.59	R.W.
	7/10/25	T&S 066L Removeable Insert Cold Etherna	75.56	R.W.
	7/10/25	T&S 064L Removeable Insert Hot Etherna	73.84	R.W.
	7/18/25	Palm Tree Tropical Bounce House - Back to School Event	143.75	R.W.
	7/18/25	Football Challenge Bounce House - Back to School Event	143.75	R.W.
	7/18/25	Danger Zone Obstacle Course - Back to School Event	402.50	R.W.
	7/18/25	Back To School Bash Event Supplies	256.15	R.W.
	7/18/25	Back To School Bash Event Supplies	57.21	R.W.
	7/31/25	14" Zip Ties 20pk	5.72	R.W.
		TOTAL	<u>\$1,740.66</u>	

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

**PINCH-A-PENNY
POOL-PATIO-SPA**

INVOICE

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

Invoice Date: 08/04/25

Client Code 2127

Invoice # 11988

Item	Description	Serial Number	Quantity	Amount
Department	M13 / PCP: Recurring Billing		1	\$1,250.00

Pool Maintenance
001.330.57200.46700

[Signature]
8-15-25

RECEIVED

By Tara Lee at 11:36 am, Aug 15, 2025

July's Billing

Sub Total	\$1,250.00
Sales Tax	\$0.00
Total	\$1,250.00

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

Client Info:

Armstrong CDD

3645 Royal Pines Dr

Orange Park FL 32065

Invoice Date

08/04/25

Client Code

2127

Amount Due

\$1,250.00

Amount Paid

Check #

Sales Tax

Thank You! We Greatly Appreciate Your Business!!

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

**PINCH-A-PENNY
POOL-PATIO-SPA**



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 # 11243**DATE 08/01/2025****DUE DATE 08/31/2025****TERMS End of the month****SERVICE MONTH**

August

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Thurs - Sun (July 1 - July 31)	114	31.15	3,551.10

SUBTOTAL	3,551.10
TAX	0.00
TOTAL	3,551.10
BALANCE DUE	\$3,551.10

Security Monitoring
001.330.57200.34500

 8-15-25

RECEIVED

By Tara Lee at 11:18 am, Aug 15, 2025



Invoice

Invoice #: 23530

Date: 08/01/25

Customer PO:

DUE DATE: 08/31/2025

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	AMOUNT
#20274 - Standard Maintenance Contract 2025, May 25 - Sept 25 August 2025	\$10,523.02

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$10,523.02

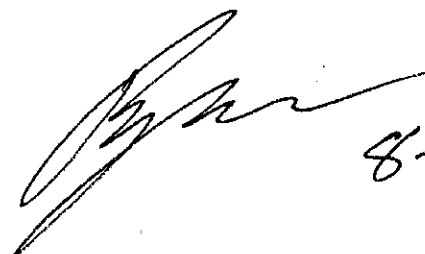
Please See Our
Updated Remittance
Information

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


8-15-25

RECEIVED

By Tara Lee at 11:34 am, Aug 15, 2025