

ARMSTRONG
Community Development District

October 9th, 2025

AGENDA

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

October 2, 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, October 9, 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 September 11, 2025 Meeting
- IV. Discussion of Access Cards
- V. Consideration of Proposal from Sofitco for Fitness Equipment
- VI. Discussion of Fiscal Year 2025 Audit Services and Appointment of Audit Committee
- VII. Acceptance of Fiscal Year 2024 Audit Report
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Review of Fiscal Year 2025 Goals and Objectives
 - D. Facility Manager Report
- IX. Supervisor's Requests and Audience Comments
- X. Financial Reports

A. Financial Statements as of September 30, 2025

B. Check Register

XI. Next Scheduled Meeting – November 13, 2025 at 3:30 p.m. at Plantation Oaks
Amenity Center

XII. 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, **September 11, 2025** at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 14, 2025 Meeting

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the Minutes of the August 14, 2025 meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Agreement with Matthews DCCM for Professional Engineering Services

Ms. Giles stated the agreement is in the agenda package and it also includes the rate sheet. This is our standard form engineering agreement.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the Agreement with Matthews DCCM for Professional Engineering Services was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Irrigation from VerdeGo

Mr. Wilson stated this is an updated proposal for the irrigation add-on.

Ms. Bowen stated that area is Bahia. If we didn't irrigate it and we had a dry season and it's dead it will come back in the rainy season.

Ms. Suchsland stated Bahia is very forgiving. It is totally up to you but you can spend that money in a different spot.

Ms. Bowen stated when I initially asked about this I assumed it was St. Augustine since everything else is St. Augustine and it was dead and it's not going to come back. But the grass has come back, it looks normal and I agree the \$3,800 can be better spent somewhere else. I'm not in favor of doing this project.

Mr. Brown stated at least put a pause in it and we can revisit it in the future if need be.

Ms. Hernandez stated I agree that we pause and see how it changes with the seasons.

Mr. Brown asked if we get homeowner complaints what is the timing if we want to pull the trigger?

Ms. Suchsland stated depending on the time of the year, within 30 days.

B. Fitness Pro

Mr. Wilson stated Fitness Pro came out for their quarterly inspection two weeks ago and found some areas that needed to be fixed. The handles on the elliptical were going bad and the Lat pulldown had fraying wires.

Mr. Lopez stated you can buy a new Lat machine for \$800.

Mr. Soriano stated that may be good in a home gym, but it is going to be more like \$2,000 to \$3,000.

Mr. Lopez stated do due diligence on the pricing. If it is in the realm of \$300 to \$500 more to get a new one, it doesn't make sense to put \$700 into something that is probably going to need more.

Ms. Bowen stated we should also find out if it is under warranty.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no comments, the next item followed.

B. District Engineer

Mr. Silverstein stated if anyone has any as-built drawings or plans, please send them to us.

C. District Manager

Ms. Giles stated just a reminder of your ethics training due by December 31st.

D. Facility Manager - Report

Mr. Wilson gave an overview of the facility manager's report, copy of which was included in the agenda package. The Board and staff discussed access cards, back gate, dog parks, access points, crash bar exits, and amount of cards.

On MOTION by Ms. Bowen seconded by Mr. Brown with all in favor Staff was Authorized to order 1,000 access cards in an amount not to exceed \$3,000.

Board and staff continued the conversation on access cards as follows: cards with photos, lot number and logo, pictures are in system, ability to purchase additional cards, cost of replacement cards.

Mr. Soriano stated there was a repair of the pool tile and pavers.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Ms. Hernandez asked is there anything we need to discuss about the small sinkhole between the two properties?

Mr. Soriano stated no. It is overgrown and we need to clear that to allow the water to run through the outfall easier. The sinkhole itself is not that big. I don't foresee a pipe issue but once I dig it up, I will have the engineer look at it to see if he has any concerns.

Mr. Taylor stated the playground at the amenity center, are we going to put another layer of mulch over that? There are some areas that look like they need it.

Mr. Soriano stated in your new contract you do have yardage for replenishment every year. I can't remember if they do that once or twice a year. I think we do the playground once a year and the regular mulch is twice a year. We haven't done it for a while and it is probably a good idea to replenish it sooner than later.

Ms. Suchsland stated I know you did your mulching in late March early April with the old company before we came in. I want to get some feedback of timing for fall that you want to do and if you want to add the playground mulch and do it all at one time so you are consistent that is what I need to know.

Ms. Bowen stated for regular mulch wait until after hurricane season. Playground I'm good whenever the new contract starts.

Mr. Taylor stated the only reason I noticed it is my kids were on the playground, and it looked bad. It needs to be addressed but it will be fine until October 1.

Ms. Bowen stated October 1 for playground mulch and November timeframe for regular mulch.

Mr. Taylor stated the section with the palm trees at the amenity center; can you put a little extra mulch on there?

Ms. Suchsland said yes.

Ms. Suchsland left the meeting at this time.

Mr. Taylor stated there is one pickleball net that is missing.

Mr. Wilson stated it snapped.

Mr. Lopez stated when you get a chance ask her to do an irrigation check at the mailbox area.

Mr. Soriano stated Chalon sends us the inspection reports.

Mr. Lopez stated there is a man who lives in our area by the last pond that gets the last of the overflow. The way they are cutting the grass now they leave the wall of grass at the edge of the pond.

Mr. Soriano stated we will talk to Chalon about trimming and make sure they take care of that.

Mr. Brown stated on the cards, at the top is Grayhawk, then a picture, then their name and the lot number. Keep that in mind for next month.

What are the cleaning crews' duties when they come three times a week?

Mr. Wilson stated they come at night.

Mr. Brown stated yes, they were there for five minutes. They took out all the trash.

Mr. Taylor stated the windows in the gym are nasty.

Ms. Hernandez stated we have heard from neighborhood people that the floors in the bathroom don't look like they were cleaned.

Ms. Giles stated Ryan will follow-up on that. Remind them that we have cameras, people onsite and remind them to do what is in their agreement.

Mr. Brown asked are they responsible for the gazebos?

Mr. Soriano stated they are supposed to give them a wipe down and windows are generally once a month or as needed.

Ms. Giles stated if you don't have the agreement I will send it to you and you can remind them of what they are supposed to be doing.

Ms. Bowen asked did we hear anything more about pond issues?

Mr. Soriano stated we had a couple complaints on the back pond. When we get rain it looks good.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of August 31, 2025

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

B. Check Register

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

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 9, 2025 at
3:30 p.m. at the Plantation Oaks Amenity
Center**

Ms. Giles stated the next meeting will be held October 9, 2025 at 3:30 p.m. in the same location.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor the meeting adjourned at 4:53 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS



27 Nickajack North, Santa Rosa Beach FL 32459

QUOTE

Number: FL00925KH

Date: Sep 22, 2025

For questions, please call
your Sales Rep:

Kevin Handzel
404-697-5366

Sold To	
Greyhawk Ryan Wilson 3645 Royal Pines Drive Orange Park, FL 32065 United States	
Phone	904-322-3199
Fax	

Ship To	
Greyhawk Ryan Wilson 3645 Royal Pines Drive Orange Park, FL 32065 United States	
Phone	904-322-3199
Fax	

Salesperson	P.O. Number	Installer	Terms
Kevin Handzel		Commercial Fitness	50% down / net Install

Qty	Manufacturer	Description	List Price	Sofitco Price	Ext. Price
1	Life Fitness	Life Fitness Axiom Pulldown/ Row	\$4,749.00	\$3,925.00	\$3,925.00
1	Life Fitness	Life Fitness Shroud Option (per unit)	\$260.00	\$215.00	\$215.00
1	SOFITCO	TEMPORARY TARIFF SURCHARGE	\$0.00	\$105.00	\$105.00
1	SOFITCO	SOFITCO Inside Delivery and Installation	\$0.00	\$350.00	\$350.00

SubTotal \$4,595.00
Freight \$275.00
Sales Tax \$0.00

Total **\$4,870.00**

Deposit Paid 0.00
Amount Due \$4,870.00

PRICES ON THIS QUOTE ARE VALID FOR 30 DAYS BUT TAX RATE MAY VARY ON FINAL INVOICE
 DEPENDING ON INSTALL LOCATION. CANCELLATIONS SUBJECT TO A 20% RESTOCKING FEE AND
 FORFEITURE OF DEPOSIT. ALL EQUIPMENT COVERED BY MANUFACTURER'S WARRANTY.
 DELIVERIES PROVIDED BY SOFITCO AUTHORIZED INSTALLERS. PROPERTY REMAINS
 PROPERTY OF SOFITCO UNTIL PAID IN FULL. LEAD TIMES: CARDIO: 4-6 WEEKS. STRENGTH: 6-8
 WEEKS FROM THE DATE DEPOSIT AND SIGNED INVOICE HAVE BOTH BEEN RECEIVED.
 CUSTOMER IS RESPONSIBLE FOR PROPER ELECTRICAL & NETWORKING REQUIREMENTS.

I accept the terms and conditions of this order:

Signed: _____ Date: _____
 Name: _____ Title: _____

Ask About Equipment Lease Options

**Several terms are available. Minimum Lease Option purchase required - \$5,000. Payments based on credit and may vary (or change) accordingly.

SEVENTH ORDER OF BUSINESS

Armstrong Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

Armstrong Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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Fort Pierce, Florida 34950

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Armstrong Community Development District
Clay County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Armstrong Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Armstrong Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
Armstrong Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Armstrong Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated October 6, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Armstrong Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 6, 2025

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

Management's discussion and analysis of Armstrong Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories: net investment in capital assets, restricted, and unrestricted. Assets, liabilities, and net position are reported for all Governmental Activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental Activities financed by the District include general government, physical environment, culture/recreation, and interest and other charges.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *governmentwide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets exceeded total liabilities by \$335,202, (net position). Unrestricted net position for Governmental Activities was \$318,045. Net investment in capital assets was \$(351,901). Restricted net position was \$369,058.
- ◆ Governmental activities revenues totaled \$1,575,082 while governmental activities expenses and conveyances to other entities totaled \$16,514,651.

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 346,582	\$ 230,311
Restricted assets	1,023,398	1,200,148
Capital assets	9,422,062	24,540,525
Total Assets	<u>10,792,042</u>	<u>25,970,984</u>
Current liabilities	437,258	430,755
Non-current liabilities	10,019,582	10,265,458
Total Liabilities	<u>10,456,840</u>	<u>10,696,213</u>
Net position - net investment in capital assets	(351,901)	14,752,524
Net position - restricted	369,058	313,644
Net position - unrestricted	318,045	208,603
Total Net Position	<u>\$ 335,202</u>	<u>\$ 15,274,771</u>

The increase in current assets is related to revenues exceeding expenditures in the General Fund in the current year.

The decrease in restricted assets is mainly related to capital activity in the current year.

The decrease in capital assets and net position – net investment in capital assets is primarily the result of conveyances to other entities in the current year.

The decrease in non-current liabilities is related to the principal payments made in the current year.

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 1,335,366	\$ 1,183,381
Capital grants and contributions	142,568	24,235
General Revenues		
Investment earnings	76,554	45,554
Miscellaneous revenues	20,594	20,533
Total Revenues	<u>1,575,082</u>	<u>1,273,703</u>
Expenses		
General government	120,413	119,211
Physical environment	425,281	213,479
Culture/recreation	356,267	183,964
Interest and other costs	448,986	458,800
Total Expenses	<u>1,350,947</u>	<u>975,454</u>
Conveyances to other entities	<u>(15,163,704)</u>	<u>-</u>
Change in Net Position	(14,939,569)	298,249
Net Position - Beginning of Year	<u>15,274,771</u>	<u>14,976,522</u>
Net Position - End of Year	<u>\$ 335,202</u>	<u>\$ 15,274,771</u>

The increase in capital grants and contributions is related to the developer contributions to cover construction costs in the current year.

The increase in physical environment and culture/recreation is primarily related to depreciation in the current year.

The increase in conveyances to other entities is the result of the transferring the completed roadways and utilities to other entities in the current year.

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

Description	Governmental Activities	
	2024	2023
Construction in progress	\$ -	\$ 24,491,797
Buildings and improvements	6,081,526	-
Infrastructure	3,613,481	-
Equipment	91,333	81,212
Accumulated depreciation	(364,278)	(32,484)
Total Capital Assets (Net)	<u>\$ 9,422,062</u>	<u>\$ 24,540,525</u>

During the year, capital asset activity consisted of additions to construction in progress, \$366,914, the transfer of construction in progress to buildings and improvements, \$6,081,526, infrastructure, \$3,613,481, and conveyances to other entities, \$15,163,704, additions to equipment, \$10,121, and depreciation, \$331,794.

General Fund Budgetary Highlights

The budget exceeded actual expenditures for the year primarily because security monitoring, insurance, and electric costs were less than anticipated.

The budget was not amended for the year ended September 30, 2024.

Debt Management

Governmental Activities debt includes the following:

- ◆ In September 2017, the District issued \$4,035,000 Series 2017A Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquiring, constructing, and equipping certain assessable improvements. The balance outstanding at September 30, 2024 was \$3,680,000.
- ◆ In October 2019, the District issued \$7,500,000 Series 2019A Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of the Series 2019A Project. The balance outstanding at September 30, 2024 was \$6,665,000.

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Armstrong Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of Armstrong Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Armstrong Community Development District, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Armstrong Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 264,795
Investments	41,338
Due from others	3,416
Prepaid expenses	37,033
Total Current Assets	<u>346,582</u>
Non-current Assets	
Restricted	
Investments	1,023,398
Capital assets, being depreciated	
Buildings and improvements	6,081,526
Infrastructure	3,613,481
Equipment	91,333
Less: accumulated depreciation	<u>(364,278)</u>
Total Non-current Assets	<u>10,445,460</u>
Total Assets	<u>10,792,042</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	28,537
Accrued interest	183,721
Bonds payable	225,000
Total Current Liabilities	<u>437,258</u>
Non-current Liabilities	
Bonds payable, net	<u>10,019,582</u>
Total Liabilities	<u>10,456,840</u>
NET POSITION	
Net investment in capital assets	(351,901)
Restricted for debt service	364,984
Restricted for capital projects	4,074
Unrestricted	318,045
Total Net Position	<u>\$ 335,202</u>

See accompanying notes to financial statements.

Armstrong Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues		Net (Expenses)
		Charges for	Capital Grants	Revenues and
		Services	and	Changes in
			Contributions	Net Position
				Governmental
				Activities
Primary government				
Governmental Activities				
General government	\$ (120,413)	\$ 137,445	\$ -	\$ 17,032
Physical environment	(425,281)	325,779	142,568	43,066
Culture/recreation	(356,267)	175,269	-	(180,998)
Interest and other costs	(448,986)	696,873	-	247,887
Total Governmental Activities	<u>\$ (1,350,947)</u>	<u>\$ 1,335,366</u>	<u>\$ 142,568</u>	<u>126,987</u>
General Revenues:				
		Investment earnings		76,554
		Miscellaneous revenues		20,594
		Total General Revenues		<u>97,148</u>
		Conveyance to other entities		<u>(15,163,704)</u>
		Change in Net Position		(14,939,569)
		Net Position - October 1, 2023		<u>15,274,771</u>
		Net Position - September 30, 2024		<u>\$ 335,202</u>

See accompanying notes to financial statements.

Armstrong Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

		Debt	Capital	Total
	General	Service	Projects	Governmental
ASSETS				Funds
Cash	\$ 264,795	\$ -	\$ -	\$ 264,795
Investments	41,338	-	-	41,338
Due from others	3,416	-	-	3,416
Prepaid expenses	37,033	-	-	37,033
Restricted assets				
Investments	-	1,019,324	4,074	1,023,398
Total Assets	<u>\$ 346,582</u>	<u>\$ 1,019,324</u>	<u>\$ 4,074</u>	<u>\$ 1,369,980</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	<u>\$ 28,537</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 28,537</u>
FUND BALANCES				
Nonspendable - prepaid expenses	37,033	-	-	37,033
Restricted for debt service	-	1,019,324	-	1,019,324
Restricted for capital projects	-	-	4,074	4,074
Unassigned	<u>281,012</u>	<u>-</u>	<u>-</u>	<u>281,012</u>
Total Fund Balances	<u>318,045</u>	<u>1,019,324</u>	<u>4,074</u>	<u>1,341,443</u>
 Total Liabilities and Fund Balances	 <u>\$ 346,582</u>	 <u>\$ 1,019,324</u>	 <u>\$ 4,074</u>	 <u>\$ 1,369,980</u>

See accompanying notes to financial statements.

Armstrong Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 1,341,443
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, buildings and improvements, \$6,081,526, equipment, \$91,333, and infrastructure, \$3,613,481, net of accumulated depreciation, \$(364,278), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	9,422,062
Long-term liabilities, including bonds payable, \$(10,345,000), net of bond discounts, net, \$100,418, are not due and payable in the current period, and therefore, are not reported at the fund level.	(10,244,582)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(183,721)</u>
Net Position of Governmental Activities	<u><u>\$ 335,202</u></u>

See accompanying notes to financial statements.

Armstrong Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 638,493	\$ 696,873	\$ -	\$ 1,335,366
Miscellaneous revenues	20,594	-	-	20,594
Investment earnings	19,846	54,209	2,499	76,554
Total Revenues	<u>678,933</u>	<u>751,082</u>	<u>2,499</u>	<u>1,432,514</u>
Expenditures				
Current				
General government	120,413	-	-	120,413
Physical environment	285,408	-	10,797	296,205
Culture/recreation	153,549	-	-	153,549
Capital outlay	10,121	-	224,346	234,467
Debt service				
Principal	-	245,000	-	245,000
Interest	-	450,188	-	450,188
Total Expenditures	<u>569,491</u>	<u>695,188</u>	<u>235,143</u>	<u>1,499,822</u>
Revenues over/(under) expenditures	<u>109,442</u>	<u>55,894</u>	<u>(232,644)</u>	<u>(67,308)</u>
Other Financing Sources/(Uses)				
Transfers in	-	2,747	9,000	11,747
Transfers out	-	(9,000)	(2,747)	(11,747)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(6,253)</u>	<u>6,253</u>	<u>-</u>
Net change in fund balances	109,442	49,641	(226,391)	(67,308)
Fund Balances - October 1, 2023	<u>208,603</u>	<u>969,683</u>	<u>230,465</u>	<u>1,408,751</u>
Fund Balances - September 30, 2024	<u><u>\$ 318,045</u></u>	<u><u>\$ 1,019,324</u></u>	<u><u>\$ 4,074</u></u>	<u><u>\$ 1,341,443</u></u>

See accompanying notes to financial statements.

Armstrong Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ (67,308)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$234,467, and capital contributions, \$142,568, were exceeded by depreciation, \$(331,794), and conveyances, \$(15,163,704), in the current year.	(15,118,463)
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Repayments of principal are expenditures at the governmental fund level and reduce long-term liabilities at the government-wide level.	245,000
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Amortization of bond discount reported in the Statement of Activities does not require the use of current financial resources and therefore, is not reported as an expenditure at the fund level.	(4,124)
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest from the prior year.	<div style="border-top: 1px solid black; display: inline-block;">5,326</div>
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Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black; display: inline-block;">\$ (14,939,569)</div>
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See accompanying notes to financial statements.

Armstrong Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 637,369	\$ 637,369	\$ 638,493	\$ 1,124
Investment income	3,250	3,250	19,846	16,596
Miscellaneous revenues	20,000	20,000	20,594	594
Total Revenues	<u>660,619</u>	<u>660,619</u>	<u>678,933</u>	<u>18,314</u>
Expenditures				
Current				
General government	124,478	124,478	120,413	4,065
Physical environment	297,083	297,083	285,408	11,675
Culture/recreation	194,176	194,176	153,549	40,627
Capital outlay	-	-	10,121	(10,121)
Total Expenditures	<u>615,737</u>	<u>615,737</u>	<u>569,491</u>	<u>46,246</u>
Net change in fund balances	44,882	44,882	109,442	64,560
Fund Balances - October 1, 2023	<u>8,656</u>	<u>8,656</u>	<u>208,603</u>	<u>199,947</u>
Fund Balances - September 30, 2024	<u>\$ 53,538</u>	<u>\$ 53,538</u>	<u>\$ 318,045</u>	<u>\$ 264,507</u>

See accompanying notes to financial statements.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on July 12, 2016 pursuant to Clay County, Florida Ordinance 2016-03 and amended by Clay County, Florida Ordinance 2018-40 and Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the Armstrong Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Armstrong Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has no component units.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments and interest. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire the special assessment revenue bonds which were used, among other things, to retire the debt of the bond anticipation notes and to finance the acquisition and construction of certain master infrastructure improvements within the District.

Capital Projects Fund – The Capital Projects Fund accounts for construction of certain infrastructure improvements within the boundaries of the District.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Chapter 280, Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depositor as defined by Section 280.02, Florida Statutes.

b. Restricted Assets

Certain net position of the District will be classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include buildings and improvements, infrastructure, and equipment, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years
Buildings and improvements	30 years
Equipment	10 years

d. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget variance columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

e. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,341,443, differs from “net position” of governmental activities, \$335,202, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as expenditures at the fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Infrastructure	\$ 3,613,481
Buildings and improvements	6,081,526
Equipment	91,333
Accumulated depreciation	<u>(364,278)</u>
Total	<u><u>\$ 9,422,062</u></u>

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities are reported in the Statement of Net Position. Balances at September 30, 2024 were:

Bonds payable	\$ (10,345,000)
Bond discount, net	<u>100,418</u>
Total	<u><u>\$ (10,244,582)</u></u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported at the fund level due to the accrued interest on bonds.

Accrued interest	<u><u>\$ (183,721)</u></u>
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Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$(67,308), differs from the “change in net position” for governmental activities, \$(14,939,569), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation expense charged for the year.

Capital outlay	\$ 234,467
Capital contributions	142,568
Conveyances to other entities	(15,163,704)
Depreciation	(331,794)
Total	<u>\$ (15,118,463)</u>

Long-term debt transactions

Repayments of principal are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Principal payments	<u>\$ 245,000</u>
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Bond discounts are amortized over the life of the bonds as interest. This is the current year amortization.

Amortization of bond discount	<u>\$ (4,124)</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ 5,326</u>
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Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$268,092 and the carrying value was \$264,795. Exposure to custodial credit risk was as follows: the District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U S Bank Money Market	N/A	\$ 1,023,398
Florida PRIME	39 days*	41,338
Total		<u>\$ 1,064,736</u>

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in U S Bank Money Market is a Level 1 investment.

The District's investment policy allows management to invest in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2024, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100% of the account value.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The formal investment policy of the District conforms with State statutory requirements and bond indentures for investment maturities as a means of managing its exposure to increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in Florida PRIME were rated AAAM by Standard & Poor's and the investments in U S Bank Money Market were not rated by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the U S Bank Money Market Account represent 96% of the District's total investments. The investments in Florida PRIME represent 4% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2023-2024 fiscal year were levied in August 2023. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 24,491,797	\$ 366,914	\$ (24,858,711)	\$ -
Capital Assets, being depreciated:				
Infrastructure	-	3,613,481	-	3,613,481
Buildings and improvements	-	6,081,526	-	6,081,526
Equipment	81,212	10,121	-	91,333
Total Capital Assets, Being Depreciated	81,212	9,705,128	-	9,786,340
Less accumulated depreciation for:				
Infrastructure	-	(120,449)	-	(120,449)
Buildings and improvements	-	(202,718)	-	(202,718)
Equipment	(32,484)	(8,627)	-	(41,111)
Total Accumulated Depreciation	(32,484)	(331,794)	-	(364,278)
Total Capital Assets Depreciated, Net	48,728	9,373,334	-	9,422,062
Governmental Activities Capital Assets, Net	\$ 24,540,525	\$ 9,740,248	\$ (24,858,711)	\$ 9,422,062

Depreciation of \$331,794, was charged to physical environment, \$129,076, and culture/recreation, \$202,718.

NOTE F – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2024, consisted of the following:

<u>Transfer In</u>	<u>Transfer Out</u>		<u>Total</u>
	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	
Debt Service Fund	\$ -	\$ 2,747	\$ 2,747
Capital Projects Fund	9,000	-	9,000
Total	\$ 9,000	\$ 2,747	\$ 11,747

Interfund transfers are in accordance with the respective trust indentures.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE G – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2024:

Bonds payable at October 1, 2023	\$ 10,590,000
Principal payments	<u>(245,000)</u>
Bonds payable at September 30, 2024	\$ 10,345,000
Less: bond discount	<u>(100,418)</u>
Bonds Payable, Net	<u><u>\$ 10,244,582</u></u>

Long-term debt is comprised of the following as of September 30, 2024:

\$4,035,000 Special Assessment Revenue Bonds, Series 2017A due in annual principal installments, beginning November 1, 2017. Interest is due annually on November 1, beginning November 1, 2017 at rates between 3.625% and 5.125% with a maturity date of November 1, 2048. Current portion is \$80,000.

\$ 3,680,000

\$7,500,000 Special Assessment Revenue Bonds, Series 2019A due in annual principal installments, beginning November 1, 2020. Interest is due annually on November 1, beginning November 1, 2020 at rates between 3.125% and 4% with a final maturity date of November 1, 2050. Current portion is \$145,000.

6,665,000

Bonds Payable at September 30, 2024 \$ 10,345,000

The annual requirements to amortize the principal and interest of long term debt as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 225,000	\$ 439,131	\$ 664,131
2026	230,000	432,906	662,906
2027	240,000	423,856	663,856
2028	250,000	414,406	664,406
2029	265,000	404,469	669,469
2030-2034	1,475,000	1,841,919	3,316,919
2035-2039	1,820,000	1,489,884	3,309,884
2040-2044	2,265,000	1,038,991	3,303,991
2045-2049	2,810,000	477,016	3,287,016
2050-2051	<u>765,000</u>	<u>30,900</u>	<u>795,900</u>
Totals	<u><u>\$ 10,345,000</u></u>	<u><u>\$ 6,993,478</u></u>	<u><u>\$ 17,338,478</u></u>

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE G – LONG-TERM DEBT (CONTINUED)

Summary of Significant Resolution Terms and Covenants

Significant Bond Provisions

The Series 2017A Bonds may, at the option of the District, be called for redemption prior to maturity in whole or in part on any date on or after November 1, 2027. The Series 2017A Bonds are subject to mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2019A Bonds may, at the option of the District, be called for redemption prior to maturity in whole or in part on any date on or after November 1, 2029. The Series 2019A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2017A and 2019A Reserve Accounts were funded from the proceeds of the Series 2017A and 2019A Bonds in amounts equal to the maximum annual debt service of the Series 2017A and 2019A Bonds.

The following is a schedule of required reserve balances as of September 30, 2024:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Special Assessment Bonds, Series 2017A	\$ 265,819	\$ 265,819
Special Assessment Bonds, Series 2019A	\$ 205,400	\$ 204,800

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE H – COST SHARE AGREEMENT

In August 2020, the District entered into a cost share agreement with Armstrong Owners' Association, Incorporated ("the Association") for landscape and irrigation maintenance services of certain lands in which both parties agreed is a shared benefit between the District and the Association. The Association has agreed to pay monthly to the District \$1,100 plus reimbursements to the District for actual costs incurred. The District recognized \$16,092 in cost share revenue in relation to this agreement. Additionally, the District had a balance due from the Association of \$2,054 as of September 30, 2024.

NOTE I – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial coverage during the past three years.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Armstrong Community Development District
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Armstrong Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October 6, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Armstrong Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Armstrong Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Armstrong Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors
Armstrong Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Armstrong Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 6, 2025



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Armstrong Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the financial statements of the Armstrong Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated October 6, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated October 6, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors
Armstrong Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Armstrong Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Armstrong Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Armstrong Community Development District. It is management's responsibility to monitor the Armstrong Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Armstrong Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 4
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 14
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$10,527.90
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$537,210.68
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.



To the Board of Supervisors
Armstrong Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Armstrong Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:
\$1,403.80 for the General Fund and \$1,122.85 – \$1,746.76 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,335,366.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$3,680,000 Series 2017 Bonds due on November 1, 2048 at various rates from 3.625% to 5.125%. \$6,665,000 Series 2019 Bonds due on November 1, 2050 at various rates from 3.125% to 4%.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 6, 2025



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Armstrong Community Development District
Clay County, Florida

We have examined Armstrong Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Armstrong Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Armstrong Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Armstrong Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Armstrong Community Development District's compliance with the specified requirements.

In our opinion, Armstrong Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 6, 2025

EIGHTH ORDER OF BUSINESS

C.

Armstrong Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four board meetings were held during the Fiscal Year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual Audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Armstrong Community Development District

District Manager: _____

Date: _____

Print Name: _____

Armstrong Community Development District

D.



Armstrong Community Development District (CDD)

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

Memorandum

Date: Oct 9th²⁰²⁵

To: Board of Supervisors

From: GMS – GreyHawk Amenity Manager

Community:

Amenity Usage

- *Total Facilities Usage – fobs Scanned 3621 in Sept*

Card counts:

New Owners	0
Replacements	0

Room Rentals

rentals in the month of sept- 2

Special Events

Operations:

- Pickleball nets have been ordered and replaced.
- I ordered and received the new access cards.
- Received a quote for a new Lat pulldown Machine for the gym
- Playground mulch is scheduled for the 2nd week of Oct
- Sent out email about the accident on 10-1-25 I also took pictures and will pick up the police report once its available.
- Added Halloween decorations to amenity center.
- Gym equipment has no active warranty. Cardio machines carried a 5 year, and the weight machines carried a 2 year.
- Naders will be out to do the Termite bond installation.
- I asked Verde go For a repair Quote for damage caused by accident.

Armstrong Community Development District (CDD)

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

Memorandum

Landscaping

- *Monthly reports for September. 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

TENTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
September 30, 2025

August 14, 2025



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10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>
12	<u>Check Run Summary</u>

Armstrong
Community Development District
Combined Balance Sheet
September 30, 2025

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 28,663	\$ 4,091	\$ -	\$ -	\$ 32,754
Due from Other Funds	393	-	-	-	393
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Investments:					
US Bank Custody Account	44,567	-	-	-	44,567
State Board of Administration	203,609	107,699			311,308
Series 2017A/B					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	237,573	-	237,573
Reserve-B	-	-	15,889	-	15,889
Revenue-B	-	-	1,228	-	1,228
Prepayment-B	-	-	109	-	109
Series 2019					
Reserve			204,200		204,200
Revenue	-	-	336,068	-	336,068
Prepayment	-	-	301	-	301
Construction	-	-	-	1,578	1,578
Prepaid Expenses	34,025	-	-	-	34,025
Total Assets	\$ 311,257	\$ 111,790	\$ 1,061,187	\$ 1,578	\$ 1,485,812
Liabilities:					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 34,025	\$ -	\$ -	\$ -	\$ 34,025
Deposits	-	-	-	-	-
Restricted for:					
Debt Service	-	\$ -	\$ 1,061,187	\$ -	\$ 1,061,187
Capital Project	-	-	-	1,578	1,578
Assigned for:					
Capital Reserve Fund	-	111,790	-	-	111,790
Capital Reserves	-	-	-	-	-
Unassigned	277,232	-	-	-	277,232
Total Fund Balances	\$ 311,257	\$ 111,790	\$ 1,061,187	\$ 1,578	\$ 1,485,812
Total Liabilities & Fund Balance	\$ 311,257	\$ 111,790	\$ 1,061,187	\$ 1,578	\$ 1,485,812

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 637,369	\$ 637,369	\$ 637,988	\$ 619
Cash Share - Tynes Blvd	15,000	15,000	7,169	(7,831)
Miscellaneous Income	-	-	60	60
Miscellaneous Income-Access Cards	-	-	425	425
Miscellaneous Income-Rental	-	-	2,200	2,200
Interest	14,631	14,631	18,302	3,671
Total Revenues	\$ 667,000	\$ 667,000	\$ 666,144	\$ (856)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ 10,400	\$ 1,600
FICA Expense	918	918	796	122
Annual Audit	4,300	4,300	-	4,300
Trustee Fees	7,800	7,800	7,758	42
Dissemination Agent	7,420	7,420	7,420	0
Arbitrage	1,100	1,100	1,100	-
Engineering	6,000	6,000	2,920	3,080
Attorney	20,000	20,000	11,215	8,785
Assessment Administration	5,618	5,618	5,618	-
Management Fees	53,090	53,090	53,090	-
Information Technology	1,800	1,800	1,800	-
Website Maintenance	1,250	1,250	1,250	-
Telephone	400	400	365	35
Postage and Delivery	500	500	1,000	(500)
General Liability and Public Officials Insurance	7,500	7,500	7,296	204
Printing & Binding	750	750	1,186	(436)
Legal Advertising	2,500	2,500	1,389	1,111
Bank Fees and Other Charges	600	600	365	235
Office Supplies	250	250	7	243
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 133,971	\$ 133,971	\$ 115,151	\$ 18,820

Operations & Maintenance

Security	\$ 51,364	\$ 51,364	\$ 31,836	\$ 19,528
Electric	1,450	1,450	1,373	77
Water & Sewer	34,270	34,270	38,623	(4,353)
Landscape Maintenance	138,406	138,406	130,052	8,354
Landscape Contingency	7,000	7,000	6,850	150
Lake Maintenance	13,988	13,988	10,945	3,043
Lake Contingency	2,140	2,140	2,140	-
Irrigation Repairs	8,000	8,000	2,001	5,999
Repairs and Maintenance	7,000	7,000	3,436	3,564
Doggie Pot Stations	1,500	1,500	132	1,368
Total Operations & Maintenance	\$ 265,118	\$ 265,118	\$ 227,388	\$ 37,730

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Amenity Center</u>				
Property/Amenity Manager	\$ 79,875	\$ 79,875	\$ 79,875	\$ -
Preventative Maintenance	17,500	17,500	13,612	3,888
Facility Attendant	7,632	7,632	4,424	3,208
Property Insurance	32,690	32,690	29,737	2,953
Phone/Internet/Cable	2,750	2,750	2,832	(82)
Electric	18,900	18,900	12,313	6,587
Water & Sewer	10,000	10,000	9,740	260
Gas	1,575	1,575	1,305	270
Reuse Service	6,646	6,646	6,314	332
Access Cards	5,000	5,000	-	5,000
Janitorial Services	13,797	13,797	13,797	-
Janitorial Supplies	4,000	4,000	1,559	2,441
Pool Maintenance	23,992	23,992	19,578	4,415
Pool Permits	300	300	300	-
Repairs and Maintenance	20,000	20,000	16,724	3,276
Office Supplies	500	500	321	179
Pest Control	800	800	414	386
Special Events	3,000	3,000	2,753	247
Fitness Center Repairs/Supplies	3,000	3,000	1,338	1,662
Total Amenity Center	\$ 251,957	\$ 251,957	\$ 216,935	\$ 35,022
<u>Reserves</u>				
Capital Reserve Transfer Out	\$ 69,336	\$ 69,336	\$ 69,336	-
Total Reserves	\$ 69,336	\$ 69,336	\$ 69,336	\$ -
Total Expenditures	\$ 720,382	\$ 720,382	\$ 628,810	\$ 91,573
Excess (Deficiency) of Revenues over Expenditures	\$ (53,382)		\$ 37,335	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (53,382)	\$ -	\$ 37,335	\$ -
Fund Balance - Beginning	\$ 53,382		\$ 273,922	
Fund Balance - Ending	\$ -		\$ 311,257	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 69,336	\$ 69,336	\$ 69,336	\$ -
Interest	1,200	1,200	2,026	826
Total Revenues	\$ 70,536	\$ 70,536	\$ 71,362	\$ 826
Expenditures:				
Capital Outlay	\$ 25,000	\$ 25,000	\$ -	\$ 25,000
Repair and Maintenance	-	-	3,450	(3,450)
Contingency	600	600	502	98
Total Expenditures	\$ 25,600	\$ 25,600	\$ 3,952	\$ 21,648
Excess (Deficiency) of Revenues over Expenditures	\$ 44,936		\$ 67,410	
Net Change in Fund Balance	\$ 44,936		\$ 67,410	
Fund Balance - Beginning	\$ 44,347		\$ 44,380	
Fund Balance - Ending	\$ 89,283		\$ 111,790	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 265,819	\$ 265,819	\$ 266,076	\$ 257
Interest Income	20,700	20,700	22,925	2,225
Total Revenues	\$ 286,519	\$ 286,519	\$ 289,001	\$ 2,482
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		\$ 25,720	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 23,238		\$ 25,720	
Fund Balance - Beginning	\$ 212,902		\$ 494,897	
Fund Balance - Ending	\$ 236,140		\$ 520,617	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 410,800	\$ 410,800	\$ 409,992	\$ (808)
Interest Income	22,000	22,000	24,123	2,123
Total Revenues	\$ 432,800	\$ 432,800	\$ 434,115	\$ 1,315
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		\$ 16,143	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 29,684		\$ 16,143	
Fund Balance - Beginning	\$ 318,549		\$ 524,427	
Fund Balance - Ending	\$ 348,233		\$ 540,570	

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

	Actual
	Thru 09/30/25
Revenues:	
Interest Income	\$ 174
Total Revenues	\$ 174
Expenditures:	
Capital Outlay	\$ 2,669
Total Expenditures	\$ 2,669
Excess (Deficiency) of Revenues over Expenditures	\$ (2,495)
Other Financing Sources/(Uses):	
Transfer In/(Out)	\$ -
Total Other Financing Sources/(Uses)	\$ -
Net Change in Fund Balance	\$ (2,495)
Fund Balance - Beginning	\$ 4,074
Fund Balance - Ending	\$ 1,578

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	738	393	-	7,169
Miscellaneous Income	-	-	-	-	60	-	-	-	-	-	-	-	60
Miscellaneous Income-Access Cards	125	-	-	-	25	-	50	-	-	175	25	25	425
Miscellaneous Income-Rental	400	400	-	-	-	300	200	-	-	400	300	200	2,200
Interest	800	614	489	2,124	2,144	1,726	1,923	2,434	1,875	1,649	1,551	974	18,302
Total Revenues	\$ 2,425	\$ 31,368	\$ 590,189	\$ 5,317	\$ 5,706	\$ 3,474	\$ 7,306	\$ 4,064	\$ 9,864	\$ 2,962	\$ 2,269	\$ 1,199	\$ 666,144
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,200	\$ 800	\$ 1,000	\$ 1,000	\$ 600	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 10,400
FICA Expense	-	92	61	77	77	46	61	77	77	77	77	77	796
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,717	4,041	-	-	-	-	-	-	-	-	-	-	7,758
Dissemination Agent	618	618	618	618	618	618	618	618	618	618	618	618	7,420
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	1,682	-	-	-	11,215
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	4,424	53,090
Information Technology	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Website Maintenance	104	104	104	104	104	104	104	104	104	104	104	104	1,250
Telephone	71	42	-	35	21	21	35	43	16	27	35	20	365
Postage and Delivery	-	140	22	25	94	60	17	12	73	444	80	33	1,000
General Liability and Public Officials Insurance	7,296	-	-	-	-	-	-	-	-	-	-	-	7,296
Printing & Binding	15	11	13	23	118	24	39	31	34	673	94	110	1,186
Legal Advertising	46	46	-	46	92	-	46	99	48	860	105	-	1,389
Bank Fees and Other Charges	100	-	42	100	-	-	100	-	-	-	23	-	365
Office Supplies	-	1	1	1	1	0	0	1	1	1	1	0	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	\$ 8,226	\$ 8,578	\$ 6,711	\$ 6,537	\$ 115,151

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	\$ 2,243	\$ 31,836
Electric	120	125	126	-	125	125	90	125	125	136	136	138	1,373
Water & Sewer	5,658	3,770	2,563	2,506	1,382	1,824	1,955	3,274	4,064	4,651	4,342	2,634	38,623
Landscape Maintenance	11,534	11,534	11,534	11,534	10,434	10,434	10,434	10,523	10,523	10,523	10,523	10,523	130,052
Landscape Contingency	-	-	-	-	-	-	4,975	-	225	-	1,650	-	6,850
Lake Maintenance	995	995	995	995	995	995	995	995	995	995	995	-	10,945
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	-	-	-	52	-	132
Total Operations & Maintenance	\$ 22,690	\$ 19,041	\$ 18,179	\$ 17,465	\$ 18,615	\$ 16,619	\$ 20,897	\$ 18,144	\$ 19,345	\$ 19,608	\$ 21,249	\$ 15,538	\$ 227,388
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	\$ 6,656	79,875
Preventative Maintenance	1,418	1,177	1,240	1,249	1,146	1,046	1,077	1,085	1,167	673	2,334	-	13,612
Facility Attendant	-	-	559	-	-	697	-	348	857	865	1,098	-	4,424
Property Insurance	29,737	-	-	-	-	-	-	-	-	-	-	-	29,737
Phone/Internet/Cable	236	236	236	236	236	236	236	236	236	236	236	236	2,832
Electric	1,124	978	1,188	-	1,249	914	1,061	934	996	1,191	1,256	1,423	12,313
Water & Sewer	782	714	648	1,362	1,156	759	599	783	729	861	664	684	9,740
Gas	80	83	80	210	212	87	110	99	85	88	86	86	1,305
Reuse Service	443	443	443	554	554	554	554	554	554	554	554	554	6,314
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	1,150	13,797
Janitorial Supplies	-	110	-	343	109	57	203	138	311	191	98	-	1,559
Pool Maintenance	1,650	1,650	1,650	1,733	1,733	1,733	1,733	1,733	1,733	1,733	1,250	1,250	19,578
Pool Permits	-	-	-	-	-	-	-	-	300	-	-	-	300
Repairs and Maintenance	200	6,092	76	1,014	1,551	-	417	1,978	661	3,536	-	1,200	16,724
Office Supplies	28	-	-	98	3	-	-	46	35	-	111	-	321
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	\$ 15,799	\$ 16,176	\$ 14,209	\$ 14,915	\$ 15,470	\$ 19,032	\$ 15,058	\$ 13,239	\$ 216,935
Reserves													
Capital Reserve Transfer Out	-	-	-	-	-	-	-	-	-	-	-	69,336	69,336
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,336	\$ 69,336
Total Expenditures	\$ 90,284	\$ 54,034	\$ 39,406	\$ 40,150	\$ 42,193	\$ 40,373	\$ 41,895	\$ 42,547	\$ 43,041	\$ 47,218	\$ 43,019	\$ 104,649	\$ 628,810
Excess (Deficiency) of Revenues over Expenditures	\$ (87,859)	\$ (22,666)	\$ 550,783	\$ (34,832)	\$ (36,486)	\$ (36,899)	\$ (34,589)	\$ (38,483)	\$ (33,176)	\$ (44,256)	\$ (40,750)	\$ (103,450)	\$ 37,335

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

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

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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Armstrong
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
	9/9/25	1404-1410	\$16,714.47
	9/16/25	1411-1414	\$15,615.98
	9/23/25	1415-1417	\$38,301.74
Total General Fund Checks			\$70,632.19
Total Paid Checks			\$70,632.19

B.

Armstrong
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
	9/9/25	1404-1410	\$16,714.47
	9/16/25	1411-1414	\$15,615.98
	9/23/25	1415-1417	\$38,301.74
Total General Fund Checks			\$70,632.19
Total Paid Checks			\$70,632.19

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/09/25	00007	8/21/25	2025-301 202508 310-51300-48000	NOTICE OF FY26 MEETINGS	*	58.80	
				OSTEEN MEDIA GROUP			58.80 001404
9/09/25	00007	8/28/25	2025-302 202508 310-51300-48000	NOTICE OF MEETING-9/11/25	*	46.20	
				OSTEEN MEDIA GROUP			46.20 001405
9/09/25	00001	9/01/25	184 202509 310-51300-34000	SEP MANAGEMENT FEES	*	4,424.17	
		9/01/25	184 202509 310-51300-49500	SEP WEBSITE ADMIN	*	104.17	
		9/01/25	184 202509 310-51300-35100	SEP INFORMATION TECH	*	150.00	
		9/01/25	184 202509 310-51300-31300	SEP DISSEMINATION SVCS	*	618.33	
		9/01/25	184 202509 310-51300-51000	OFFICE SUPPLIES	*	.42	
		9/01/25	184 202509 310-51300-42000	POSTAGE	*	32.97	
		9/01/25	184 202509 310-51300-42500	COPIES	*	110.25	
		9/01/25	184 202509 310-51300-41000	TELEPHONE	*	19.73	
				GOVERNMENTAL MANAGEMENT SERVICES			5,460.04 001406
9/09/25	00001	9/01/25	185 202509 320-53800-12200	PROPERTY MANAGER - SEP25	*	6,656.25	
		9/01/25	185 202509 330-57200-46300	JANITORIAL SVCS - SEP25	*	1,149.75	
				GOVERNMENTAL MANAGEMENT SERVICES			7,806.00 001407
9/09/25	00077	8/26/25	2056572 202508 320-53800-46800	AUG LAKE MAINTENANCE	*	995.00	
				THE LAKE DOCTORS, INC.			995.00 001408
9/09/25	00096	9/03/25	12111 202509 330-57200-46700	SEP POOL MAINTENANCE	*	1,250.00	
				K & K WHITE LLC			1,250.00 001409
9/09/25	00083	8/31/25	9 202508 330-57200-34100	AUG FACILITY ASSISTANT	*	1,098.43	
				RIVERSIDE MANAGEMENT SERVICES INC			1,098.43 001410
9/16/25	00096	9/11/25	12126 202509 330-57200-46000	RPLC OLD POOL TILES	*	1,200.16	
				K & K WHITE LLC			1,200.16 001411
				ARMS ARMSTRONG			
				BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/16/25	00075	9/01/25 11324	202509 330-57200-34500	SEP SECURITY SERVICES	*	2,242.80	
				SECURITY DEVELOPMENT GROUP LLC			2,242.80 001412
9/16/25	00101	8/31/25 24123	202508 320-53800-46300	TRIMMING LARGE HEDGES	*	1,650.00	
				VERDEGO LLC			1,650.00 001413
9/16/25	00101	9/02/25 24015	202509 320-53800-46200	SEP LANDSCAPE MAINTENANCE	*	10,523.02	
				VERDEGO LLC			10,523.02 001414
9/23/25	00009	9/16/25 29278	202509 300-15500-10000	FY26 INSURANCE RENEWAL	*	34,025.00	
				EGIS INSURANCE ADVISORS, LLC			34,025.00 001415
9/23/25	00001	9/11/25 186	202508 330-57200-51000	OFFICE SUPPLIES	*	111.00	
		9/11/25 186	202508 330-57200-46400	JANITORIAL SUPPLIES	*	97.99	
		9/11/25 186	202508 330-57200-47700	DOGGIE POT STATION	*	51.91	
		9/11/25 186	202508 320-53800-46900	PREVENTATIVE MAINTENANCE	*	2,334.34	
				GOVERNMENTAL MANAGEMENT SERVICES			2,595.24 001416
9/23/25	00061	9/18/25 3626328	202506 310-51300-31500	JUN GENERAL COUNSEL	*	1,681.50	
				KUTAK ROCK LLP			1,681.50 001417
TOTAL FOR BANK A						70,632.19	
TOTAL FOR REGISTER						70,632.19	

ARMS ARMSTRONG BPEREGRINO

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2025-301722
Invoice Date: 8/21/2025
Due Date: 9/20/2025

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

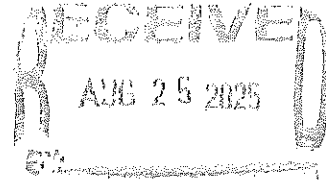
Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 160726	Notice of Meetings	CT - Clay Today	Aug 21	2025		Column inch	Black & White	5.6000	\$58.80
Total:									\$58.80

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

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



Affidavit attached to this invoice.

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

RECEIVED

By Tara Lee at 3:00 pm, Aug 25, 2025

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared
Hugh Osteen, who on oath says that he is the publisher of
the "Clay Today" a newspaper published weekly at Fleming
Island in Clay County, Florida; that the attached copy of
advertisement

Being a Legal Notice

In the matter of Notice of Meetings

LEGAL: 160726

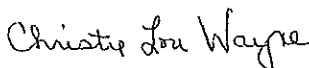
Was published in said newspaper in the issues:

8/21/2025

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 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 08/21/2025



NOTARY PUBLIC, STATE OF FLORIDA

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

NOTICE OF MEETINGS

ARMSTRONG

COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Armstrong
Community Development District will hold
their regularly scheduled public meetings for
Fiscal Year 2026 at 3:30 p.m. at the Plantation
Oaks Amenity Center, 845 Oakleaf Plantation
Parkway, Orange Park, Florida 32065 on the
second Thursday of each month as follows or
otherwise noted:

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026 6:00 p.m.
July 9, 2026
August 13, 2026 6:00 p.m.
September 10, 2026

The meetings are open to the public and will be
conducted in accordance with the provisions of
Florida Law for Community Development Dis-
tricts. A copy of the agendas for each meeting
may be obtained from the District Manager,
475 West Town Place, Suite 114, St. Augustine,
Florida 32092 (and phone (904) 940-5850). The
meetings may be continued to a date, time, and
place to be specified on the record at the meet-
ings. There may be occasions when one or more
Supervisors will participate by telephone.

Any person requiring special accommodations
for the meetings because of a disability or
physical impairment should contact the District
Office at (904) 940-5850 at least two calendar
days prior to the meetings. If you are hearing
or speech impaired, please contact the Florida
Relay Service at 1-800-955-8770, for aid in con-
tacting the District Office.

Each person who decides to appeal any action
taken at the meetings is advised that person will
need a record of the proceedings and that ac-
cordingly, the person may need to ensure that a
verbatim record of the proceedings is made, in-
cluding the testimony and evidence upon which
such appeal is to be based.

Marilee Giles

Manager

Legal 160726 Published 8/21/2025 in Clay
County's Clay Today newspaper

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2025-302315
Invoice Date: 8/28/2025
Due Date: 9/27/2025

RECEIVED

By Tara Lee at 1:39 pm, Sep 05, 2025

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

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 161251	Notice of Meeting September 11, 2025	CT - Clay Today	Aug 28	2025		Column Inch	Black & White	4.4000	\$46.20
Total:									\$46.20

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

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

Affidavit attached to this invoice.

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

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared
Hugh Osteen, who on oath says that he is the publisher of
the "Clay Today" a newspaper published weekly at Fleming
Island in Clay County, Florida; that the attached copy of
advertisement
Being a Notice of Meeting

In the matter of September 11, 2025

LEGAL: 161251

Was published in said newspaper in the issues:

8/28/2025

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

Hugh Osteen

Sworn to me and subscribed before me 08/28/2025

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

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

Notice of Meeting Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, September 11, 2025, at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Manley Giles
District Manager
Legal 161251 Published 8/28/2025 in Clay County's Clay Today newspaper

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

Invoice

Invoice #: 184
Invoice Date: 9/1/25
Due Date: 9/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2025		4,424.17	4,424.17
Website Administration - September 2025		104.17	104.17
Information Technology - September 2025		150.00	150.00
Dissemination Agent Services - September 2025		618.33	618.33
Office Supplies		0.42	0.42
Postage		32.97	32.97
Copies		110.25	110.25
Telephone		19.73	19.73
<div>RECEIVED <i>By Tara Lee at 2:29 pm, Sep 03, 2025</i></div>			
Total			\$5,460.04
Payments/Credits			\$0.00
Balance Due			\$5,460.04

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

Invoice

Invoice #: 185
Invoice Date: 9/1/25
Due Date: 9/1/25
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 - September 2025		6,656.25	6,656.25
Janitorial - September 2025		1,149.75	1,149.75
<div>Alison Moring 9-3-25</div>			

RECEIVED


By Tara Lee at 9:52 am, Sep 05, 2025

Total \$7,806.00



Payments/Credits \$0.00

Balance Due \$7,806.00

MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

☐ Please check address, phone, fax, e-mail and update this information.

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

ACCOUNT NUMBER	DATE	BALANCE
731209	8/26/2025	\$995.00

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

0000000731209600100000003025970000009950055

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

Armstrong CDD - Greyhawk
Invoice Due Date 8/26/2025

3645 Royal Pines Dr Orange Park, FL 32065
Invoice 2056572 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/26/2025	Water Management - Monthly		\$995.00	\$0.00	\$995.00

Pond 1 treated for algae and underwater weeds. Pond 2 treated for shoreline grasses. Pond 3 treated for algae, underwater and shoreline weeds. Pond 4 is in good health and needs no treatment at this time. Ponds 5 and 6 treated for algae, underwater and shoreline vegetation. Please contact me directly with any questions or concerns. Thank you. (904)-626-1882

Lake Maintenance
001.320.53800.46800

RECEIVED

By Tara Lee at 9:05 am, Sep 08, 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

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



INVOICE

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

Invoice Date: 09/03/25

Client Code 2127

Invoice # 12111

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

Pool Maintenance
001.330.57200.46700

[Signature]
9-4-25

RECEIVED

By Tara Lee at 1:06 pm, Sep 04, 2025

August 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	Client Code	Amount Due
09/03/25	2127	\$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



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

Invoice

Bill To:
Armstrong CDD

Invoice #: 9
Invoice Date: 8/31/2025
Due Date: 8/31/2025
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Assistant through August 2025	41.45	26.50	1,098.43
<div>Alison Moxing 9-5-25</div>			

RECEIVED

By Tara Lee at 9:50 am, Sep 05, 2025

Total \$1,098.43

Payments/Credits \$0.00

Balance Due \$1,098.43

ARMSTRONG CDD (GREYHAWK)

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
41.45	Facility Assistant	\$ 26.50	\$ 1,098.43

Covers Period: August 2025 - September 1, 2025

TOTAL DUE:

\$ 1,098.43

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/3/25	3.37	L.D.	Completed daily checklist, returned calls and emails
8/4/25	4.67	L.D.	Completed daily checklist, returned calls and emails
8/10/25	5.32	L.D.	Completed daily checklist, returned calls and emails
8/11/25	3.9	L.D.	Completed daily checklist, returned calls and emails
8/18/25	4.68	L.D.	Completed daily checklist, returned calls and emails
8/24/25	4.67	L.D.	Completed daily checklist, returned calls and emails
8/25/25	4.37	L.D.	Completed daily checklist, returned calls and emails
8/31/25	5.42	L.D.	Completed daily checklist, returned calls and emails
9/1/25	5.05	L.D.	Completed daily checklist, returned calls and emails
	<hr/>		
	41.45		
	<hr/>		

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



INVOICE

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

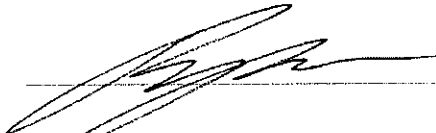
Invoice Date: 09/11/25
Client Code 2127
Invoice # 12126

Item	Description	Serial Number	Quantity	Amount
Department	BLUE WATER TILE (2016)		32	\$270.40
Department	White Grout		1	\$26.24
Department	thin Set		1	\$22.22
Department	Resurface/Pool Reno Labor		1	\$750.00
Department	Pool Brite		1	\$47.98
Department	Paver Base		2	\$17.98
Department	concrete mix fast setting		6	\$65.34

Repairs & Maintenance
001.330.57200.46000

RECEIVED

By Tara Lee at 9:30 am, Sep 15, 2025

 9-15-25

Sub Total \$1,200.16
Sales Tax \$0.00
Total \$1,200.16

Drain pool down past floor tile line. Remove old tile and repair damage to surface.
Replace tile with 2x2 Blue tile for transition. Tile replacement will include gutter rail,
pool side walls and pool bottom.

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 09/11/25
Client Code 2127
Amount Due \$1,200.16

Amount Paid

Check #

Sales Tax

Thank You! We Greatly Appreciate Your Business!!

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





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 # 11324

DATE 09/01/2025

DUE DATE 09/30/2025

TERMS End of the month

SERVICE MONTH

September

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Friday - Sunday (Sept 1 - Sept 3)	72	31.15	2,242.80

SUBTOTAL	2,242.80
TAX	0.00
TOTAL	2,242.80
BALANCE DUE	\$2,242.80

Security Monitoring

001.330.57200.34500

[Signature] 9-9-25



Invoice

Invoice #: 24123

Date: 08/31/25

Customer PO:

DUE DATE: 09/30/2025

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

#23243 - Trimming Large hedges East side Amenity

Provide Labor and Lift machine to bring down evenly the Large hedge row on east side Lot of Amenity and Residences. Separate the hedge from trees planted within the hedge row and trim the sides for better manageability.

Landscape Enhancement

\$1,650.00

sub: machine work (Sub)

1.00 \$1,650.00 \$1,650.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$1,650.00

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 Contingency
001.320.53800.46300

[Signature]
9-10-25



Invoice

Invoice #: 24015

Date: 09/02/25

Customer PO:

DUE DATE: 10/02/2025

BILL TO

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

FROM

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

DESCRIPTION	AMOUNT
#20274 - Standard Maintenance Contract 2025, May 25 - Sept 25 September 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


9-11-25



Armstrong Community Development District
c/o Government Management Services, LLC
5385 N Nob Hill Road
Sunrise, FL 33351

Customer	Armstrong Community Development District
Acct #	688
Date	09/16/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 34,025.00
Payment Amount	
Payment for:	Invoice#29278
100125292	

Thank You

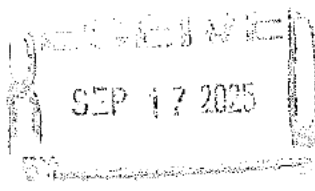


Customer: Armstrong Community Development District

Invoice	Effective	Transaction	Description	Amount
29278	10/01/2025	Renew policy	Policy #100125292 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	34,025.00

RECEIVED

By Tara Lee at 2:16 pm, Sep 17, 2025



Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total:
\$ 34,025.00

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 8000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

Date

09/16/2025

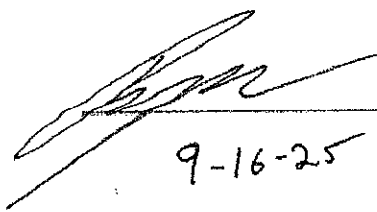
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 186
Invoice Date: 9/11/25
Due Date: 9/11/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2025	25.98	40.00	1,039.20
Maintenance Supplies		1,556.04	1,556.04
Office Supplies \$111.00 001.330.57200.51000			
Sanitorial Supplies \$97.99 001.330.57200.46400			
Doggie Pot Station \$51.91 001.330.57200.47700			
Preventative Maintenance \$2334.34 001.320.53800.46900			
\$2595.24			


9-16-25

Total	\$2,595.24
Payments/Credits	\$0.00
Balance Due	\$2,595.24

RECEIVED
By Tara Lee at 11:32 am, Sep 18, 2025

Alison Moring
9-17-25

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
8/4/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
8/6/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
8/8/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
8/11/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
8/13/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
8/14/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
8/18/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
8/20/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
8/22/25	1.95	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
8/25/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
8/27/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
8/29/25	2.03	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails

TOTAL	<u><u>25.98</u></u>
--------------	---------------------

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk				
	7/26/25	2 Pack Grabber	21.02	R.W.
	7/30/25	10' Umbrella (8)	859.74	R.W.
	8/7/25	1.5" Binder (4)	35.14	R.W.
	8/7/25	3" Binder,	13.04	R.W.
	8/7/25	4" Binder	18.88	R.W.
	8/7/25	SH 2Ct FN	2.27	R.W.
	8/7/25	DY LLT BL/WHT	11.43	R.W.
	8/7/25	DY 100H LM	28.72	R.W.
	8/12/25	Alagpro 100 Premium Dog Waste Station Liners	51.91	R.W.
	8/13/25	Ground Commercial Item Return	62.38	R.W.
	8/15/25	Black Gloves 80pk (2)	45.95	R.W.
	8/21/25	48" Stanley Box Beam Level	36.19	R.W.
	8/21/25	Yardstick	1.53	R.W.
	8/21/25	4 Tier Shelf	68.30	R.W.
	8/22/25	8' Giant Tumble Troll	257.72	R.W.
	8/22/25	42 Gallon Trash Bags 50ct	31.02	R.W.
	8/30/25	MCH Screw SS PHL F#10-32	1.52	R.W.
	8/30/25	Fender Washer Zinc	1.52	R.W.
	8/30/25	M6x16 PLM SKT Cap Screw 2pc (2)	7.77	R.W.
		TOTAL	<u>\$1,556.04</u>	

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

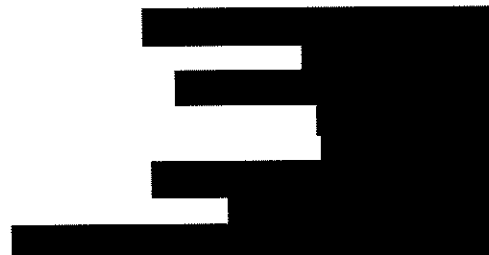
September 18, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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

RECEIVED**By Tara Lee at 9:33 am, Sep 19, 2025**

Invoice No. 3626328
1323-1

Re: General Counsel

For Professional Legal Services Rendered

06/06/25	K. Buchanan	0.40	142.00	Review agenda package
06/11/25	K. Buchanan	0.50	177.50	Confer with district manager regarding pond inspection requirement; review permit requirement regarding same
06/12/25	K. Buchanan	2.00	710.00	Prepare for and attend board meeting
06/13/25	K. Buchanan	0.40	142.00	Perform meeting follow up
06/13/25	K. Haber	0.50	135.00	Prepare budget notices and resolutions; correspond with Giles regarding same
06/18/25	K. Haber	0.60	162.00	Prepare pool maintenance and pest control services agreements; correspond with Beach, Giles, and Sweeting regarding same
06/27/25	K. Buchanan	0.60	213.00	Confer with district manager regarding notification of work and potential response
TOTAL HOURS		5.00		

KUTAK ROCK LLP

Armstrong CDD

September 18, 2025

Client Matter No. 1323-1

Invoice No. 3626328

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TOTAL FOR SERVICES RENDERED	\$1,681.50
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TOTAL CURRENT AMOUNT DUE	<u>\$1,681.50</u>
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