

***ARMSTRONG***

*Community Development District*

*NOVEMBER 13, 2025*

# *AGENDA*

Armstrong  
Community Development District  
475 West Town Place  
Suite 114  
St. Augustine, Florida 32092  
District Website: [www.armstrongcdd.com](http://www.armstrongcdd.com)

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November 6, 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, November 13, 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 October 9, 2025 Meeting
- IV. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Facility Manager Report
- V. Supervisor's Requests and Audience Comments
- VI. Financial Reports
  - A. Financial Statements as of October 31, 2025
  - B. Assessment Receipts
  - C. Check Register
- VII. Next Scheduled Meeting – December 11, 2025 at 3:30 p.m. at Plantation Oaks Amenity Center

## VIII. 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, **October 9, 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 Manger
Katie Buchanan	District Counsel <i>by phone</i>
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Chalon Suchsland	VerdeGo

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 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 September 11,  
2025 Meeting**

On MOTION by Mr. Taylor seconded by Ms. Hernandez with all in favor the minutes of the September 11, 2025 meeting were approved.
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**FOURTH ORDER OF BUSINESS**

**Discussion of Access Cards**

Ms. Giles stated this discussion has been going on for a couple of months and is on the agenda for the board to talk about how you want to do the swap of the access cards and the design of the cards.

The board discussed the positioning of Grayhawk and Armstrong CDD, ability to swap the cards out without a charge to the residents, new homeowners get two and thereafter they can purchase additional cards, distribute cards November 1<sup>st</sup> and December 1<sup>st</sup> they are usable,

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor residents will be entitled to a one for one access card swap.

On MOTION by Ms. Bowen seconded by Mr. Brown with all in favor the new card will be designed Armstrong CDD at the top, Grayhawk on the bottom and resident photos.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals from Sofitco for Fitness Equipment**

No action was taken on this item.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2024 Audit**

*\*This item was moved up and taken out of order.*

Ms. Giles stated you have a clean report but I will point out on a couple pages how well the board does with their finances and how well your accountant does in keeping up with that. This report was due June 30<sup>th</sup> and we received it yesterday and that is why your agenda was updated. It is a report that needs to be timely, presented to the board, it needs to be posted on the website. Under opinion, it says in our opinion the accompanying financial statements present fairly in all material respects the respective financial position of the governmental activities of each major fund of the Armstrong CDD as of September 30, 2024. Under the internal control over financial reporting says, given these limitations during our audit we did not identify any deficiencies in internal control that we consider to be a material weakness. Under the management letter there were no findings or recommendations made to the preceding financial audit report and there were no recommendations to improve financial management.

On MOTION by Ms. Bowen seconded by Ms. Hernandez with all in favor the Fiscal Year 2024 Audit was accepted.

**SIXTH ORDER OF BUSINESS**

**Discussion of Fiscal Year 2025 Audit Services and Appointment of Audit Committee**

Ms. Giles stated you just went through an audit RFQ in the summer and selected Berger Toombs Elam Gaines & Frank. You have had them since you became Armstrong CDD, they have done a great job for you and you always had a clean audit. Recently, they have had a turnover of staff, this report is due June 30<sup>th</sup> of each year to the state, we received your audit yesterday. There was correspondence in-between. October 1<sup>st</sup> of each year they have access to the GMS files where all the financial documents are kept. There were emails and correspondence between your district manager, district accountant and district counsel leading up to June 30<sup>th</sup>. District counsel had to respond to an email to why we don't have the audit by June 30<sup>th</sup>. No excuses were ever made nor did we ask for why is it late. I don't know why it was late, some think because one of the partners left and some employees left that maybe that is why.

Do you want to stay with Berger Toombs or is there an interest in going out for RFP similar to what you did in the summer?

Ms. Buchanan stated this is not a problem specific to Armstrong I think the firm ran into this with multiple districts. I think it is worth trying to look at other options.

Ms. Bowen stated I think we should go through the process again and look for a new firm.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the board members were appointed to sit as the audit committee and staff was directed to go out for a RFP for audit services.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being no comments, the next item followed.

**B. District Engineer**

There being no comments, the next item followed.





Mr. Woods stated on the access keys when we moved in we got two fobs and two or three years ago I lost mine. When we get the new access cards do we get two?

Mr. Wilson stated one for one and you can purchase another one. Right now they are set at \$25.

Mr. Woods stated I don't know who is responsible but we have those green boxes all around.

Mr. Wilson stated those are Comcast.

Mr. Woods asked is there a way to make them all stand up straight?

Mr. Taylor stated I have one next to my home that got hit by a golf cart or car, you just call them and be the squeaky wheel. They will come out and correct it if you make enough noise about it.

Mr. Jones asked how often do you clean the sidewalks?

Mr. Wilson stated I try to do it twice a year. I have a pressure washer coming in a month.

Mr. Jones asked the main entry for the amenity is at the main gate.

Mr. Wilson stated the main door, the side door and the back.

Mr. Jones stated there is a tree that blocks the line of sight when you leave the amenity center.

Ms. Bowen stated it is a problem, and we may have to move it somewhere else. A mirror would be helpful too.

Ms. Giles stated staff can look at the tree and if we can lift it we will lift it and if that doesn't help we can let the board know and you and make a decision next meeting.

Mr. Taylor stated we should look at all the trees that are on the road in Royal Pines.

Mr. Jones asked is the assessment something new?

Ms. Giles stated that letter goes out if there is an increase in your CDD fees. If the budget stays flat you won't get one.

**TENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Financial Statements as of September 30, 2025**

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

**B. Check Register**

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

**ELEVENTH ORDER OF BUSINESS**

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

Ms. Giles stated the next meeting is scheduled for November 13, 2025 at 3:30 p.m. in the same location.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Lopez seconded by Mr. Taylor with all in favor the meeting adjourned at 4:44 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

*SIXTH ORDER OF BUSINESS*

*D.*



**Armstrong Community Development District (CDD)**

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

**Memorandum**

Date: Nov 13<sup>th</sup> 2025

To: Board of Supervisors

From: GMS – GreyHawk Amenity Manager

**Community:**

**Amenity Usage**

- Total Facilities Usage – fobs Scanned 2976 in October

*Card counts:*

New Owners	0
Replacements	39

**Room Rentals**

*rentals in the month of Oct - 0*

**Special Events**

**Operations:**

- I fixed the pavers on the patio
- I fixed the rock wall behind the tennis courts
- I started issuing cards for the new system on Nov 3<sup>rd</sup>
- Started decorating for Christmas
- I began planning for a Christmas event. Planned for Dec 13<sup>th</sup> from 12-3
- I fixed the pull-down machine in the gym
- Verde go trimmed the trees that were across from the amenity center
- Added a lock to the gate inside the dog park
- Pressure washing will start the week of Nov 10-14
- Discussion- Having me work 4 hours on Nov 14<sup>th</sup> and 4 hours on Nov 15. This would be for the residents who can't make it to the office during the week for the card changeover.

## **Armstrong Community Development District (CDD)**

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

### **Memorandum**

#### **Landscaping**

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

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

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

*SIXTH ORDER OF BUSINESS*



*A.*

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

***Unaudited Financial Reporting***  
***October 31, 2025***

November 13, 2025



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

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 105,674	\$ 4,050	\$ -	\$ -	\$ 109,724
Due from Other Funds	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	-	-	-
<b>Investments:</b>					
US Bank Custody Account	44,717	-	-	-	44,717
State Board of Administration	78,968	108,092	-	-	187,060
<b>Series 2017A/B</b>					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	239,273	-	239,273
Reserve-B	-	-	15,889	-	15,889
Revenue-B	-	-	1,286	-	1,286
Prepayment-B	-	-	109	-	109
<b>Series 2019</b>					
Reserve	-	-	204,200	-	204,200
Revenue	-	-	337,893	-	337,893
Prepayment	-	-	302	-	302
Construction	-	-	-	1,584	1,584
Prepaid Expenses	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 229,360</b>	<b>\$ 112,141</b>	<b>\$ 1,064,770</b>	<b>\$ 1,584</b>	<b>\$ 1,407,855</b>
<b>Liabilities:</b>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	5,113	-	-	-	5,113
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 5,113</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,113</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	-	-	-	-	-
Restricted for:					
Debt Service	-	\$ -	\$ 1,064,770	\$ -	\$ 1,064,770
Capital Project	-	-	-	1,584	1,584
Assigned for:					
Capital Reserve Fund	-	112,141	-	-	112,141
Capital Reserves	-	-	-	-	-
Unassigned	224,246	-	-	-	224,246
<b>Total Fund Balances</b>	<b>\$ 224,246</b>	<b>\$ 112,141</b>	<b>\$ 1,064,770</b>	<b>\$ 1,584</b>	<b>\$ 1,407,742</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 229,360</b>	<b>\$ 112,141</b>	<b>\$ 1,064,770</b>	<b>\$ 1,584</b>	<b>\$ 1,407,855</b>

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

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 684,423	\$ -	\$ -	\$ -
Cash Share - Tynes Blvd	2,400	200	-	(200)
Miscellaneous Income	-	-	-	-
Miscellaneous Income-Access Cards	-	-	-	-
Miscellaneous Income-Rental	-	-	200	200
Interest	14,631	1,219	510	(709)
<b>Total Revenues</b>	<b>\$ 701,454</b>	<b>\$ 1,419</b>	<b>\$ 710</b>	<b>\$ (709)</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ -
FICA Expense	918	77	77	-
Annual Audit	4,300	-	-	-
Trustee Fees	8,514	-	-	-
Dissemination Agent	7,791	649	649	-
Arbitrage	1,100	-	-	-
Engineering	6,000	500	-	500
Attorney	20,000	1,667	-	1,667
Assessment Administration	5,899	5,899	5,899	-
Management Fees	55,745	4,645	4,645	-
Information Technology	1,890	158	158	-
Website Maintenance	1,313	109	109	-
Telephone	400	33	30	3
Postage and Delivery	500	42	45	(3)
General Liability and Public Officials Insurance	8,208	8,208	7,734	474
Printing & Binding	750	63	147	(84)
Legal Advertising	2,000	167	-	167
Bank Fees and Other Charges	600	50	128	(78)
Office Supplies	250	21	1	20
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 138,352</b>	<b>\$ 23,462</b>	<b>\$ 20,796</b>	<b>\$ 2,666</b>

**Operations & Maintenance**

Security	\$ 51,364	\$ 4,280	\$ 2,430	\$ 1,851
Electric	1,450	121	138	(17)
Water & Sewer	38,000	3,167	4,137	(970)
Landscape Maintenance	108,000	9,000	8,995	5
Landscape Contingency	5,000	-	-	-
Lake Maintenance	13,988	1,166	-	1,166
Lake Contingency	2,140	-	-	-
Irrigation Repairs	5,000	-	-	-
Repairs and Maintenance	7,000	583	-	583
<b>Total Operations &amp; Maintenance</b>	<b>\$ 231,942</b>	<b>\$ 18,317</b>	<b>\$ 15,699</b>	<b>\$ 2,618</b>

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

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<b><i>Amenity Center</i></b>				
Property/Amenity Manager	\$ 84,668	\$ 7,056	\$ 7,089	\$ (33)
Preventative Maintenance	17,500	1,458	-	1,458
Facility Attendant	7,632	636	-	636
Property Insurance	32,690	32,690	26,291	6,399
Phone/Internet/Cable	2,900	242	236	5
Electric	14,000	1,167	1,256	(90)
Water & Sewer	11,500	958	977	(18)
Gas	1,575	131	110	22
Reuse Service	6,646	554	(406)	960
Access Cards	4,000	-	-	-
Janitorial Services	14,625	1,219	1,219	-
Janitorial Supplies	3,000	250	-	250
Pool Maintenance	23,992	1,999	1,250	749
Pool Permits	300	-	-	-
Repairs and Maintenance	17,000	1,417	-	1,417
Office Supplies	500	42	-	42
Pest Control	800	67	745	(678)
Special Events	3,000	-	-	-
Fitness Center Repairs/Supplies	3,000	250	-	250
<b>Total Amenity Center</b>	<b>\$ 249,328</b>	<b>\$ 50,135</b>	<b>\$ 38,766</b>	<b>\$ 11,369</b>
<b><i>Reserves</i></b>				
Capital Reserve Transfer Out	\$ 81,833	\$ -	\$ -	-
<b>Total Reserves</b>	<b>\$ 81,833</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 701,454</b>	<b>\$ 91,913</b>	<b>\$ 75,261</b>	<b>\$ 16,652</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (74,551)</b>	
<b><i>Other Financing Sources/(Uses)</i></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (74,551)</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 298,798</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 224,246</b>	

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

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 81,833	\$ -	\$ -	\$ -
Interest	1,200	100	392	292
<b>Total Revenues</b>	<b>\$ 83,033</b>	<b>\$ 100</b>	<b>\$ 392</b>	<b>\$ 292</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 18,000	\$ 1,500	\$ -	\$ 1,500
Repair and Maintenance	-	-	-	-
Contingency	600	50	41	9
<b>Total Expenditures</b>	<b>\$ 18,600</b>	<b>\$ 1,550</b>	<b>\$ 41</b>	<b>\$ 1,509</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 64,433</b>		<b>\$ 351</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 64,433</b>		<b>\$ 351</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 96,594</b>		<b>\$ 111,790</b>	
<b>Fund Balance - Ending</b>	<b>\$ 161,027</b>		<b>\$ 112,141</b>	

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

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 265,811	\$ -	\$ -	\$ -
Interest Income	20,700	1,725	1,758	33
<b>Total Revenues</b>	<b>\$ 286,511</b>	<b>\$ 1,725</b>	<b>\$ 1,758</b>	<b>\$ 33</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 90,741	\$ -	\$ -	\$ -
Principal - 11/01	80,000	-	-	-
Interest - 5/01	88,941	-	-	-
<b>Total Expenditures</b>	<b>\$ 259,681</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 26,830</b>		<b>\$ 1,758</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 26,830</b>		<b>\$ 1,758</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 238,727</b>		<b>\$ 520,617</b>	
<b>Fund Balance - Ending</b>	<b>\$ 265,557</b>		<b>\$ 522,375</b>	



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

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 409,584	\$ -	\$ -	\$ -
Interest Income	20,700	1,725	1,826	101
<b>Total Revenues</b>	<b>\$ 430,284</b>	<b>\$ 1,725</b>	<b>\$ 1,826</b>	<b>\$ 101</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 127,638	\$ -	\$ -	\$ -
Principal - 11/01	150,000	-	-	-
Interest - 5/01	125,013	-	-	-
Special Call - 5/01	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 402,650</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 27,634</b>		<b>\$ 1,826</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 27,634</b>		<b>\$ 1,826</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 335,620</b>		<b>\$ 540,570</b>	
<b>Fund Balance - Ending</b>	<b>\$ 363,254</b>		<b>\$ 542,395</b>	

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

	Actual
	Thru 10/31/25
<b>Revenues:</b>	
Interest Income	\$ 5
<b>Total Revenues</b>	<b>\$ 5</b>
<b>Expenditures:</b>	
Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5</b>
<b>Other Financing Sources/(Uses):</b>	
Transfer In/(Out)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,578</b>
<b>Fund Balance - Ending</b>	<b>\$ 1,584</b>

**Armstrong**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cash Share - Tynes Blvd	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income-Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income-Rental	200	-	-	-	-	-	-	-	-	-	-	-	200
Interest	510	-	-	-	-	-	-	-	-	-	-	-	510
<b>Total Revenues</b>	<b>\$ 710</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>710</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
FICA Expense	77	-	-	-	-	-	-	-	-	-	-	-	77
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	649	-	-	-	-	-	-	-	-	-	-	-	649
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Management Fees	4,645	-	-	-	-	-	-	-	-	-	-	-	4,645
Information Technology	158	-	-	-	-	-	-	-	-	-	-	-	158
Website Maintenance	109	-	-	-	-	-	-	-	-	-	-	-	109
Telephone	30	-	-	-	-	-	-	-	-	-	-	-	30
Postage and Delivery	45	-	-	-	-	-	-	-	-	-	-	-	45
General Liability and Public Officials Insurance	7,734	-	-	-	-	-	-	-	-	-	-	-	7,734
Printing & Binding	147	-	-	-	-	-	-	-	-	-	-	-	147
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank Fees and Other Charges	128	-	-	-	-	-	-	-	-	-	-	-	128
Office Supplies	1	-	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 20,796</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>20,796</b>

**Armstrong**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
Security	\$ 2,430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,430
Electric	138	-	-	-	-	-	-	-	-	-	-	-	138
Water & Sewer	4,137	-	-	-	-	-	-	-	-	-	-	-	4,137
Landscape Maintenance	8,995	-	-	-	-	-	-	-	-	-	-	-	8,995
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operations &amp; Maintenance</b>	<b>\$ 15,699</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>15,699</b>
<b>Amenity Center</b>													
Property/Amenity Manager	\$ 7,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,089
Preventative Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	26,291	-	-	-	-	-	-	-	-	-	-	-	26,291
Phone/Internet/Cable	236	-	-	-	-	-	-	-	-	-	-	-	236
Electric	1,256	-	-	-	-	-	-	-	-	-	-	-	1,256
Water & Sewer	977	-	-	-	-	-	-	-	-	-	-	-	977
Gas	110	-	-	-	-	-	-	-	-	-	-	-	110
Reuse Service	(406)	-	-	-	-	-	-	-	-	-	-	-	(406)
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,219	-	-	-	-	-	-	-	-	-	-	-	1,219
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,250	-	-	-	-	-	-	-	-	-	-	-	1,250
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	745	-	-	-	-	-	-	-	-	-	-	-	745
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness Center Repairs/Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Amenity Center</b>	<b>\$ 38,766</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>38,766</b>
<b>Reserves</b>													
Capital Reserve Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenditures</b>	<b>\$ 75,261</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>75,261</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (74,551)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(74,551)</b>

**Armstrong**  
**Community Development District**  
**Long Term Debt Report**

**Series 2017A Special Assessment Bonds**

OPTIONAL REDEMPTION DATE:	11/1/2027	
INTEREST RATES:	3.625%, 4.500%, 5.000%, 5.125%	
MATURITY DATE:	11/1/2048	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$265,819	
RESERVE FUND BALANCE	\$265,819	
BONDS OUTSTANDING - 09/30/17		\$4,035,000
LESS: NOVEMBER 1, 2019		(\$65,000)
LESS: NOVEMBER 1, 2020		(\$70,000)
LESS: NOVEMBER 1, 2021		(\$70,000)
LESS: NOVEMBER 1, 2022		(\$75,000)
LESS: NOVEMBER 1, 2023		(\$75,000)
LESS: NOVEMBER 1, 2024		(\$80,000)
<b>Current Bonds Outstanding</b>		<b>\$3,600,000</b>

**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	\$204,200	
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)
<b>Current Bonds Outstanding</b>		<b>\$6,505,000</b>

<b>Total Bonds Outstanding</b>		<b>\$10,105,000</b>
--------------------------------	--	---------------------

*B.*



*C.*



**Armstrong**  
**Community Development District**  
 Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund	10/7/25	1418-1422	\$15,211.37
	10/15/25	1423-1431	\$20,919.26
	10/28/25	1432-1435	\$9,838.08
<b>Total General Fund Checks</b>			<b>\$45,968.71</b>
<b>Total Paid Checks</b>			<b>\$45,968.71</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/07/25	00007	9/25/25 2025-304	202509 310-51300-48000	NOTICE OF MEETING-10/9/25	*	46.20	
				OSTEEN MEDIA GROUP			46.20 001418
10/07/25	00001	9/15/25 189	202510 310-51300-31400	FY26 ASSESSMENT ADMIN	*	5,899.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,899.00 001419
10/07/25	00001	10/01/25 188	202510 320-53800-12200	PROPERTY MANAGER - OCT25	*	7,068.92	
		10/01/25 188	202510 330-57200-46300	JANITORIAL SVCS - OCT25	*	1,218.75	
				GOVERNMENTAL MANAGEMENT SERVICES			8,287.67 001420
10/07/25	00061	9/24/25 3627222	202507 310-51300-31500	JUL GENERAL COUNSEL	*	958.50	
				KUTAK ROCK LLP			958.50 001421
10/07/25	00001	10/01/25 188.B	202510 320-53800-12200	ADJUSTMENT FROM INV#188	*	20.00	
				GOVERNMENTAL MANAGEMENT SERVICES			20.00 001422
10/15/25	00001	10/01/25 187	202510 310-51300-34000	OCT MANAGEMENT FEES	*	4,645.42	
		10/01/25 187	202510 310-51300-49500	OCT WEBSITE ADMIN	*	109.42	
		10/01/25 187	202510 310-51300-35100	OCT INFORMATION TECH	*	157.50	
		10/01/25 187	202510 310-51300-31300	OCT DISSEMINATION SVCS	*	649.25	
		10/01/25 187	202510 310-51300-51000	OFFICE SUPPLIES	*	.66	
		10/01/25 187	202510 310-51300-42000	POSTAGE	*	44.73	
		10/01/25 187	202510 310-51300-42500	COPIES	*	146.55	
		10/01/25 187	202510 310-51300-41000	TELEPHONE	*	29.98	
				GOVERNMENTAL MANAGEMENT SERVICES			5,783.51 001423
10/15/25	00077	9/26/25 2064900	202509 320-53800-46800	SEP LAKE MAINTENANCE	*	995.00	
				THE LAKE DOCTORS, INC.			995.00 001424
10/15/25	00103	10/10/25 194100	202509 310-51300-31100	SEP ENGINEERING SERVICES	*	446.25	
				MATTHEWS DESIGN GROUP LLC			446.25 001425

ARMS ARMSTRONG TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/15/25	00070	10/07/25	62641805	202510	330	57200	46500		TERMITE BOND INSTALLATION NADERS PEST RAIDERS	*	699.00	699.00	001426
10/15/25	00070	9/30/25	63743806	202509	330	57200	46500		SEP PEST CONTROL NADERS PEST RAIDERS	*	46.00	46.00	001427
10/15/25	00096	9/30/25	2127	202510	330	57200	46700		OCT POOL MAINTENANCE K & K WHITE LLC	*	1,250.00	1,250.00	001428
10/15/25	00083	9/30/25	10	202509	330	57200	34100		SEP FACILITY ASSISTANT RIVERSIDE MANAGEMENT SERVICES INC	*	275.07	275.07	001429
10/15/25	00075	10/01/25	11255A	202510	330	57200	34500		OCT SECURITY SERVICES SECURITY DEVELOPMENT GROUP LLC	*	2,429.70	2,429.70	001430
10/15/25	00101	10/01/25	24599	202510	320	53800	46200		OCT LANDSCAPE MAINTENANCE VERDEGO LLC	*	8,994.73	8,994.73	001431
10/28/25	00056	10/13/25	373725	202509	310	51300	32200		FY24 ANNUAL AUDIT FEE BERGER TOOMBS ELAM GAINES & FRANK	*	4,300.00	4,300.00	001432
10/28/25	00048	10/23/25	10	202510	310	51300	49000		AMRT SE2019A2 PREPAY \$5K DISCLOSURE SERVICES LLC	*	100.00	100.00	001433
10/28/25	00001	10/16/25	190	202509	330	57200	34600		ACCESS CARDS	*	2,998.30		
		10/16/25	190	202509	330	57200	46400		JANITORIAL SUPPLIES	*	228.70		
		10/16/25	190	202509	330	57200	46000		REPAIRS & MAINTENANCE	*	2,165.08		
									GOVERNMENTAL MANAGEMENT SERVICES			5,392.08	001434
10/28/25	00070	10/13/25	64177559	202510	330	57200	46500		OCT PEST CONTROL NADERS PEST RAIDERS	*	46.00	46.00	001435
TOTAL FOR BANK A											45,968.71		
ARMS ARMSTRONG TLEE													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						45,968.71	

ARMS ARMSTRONG TLEE

# CLAY TODAY

A Division of Osteen Media Group

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

## INVOICE

Invoice Number: 2025-304020  
Invoice Date: 9/25/2025  
Due Date: 10/24/2025

**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 # 166342	Notice of Meeting October 9, 2025	CT - Clay Today	Sep 25	2025		Column Inch	Black & White	4.4000	\$46.20
<b>Total:</b>									<b>\$46.20</b>

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

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

Affidavit attached to this invoice.

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

**RECEIVED**

**By Tara Lee at 3:56 pm, Oct 01, 2025**

# CLAY TODAY

## PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT  
CLAY TODAY  
Published Weekly  
Fleming Island, Florida

STATE OF FLORIDA  
COUNTY OF CLAY:

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

In the matter of October 9, 2025

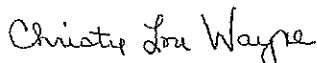
LEGAL: 166342

Was published in said newspaper in the issues:  
9/25/2025

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 09/25/2025



NOTARY PUBLIC, STATE OF FLORIDA

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

## Notice of Meeting Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, October 9, 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.

Marilee Giles  
District Manager  
Legal 166342 Published 9/25/2025 in Clay County's Clay Today newspaper

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 189  
**Invoice Date:** 9/15/25  
**Due Date:** 9/15/25  
**Case:**  
**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		5,899.00	5,899.00

**RECEIVED**  
*By Tara Lee at 9:26 am, Oct 01, 2025*

<b>Total</b>	\$5,899.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$5,899.00

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

# Invoice

**Invoice #:** 188  
**Invoice Date:** 10/1/25  
**Due Date:** 10/1/25  
**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 - October 2025		7,088.92	7,088.92
Janitorial - October 2025		1,218.75	1,218.75

*Alison Moxing*  
10-6-25

<b>Total</b>	<b>\$8,307.67</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$8,307.67</b>

**RECEIVED**  
By Tara Lee at 8:34 am, Oct 07, 2025



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

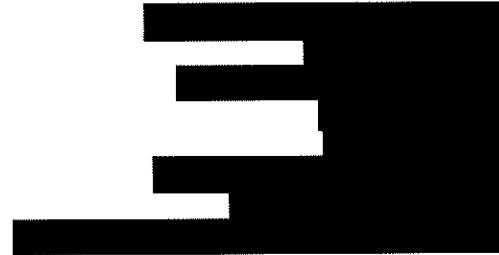
September 24, 2025

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 2:00 pm, Sep 25, 2025*

Invoice No. 3627222  
1323-1

Re: General Counsel

For Professional Legal Services Rendered

07/10/25	K. Buchanan	2.30	816.50	Prepare for and attend board meeting
07/14/25	K. Buchanan	0.40	142.00	Perform meeting follow up; confer with district manager regarding engineering request for proposal

TOTAL HOURS 2.70

TOTAL FOR SERVICES RENDERED \$958.50

TOTAL CURRENT AMOUNT DUE \$958.50

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 187  
**Invoice Date:** 10/1/25  
**Due Date:** 10/1/25  
**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 - October 2025		4,645.42	4,645.42
Website Administration - October 2025		109.42	109.42
Information Technology - October 2025		157.50	157.50
Dissemination Agent Services - October 2025		649.25	649.25
Office Supplies		0.66	0.66
Postage		44.73	44.73
Copies		146.55	146.55
Telephone		29.98	29.98

**Total** \$5,783.51

**Payments/Credits** \$0.00

**Balance Due** \$5,783.51

**RECEIVED**

*By Tara Lee at 8:49 am, Oct 08, 2025*

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER: [REDACTED]  
EXPIRE DATE: [REDACTED]  
SIGNATURE: [REDACTED] AMOUNT PAID: [REDACTED]

ADDRESSEE

Please check if address is incorrect and please change as appropriate

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

ACCOUNT NUMBER	DATE	BALANCE
731209	9/26/2025	\$995.00

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

00000007312096001000000031119200000009950059

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

Armstrong CDD - Greyhawk  
Invoice Due Date 9/26/2025

3645 Royal Pines Dr Orange Park, FL 32065  
Invoice 2064900 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/26/2025	Water Management - Monthly		\$995.00	\$0.00	\$995.00

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

Lake Maintenance  
001.320.53800.46800  
10-9-25

**RECEIVED**  
By Tara Lee at 11:26 am, Oct 09, 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

Project Manager Michael Silverstein

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

Armstrong Community Development District  
Marilee Giles  
475 West Town Place Ste 114  
St. Augustine, FL 32092

October 10, 2025  
Invoice # 194100

Project 000071910.0000 Armstrong CDD

This invoice includes charges for tasks performed for your project, including:

- CDD Meeting
- Review Minutes

Please call Mike Silverstein if you have any questions or concerns regarding your project.  
For billing inquiries, please contact our Accounting Department.

**Professional Services through September 30, 2025**

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Vice President of Production	.25	290.00	72.50	
Division Lead	1.25	275.00	343.75	
Project Administrator	.25	120.00	30.00	
<b>Total Labor</b>				<b>446.25</b>
				<b>Total Due: 446.25</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	446.25	0.00	446.25
<b>Totals</b>	<b>446.25</b>	<b>0.00</b>	<b>446.25</b>

**RECEIVED**

*By Tara Lee at 12:43 pm, Oct 10, 2025*



Nader's Pest Raiders  
 5533 Wesconnett Blvd  
 Jacksonville, FL 32244-1949  
 904-771-5568

**Service Slip/Invoice**

**INVOICE:** 62641805  
**DATE:** 10/07/2025  
**ORDER:** 62641805

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

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

Visit Date	Time	Target Pest	Treatment	Technician	Time In
10/07/2025	08:53 AM	TER	SWAINWA99Y	Seth Wainwright	
Purchase Order	Items	Last Service	Map Code	Time Out	
		10/07/2025			

Service	Description	Price
R-SEN-INSTALL	Sentricon Service	\$699.00
Sentricon installation		
Confirmed install 10/7		
Email invoice		
Call Ryan Wilson when otw 904-3223199		
Each sentricon in-ground station contains one recruit bait matrix with .5%Novifluron EPA No.62719-608.		
Each sentricon AG station contains one flex pack with .5%Novifluron EPA No.62719-652		
<b>SUBTOTAL</b>		<b>\$699.00</b>
<b>TAX</b>		<b>\$0.00</b>
<b>AMT. PAID</b>		<b>\$0.00</b>
<b>TOTAL</b>		<b>\$699.00</b>
<b>AMOUNT DUE</b>		<b>\$699.00</b>

Repairs & Maintenance  
 001.330.57200.46000

*[Handwritten Signature]*  
 10-13-25

*SW*  
 \_\_\_\_\_  
 TECHNICIAN SIGNATURE  
 \_\_\_\_\_  
 CUSTOMER SIGNATURE

**RECEIVED**  
 By Tara Lee at 11:31 am, Oct 13, 2025

Deliveries and warranties are subject to terms and conditions of our service agreement. All services are provided on a non-guaranteed basis. No refund or credit will be given for services not performed. In the event of an infestation, we will return to the site at no charge to the customer.

This invoice is not valid unless accompanied by a copy of this invoice. All services are provided on a non-guaranteed basis. No refund or credit will be given for services not performed. In the event of an infestation, we will return to the site at no charge to the customer.

PLEASE PAY FROM THIS INVOICE



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

**Service Slip/Invoice**

**INVOICE:** 63743806  
**DATE:** 09/30/2025  
**ORDER:** 63743806

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

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

Work Date	Time	Initials	Technician	Phone
09/30/2025	11:52 AM		WSANTOS	Wilson Santos
Purchase Order	Term	Last Service	Map Code	Print Out
		09/30/2025		

Service	Description	Price
RPC-MONTHLY	Pest Control Service	\$46.00
Confirmed for 9/30! Lots of Spider eggs and webs! Pls web and treat! Pest Control - Monthly Service / Pest Control in Clubhouse only 904-322-3199 Treated exterior for quarterly pest control service. Swept eves with delta dust for spiders and wasps nest. Sprayed front, rear and sides of the property very thoroughly would aid with the reduction of pest activity Applied granular bait around the landscape area.		<b>SUBTOTAL</b> \$46.00 <b>TAX</b> \$0.00 <b>AMT. PAID</b> \$0.00 <b>TOTAL</b> \$46.00
Thank you Have a blessed day!		<b>AMOUNT DUE</b> \$46.00

Pest Control  
 001, 330.57200, 465.00

*we*

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

*[Handwritten Signature]*  
 10-13-25

**RECEIVED**  
 By Tara Lee at 11:26 am, Oct 13, 2025

In Florida, any pest control service must be performed by a licensed pest control operator. The license fee for a pest control operator is \$100 per year. The license fee is not included in the price of the service. The license fee is the responsibility of the customer. The license fee is not included in the price of the service.

Arrow Exterminators, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. All services are provided by Arrow Exterminators, Inc. or its franchisees.

PLEASE PAY FROM THIS INVOICE

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



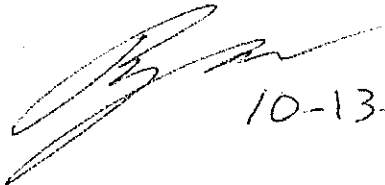
INVOICE

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

Invoice Date: 09/30/25  
Client Code 2127  
Invoice # 12155

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

Pool Maintenance  
001.330.57200.46700

  
10-13-25

**RECEIVED**  
By Tara Lee at 10:36 am, Oct 13, 2025

September billing	Sub Total	\$1,250.00
	Sales Tax	\$0.00
	<b>Total</b>	<b>\$1,250.00</b>

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

Client Info:  
Armstrong CDD  
3645 Royal Pines Dr  
Orange Park FL 32065

Invoice Date	Client Code	Amount Due
09/30/25	2127	\$1,250.00
Amount Paid	Check #	
<input type="text"/>	<input type="text"/>	

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

Invoice #: 10  
Invoice Date: 9/30/2025  
Due Date: 9/30/2025  
Case:  
P.O. Number:

Bill To:  
Armstrong CDD

Description	Hours/Qty	Rate	Amount
Facility Assistant through September 2025	10.38	26.50	275.07
<i>Alison Moxing</i> 10-8-25			

**RECEIVED**  
By Tara Lee at 10:19 am, Oct 08, 2025

Total	\$275.07
Payments/Credits	\$0.00
Balance Due	\$275.07



**ARMSTRONG CDD (GREYHAWK)**

**FACILITY ASSISTANT**

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
10.38	Facility Assistant	\$ 26.50	\$ 275.07

Covers Period: September 2025

TOTAL DUE:

\$ 275.07

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

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/12/25	6.2	J.S.	Completed daily checklist, returned calls and emails
9/13/25	4.18	J.S.	Completed daily checklist, returned calls and emails
	<u>10.38</u>		



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

# INVOICE

**BILL TO**

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

INVOICE # 11255A

DATE 10/01/2025

DUE DATE 10/31/2025

TERMS End of the month

**SERVICE MONTH**

October

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Thurs - Sun (July 1 - July 31)	78	31.15	2,429.70

SUBTOTAL 2,429.70  
TAX 0.00  
TOTAL 2,429.70  
BALANCE DUE **\$2,429.70**

*Security Monitoring*  
*001.330.5720034500*

*[Signature]*  
*10-8-25*

**RECEIVED**  
By Tara Lee at 10:17 am, Oct 08, 2025



# Invoice

Invoice #: 24599

Date: 10/01/25

Customer PO:

DUE DATE: 10/31/2025

### BILL TO

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

### FROM

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

DESCRIPTION	AMOUNT
#20626 - Standard Maintenance Contract 2025-2026 October 2025	\$8,994.73

### Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE** **\$8,994.73**

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 NA



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

*Landscape Maintenance  
001.320.53800.46200*

*[Signature]*  
10-10-25

**RECEIVED**  
By Tara Lee at 9:37 am, Oct 10, 2025



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

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120  
FAX: 772/468-9278

*ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
475 W TOWN PLACE  
SUITE 114  
ST. AUGUSTINE, FL 32092*

*Invoice No. 373725  
Date 10/13/2025  
Client No. 21467*

Services rendered in connection with the audit of the Basic Financial Statements  
as of and for the year ended September 30, 2024.

Total Invoice Amount \$ 4,300.00

**RECEIVED**  
**By Tara Lee at 8:54 am, Oct 27, 2025**

RECEIVED  
OCT 20 2025

You can pay online at: <https://treasurecoastcpas.com> or

**Scan to Pay**

Berger, Toombs, Elam, Gaines, Frank,  
McGuire & Genano CPAs PL  
Invoice Payment



POWERED BY  
CPACHARGE

We accept major credit cards.  
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
10/23/2025	10

Bill To
Armstrong CDD C/O GMS

Terms	Due Date
Net 30	11/22/2025

Description	Amount
Amortization Schedule Series 2019A AA2 11-1-25 Prepay \$5,000	100.00

**RECEIVED**  
By Tara Lee at 8:50 am, Oct 27, 2025

<b>Total</b>	\$100.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

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

# Invoice

Invoice #: 190  
 Invoice Date: 10/16/25  
 Due Date: 10/16/25  
 Case:  
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1- September 30, 2025	26.37	40.00	1,054.80
Maintenance Supplies		4,337.28	4,337.28
<i>ACCESS Cards</i> 001.330.57200.34600			<i>\$2998.30</i>
<i>Sanitorial Supplies</i> 001.330.57200.46400			<i>\$228.70</i>
<i>Repairs &amp; Maintenance</i> 001.330.57200.46000			<i>\$2165.08</i>
			<i>\$5392.08</i>

*[Signature]*  
 10-16-25

*Alison Moxing*  
 10-21-25

<b>Total</b>	<b>\$5,392.08</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$5,392.08</b>

**RECEIVED**  
 By Tara Lee at 8:55 am, Oct 27, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
9/3/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
9/5/25	2.02	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
9/8/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
9/10/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
9/12/25	2.02	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
9/15/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
9/17/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
9/19/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
9/22/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
9/24/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
9/26/25	2.33	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
9/29/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails

**TOTAL**                      26.37

**MILES**                        0

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



**MAINTENANCE BILLABLE PURCHASES**

Period Ending 10/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk				
	8/29/25	Gym Wipes 4pk	116.89	R.W.
	9/11/25	Constant Contact	502.54	R.W.
	9/15/25	Pro Kit 6' Pole 14" Scrubber	52.87	R.W.
	9/15/25	Microfiber Clothes 24pk	11.48	R.W.
	9/15/25	Pinalen Multi Cleaner Lemon	13.78	R.W.
	9/15/25	Festival APC Lavender	11.48	R.W.
	9/15/25	CLX TBC Gel 24 2pk	13.75	R.W.
	9/15/25	Sprayaway Glass Foam Aero	8.46	R.W.
	9/15/25	30" Cathedral Tombstone	31.03	R.W.
	9/15/25	30" Tombstone	31.03	R.W.
	9/15/25	30" Skull Tombstone (2)	51.70	R.W.
	9/15/25	Animated LED Skeleton Crow (2)	37.21	R.W.
	9/15/25	5.5' LED Gargoyle	102.47	R.W.
	9/15/25	5.5 Animated Fear Valley Wolf	205.98	R.W.
	9/15/25	Portable Pickleball Net with Wheels (2)	148.33	R.W.
	9/22/25	Access Card White 10pk (99)	2998.30	R.W.
		<b>TOTAL</b>	<b><u>\$4,337.28</u></b>	



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

**Service Slip/Invoice**

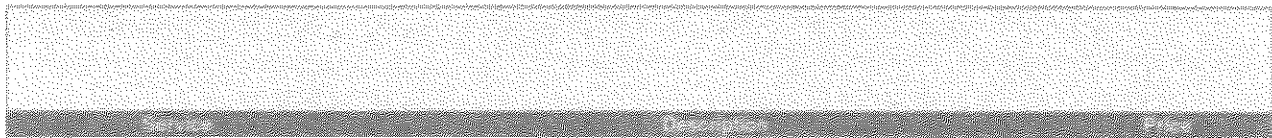
**INVOICE:** 64177559  
**DATE:** 10/13/2025  
**ORDER:** 64177559

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

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

10/13/2025 05:20 PM SSATTEA8SJ Steven Satterwhite

10/13/2025



RPC-MONTHLY	Pest Control Service	\$46.00
Pest Control - Monthly Service / Pest Control in Clubhouse only 904-322-3199 Treated the perimeter of entire building, baited throughout mulch beds for roaches, ants and various insects. Also removed accessible wasp nests. Please allow several days for results. Thank you for your business!!		<b>SUBTOTAL</b> \$46.00
Bo Satterwhite		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$46.00
		<b>AMOUNT DUE</b> \$46.00

*Pest Control*  
*201.330.57200.46500*  
*[Signature]*  
*10-22-25*

TECHNICIAN SIGNATURE \_\_\_\_\_  
 CUSTOMER SIGNATURE \_\_\_\_\_

**RECEIVED**  
 By Tara Lee at 8:57 am, Oct 27, 2025

Indemnity: Pest control services are provided on an "as is" basis. Nader's Pest Raiders is not responsible for any damage to property or personal injury caused by the use of pesticides. Customers agree to pay additional charges in the event of a callback.

PLEASE PAY FROM THIS INVOICE