

***ARMSTRONG***

*Community Development District*

*DECEMBER 11, 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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December 3<sup>rd</sup>, 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, December 11, 2025 at 3:30 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Public Comment (regarding agenda items listed below)
- III. Approval of the Minutes of the November 13, 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 November 30, 2025
  - B. Assessment Receipts
  - C. Check Register
- VII. Next Scheduled Meeting – January 8, 2026 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, **November 13, 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	District Counsel <i>by telephone</i>
Mike Silverstein	District Engineer <i>by telephone</i>
Jay Soriano	GMS, Operations
Ryan Wilson	RMS

**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 October 9,  
2025 Meeting**

On MOTION by Mr. Taylor seconded by Mr. Brown with all in favor the minutes of the October 9, 2025 meeting were approved as presented.
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**FOURTH 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.

**C. District Manager**

Ms. Giles stated your four hours of ethics training is due by December 31<sup>st</sup>. If you need me to send an email with the links again, let me know and I will do that.

At the last meeting we discussed doing an RFP for an auditor and one of you mentioned that you thought we had already picked Grau & Associates, I looked back in the minutes and you did at your June meeting.

Mr. Lopez joined the meeting at this time.

**D. Facility Manager - Report**

Mr. Wilson reviewed the facility manager's report and stated we are running out of storage space and I would like to rent a storage unit around the corner.

Mr. Silverstein joined the meeting during this item.

**FIFTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

**Audience Comments**

Mr. Russell stated my next-door neighbor who is on a corner lot has put a fence up and it runs along the side of my house and blocks the view of my home. I have emailed the HOA and I'm still waiting for a response.

Ms. Giles stated there is a pond and a culvert. It is a CDD issue if the fence is installed on top of our drainage easement.

Mr. Soriano stated there is a pipe there and there should be an easement running along your fence in the back. I will check with the engineer to see where it turns.

Mr. Russell stated there is a pond behind my house and it stinks. It doesn't have a fountain or bubbler.

Mr. Soriano stated that is one of the small ones and the runoff fills it up and I know Lake Doctors goes there. That pond is better now than it was a couple years ago. We will call Lake Doctors again to have them come out and try to break that stuff up if they can't spray. We will do what we can. Fountains and bubblers help but it is more cosmetic and the initial cost is high.

Mr. Silverstein asked do you want us to review this pond against the plans for the project to make sure everything is functioning the way it is designed?

Mr. Soriano stated that may be a good idea. Those are your two smallest ponds. This one is becoming the more problematic one.

Ms. Giles stated we will check the pond bank inspection report to see if anything was noted on this pond.

Mr. Brown stated just knock everything out in one trip, the easement, whatever structural/flow issues and the pond bank inspection report.

Mr. Silverstein stated I can do that.

### **Supervisors Requests**

Mr. Lopez stated I sent you a photo earlier today about a sidewalk that is lifting next to a manhole and it is cracked as well.

Mr. Soriano stated I have already reached out to public works. I will reach out to the manager who does all the sidewalks and remind him about this address. If you will go online to public works and report it, the more people they hear from the quicker the work gets done.

Ms. Hernandez asked what about the ones that are dipped down?

Mr. Soriano stated some of those were designed with a swale. They may be less likely to do anything about those because that is the way they poured the sidewalk to help with the drainage. You can report it, but they may not do anything about it.

Mr. Lopez asked what is the status on the bushes/trees that we need to replace because of the car accident?

Mr. Wilson stated we are still waiting on the insurance.

Mr. Taylor asked can we talk to the landscape company, coming down Royal Pines until the roundabout it is overtaken with weeds and looks bad.

Mr. Soriano stated I will check with them and make sure nothing got dropped.

Mr. Taylor stated I'm not questioning if they are doing it, I'm pointing out how it looks.

Mr. Wilson stated they found a wiring issue with one of the clocks and are getting ready to work on that. That could be an issue.

Mr. Taylor stated I would like to hear the plan to address it.

Mr. Brown stated I have everything in place and they will be ready to switch over in the December 1<sup>st</sup> timeframe. We will be transferring to the new readers on the gym, main entrance, and if I can't get to it the restrooms are less important because you are in a secure area so if I can get to it until the next day depending on if I run into something with the gym or main entrance but other than that it should be readable.

Ms. Giles stated your amenity policy says \$25 to replace an access card.

Mr. Wilson stated we are doing a one for one swap so if they have two they get two but it is \$25 for each additional. If that is too expensive we can change that at a rate hearing.

Ms. Giles stated if you want to have a rate hearing you can set a range rather than set a specific price.

Ms. Bowen stated the email you sent out about the damaged sod by the sidewalk, from looking at lot plans and the property appraiser website that looks to be their property goes all the way to the sidewalk. There is an easement but it is their property. If that is their property we need to reassess what landscapers are maintaining because they are cutting private property.

Mr. Soriano stated that is county right of way to the homeowner's property.

Mr. Lopez stated now that we know that is not our property what should be do?

Ms. Bowen stated send notice to the homeowners and make them aware the landscapers are not going to cut it anymore.

Mr. Wilson stated he said it is not his property because there is a fire hydrant there.

Ms. Bowen stated it is their property, the CDD does not need to maintain residential property.

Mr. Soriano stated county right of way is sidewalk to the asphalt.

Mr. Lopez stated check and make sure what we are assuming based off this website is current that everything from the sidewalk towards the home is the homeowner and if it is we can notify those four homeowners and let them know that. The RFP is correct and shows only our property.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Financial Statements as of October 31, 2025**

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

**B. Assessment Receipts**

A copy of the assessment receipt schedule was included in the agenda package.

**C. Check Register**

On MOTION by Ms. Bowen seconded by Mr. Brown with all in favor the check register was approved.
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**SEVENTH ORDER OF BUSINESS**

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

Ms. Giles stated the next meeting will be held December 11, 2025 at 3:30 p.m. in the same location.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Lopez seconded by Mr. Taylor with all in favor the meeting adjourned at 4:21 p.m.
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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

## *FOURTH 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 2854 in November*

*Card counts:*

New Owners	0
Replacements	

**Room Rentals**

*rentals in the month of Nov- 0*

**Special Events**

**Christmas Event 12-13-25**

**Operations:**

- Outdoor lighting has been fixed
- New card system has been installed and is active
- I have issued less than 200 new access cards
- The dog park mag locks are not working correctly. They will need to be replaced
- Scheduled erosion repair for 2119 Amberly dr
- I submitted a ticket for the Sidewalk issue on Amberly dr

**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 November. 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***  
***November 30, 2025***

November 13, 2025



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**Armstrong**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 2025**

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 57,382	\$ 4,009	\$ -	\$ -	\$ 61,390
Due from Other Funds	(454)	-	-	-	(454)
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	-	-	-
<b>Investments:</b>					
US Bank Custody Account	82,585	-	-	-	82,585
State Board of Administration	79,238	108,460			187,698
<b>Series 2017A/B</b>					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	84,888	-	84,888
Reserve-B	-	-	15,889	-	15,889
Revenue-B	-	-	1,344	-	1,344
Prepayment-B	-	-	109	-	109
Construction	-	-	-	1,589	1,589
<b>Series 2019</b>					
Reserve			204,200		204,200
Revenue	-	-	79,960	-	79,960
Prepayment	-	-	2	-	2
Prepaid Expenses	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 218,751</b>	<b>\$ 112,469</b>	<b>\$ 652,211</b>	<b>\$ 1,589</b>	<b>\$ 985,019</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 2,036	\$ -	\$ -	\$ -	\$ 2,036
Accrued Expenses	4,987	-	-	-	4,987
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 7,023</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,023</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	-	-	-	-	-
Restricted for:					
Debt Service	-	\$ -	\$ 652,211	\$ -	\$ 652,211
Capital Project	-	-	-	1,589	1,589
Assigned for:					
Capital Reserve Fund	-	112,469	-	-	112,469
Capital Reserves	-	-	-	-	-
Unassigned	211,727	-	-	-	211,727
<b>Total Fund Balances</b>	<b>\$ 211,727</b>	<b>\$ 112,469</b>	<b>\$ 652,211</b>	<b>\$ 1,589</b>	<b>\$ 977,996</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 218,751</b>	<b>\$ 112,469</b>	<b>\$ 652,211</b>	<b>\$ 1,589</b>	<b>\$ 985,019</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 684,423	\$ 37,717	\$ 37,717	\$ -
Cash Share - Tynes Blvd	2,400	400	-	(400)
Miscellaneous Income	-	-	-	-
Miscellaneous Income-Access Cards	-	-	25	25
Miscellaneous Income-Rental	-	-	200	200
Interest	14,631	2,439	930	(1,508)
<b>Total Revenues</b>	<b>\$ 701,454</b>	<b>\$ 40,555</b>	<b>\$ 38,872</b>	<b>\$ (1,683)</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,000	\$ -
FICA Expense	918	153	153	-
Annual Audit	4,300	-	-	-
Trustee Fees	8,514	4,068	4,068	-
Dissemination Agent	7,791	1,299	1,299	-
Arbitrage	1,100	-	-	-
Engineering	6,000	1,000	-	1,000
Attorney	20,000	3,333	-	3,333
Assessment Administration	5,899	5,899	5,899	-
Management Fees	55,745	9,291	9,291	-
Information Technology	1,890	315	315	-
Website Maintenance	1,313	219	219	-
Telephone	400	67	58	9
Postage and Delivery	500	83	80	3
General Liability and Public Officials Insurance	8,208	8,208	7,734	474
Printing & Binding	750	125	168	(43)
Legal Advertising	2,000	333	95	239
Bank Fees and Other Charges	600	100	128	(28)
Office Supplies	250	42	1	41
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 138,352</b>	<b>\$ 36,709</b>	<b>\$ 31,682</b>	<b>\$ 5,027</b>

**Operations & Maintenance**

Security	\$ 51,364	\$ 8,561	\$ 5,171	\$ 3,389
Electric	1,450	242	275	(34)
Water & Sewer	38,000	6,333	8,308	(1,974)
Landscape Maintenance	108,000	18,000	17,989	11
Landscape Contingency	5,000	-	-	-
Lake Maintenance	13,988	2,331	1,990	341
Lake Contingency	2,140	-	-	-
Irrigation Repairs	5,000	610	610	-
Repairs and Maintenance	7,000	1,167	-	1,167
<b>Total Operations &amp; Maintenance</b>	<b>\$ 231,942</b>	<b>\$ 37,244</b>	<b>\$ 34,344</b>	<b>\$ 2,900</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b><u>Amenity Center</u></b>				
Property/Amenity Manager	\$ 84,668	\$ 14,111	\$ 14,178	\$ (67)
Preventative Maintenance	17,500	2,917	64	2,853
Facility Attendant	7,632	1,272	-	1,272
Property Insurance	32,690	32,690	26,291	6,399
Phone/Internet/Cable	2,900	483	473	11
Electric	14,000	2,333	2,490	(156)
Water & Sewer	11,500	1,917	1,556	360
Gas	1,575	263	110	153
Reuse Service	6,646	1,108	1,128	(20)
Access Cards	4,000	1,512	1,512	-
Janitorial Services	14,625	2,438	2,438	-
Janitorial Supplies	3,000	500	506	(6)
Pool Maintenance	23,992	3,999	2,500	1,499
Pool Permits	300	-	-	-
Repairs and Maintenance	17,000	2,833	1,154	1,680
Office Supplies	500	83	-	83
Pest Control	800	133	791	(658)
Special Events	3,000	1,500	1,500	-
Fitness Center Repairs/Supplies	3,000	500	607	(107)
<b>Total Amenity Center</b>	<b>\$ 249,328</b>	<b>\$ 70,592</b>	<b>\$ 57,296</b>	<b>\$ 13,296</b>
<b><u>Reserves</u></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>\$ 144,544</b>	<b>\$ 123,322</b>	<b>\$ 21,223</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (84,450)</b>	
<b><u>Other Financing Sources/(Uses)</u></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>\$ (84,450)</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 296,177</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 211,727</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 81,833	\$ -	\$ -	\$ -
Interest	1,200	200	761	561
<b>Total Revenues</b>	<b>\$ 83,033</b>	<b>\$ 200</b>	<b>\$ 761</b>	<b>\$ 561</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 18,000	\$ 3,000	\$ -	\$ 3,000
Repair and Maintenance	-	-	-	-
Contingency	600	100	82	18
<b>Total Expenditures</b>	<b>\$ 18,600</b>	<b>\$ 3,100</b>	<b>\$ 82</b>	<b>\$ 3,018</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 64,433</b>		<b>\$ 679</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 64,433</b>		<b>\$ 679</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 96,594</b>		<b>\$ 111,790</b>	
<b>Fund Balance - Ending</b>	<b>\$ 161,027</b>		<b>\$ 112,469</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 265,811	\$ 14,648	\$ 14,648	\$ -
Interest Income	20,700	3,450	3,524	74
<b>Total Revenues</b>	<b>\$ 286,511</b>	<b>\$ 18,098</b>	<b>\$ 18,172</b>	<b>\$ 74</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 90,741	\$ 90,741	\$ 90,741	\$ -
Principal - 11/01	80,000	80,000	80,000	-
Interest - 5/01	88,941	-	-	-
<b>Total Expenditures</b>	<b>\$ 259,681</b>	<b>\$ 170,741</b>	<b>\$ 170,741</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 26,830</b>		<b>\$ (152,569)</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>\$ (152,569)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 238,727</b>		<b>\$ 520,617</b>	
<b>Fund Balance - Ending</b>	<b>\$ 265,557</b>		<b>\$ 368,049</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 409,584	\$ 22,571	\$ 22,571	\$ -
Interest Income	20,700	3,450	3,659	209
<b>Total Revenues</b>	<b>\$ 430,284</b>	<b>\$ 26,021</b>	<b>\$ 26,230</b>	<b>\$ 209</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 127,638	\$ 127,638	\$ 127,638	\$ -
Principal - 11/01	150,000	150,000	150,000	-
Special Call - 11/01	-	-	5,000	(5,000)
Interest - 5/01	125,013	-	-	-
Special Call - 5/01	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 402,650</b>	<b>\$ 277,638</b>	<b>\$ 282,638</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 27,634</b>		<b>\$ (256,407)</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>\$ (256,407)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 335,620</b>		<b>\$ 540,570</b>	
<b>Fund Balance - Ending</b>	<b>\$ 363,254</b>		<b>\$ 284,162</b>	

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

	Actual	
	Thru 11/30/25	
<b>Revenues:</b>		
Interest Income	\$	11
<b>Total Revenues</b>	<b>\$</b>	<b>11</b>
<b>Expenditures:</b>		
Capital Outlay	\$	-
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>11</b>
<b>Other Financing Sources/(Uses):</b>		
Transfer In/(Out)	\$	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$</b>	<b>11</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>1,578</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>1,589</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	\$ -	\$ 37,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	37,717
Cash Share - Tynes Blvd	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income-Access Cards	-	25	-	-	-	-	-	-	-	-	-	-	25
Miscellaneous Income-Rental	200	-	-	-	-	-	-	-	-	-	-	-	200
Interest	510	420	-	-	-	-	-	-	-	-	-	-	930
<b>Total Revenues</b>	<b>\$ 710</b>	<b>\$ 38,162</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>38,872</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,000
FICA Expense	77	77	-	-	-	-	-	-	-	-	-	-	153
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,068	-	-	-	-	-	-	-	-	-	-	-	4,068
Dissemination Agent	649	649	-	-	-	-	-	-	-	-	-	-	1,299
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Management Fees	4,645	4,645	-	-	-	-	-	-	-	-	-	-	9,291
Information Technology	158	158	-	-	-	-	-	-	-	-	-	-	315
Website Maintenance	109	109	-	-	-	-	-	-	-	-	-	-	219
Telephone	30	28	-	-	-	-	-	-	-	-	-	-	58
Postage and Delivery	45	36	-	-	-	-	-	-	-	-	-	-	80
General Liability and Public Officials Insurance	7,734	-	-	-	-	-	-	-	-	-	-	-	7,734
Printing & Binding	147	22	-	-	-	-	-	-	-	-	-	-	168
Legal Advertising	48	46	-	-	-	-	-	-	-	-	-	-	95
Bank Fees and Other Charges	128	-	-	-	-	-	-	-	-	-	-	-	128
Office Supplies	1	0	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 24,912</b>	<b>\$ 6,770</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>31,682</b>

**Armstrong**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
Security	\$ 2,430	\$ 2,742	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,171
Electric	138	138	-	-	-	-	-	-	-	-	-	-	275
Water & Sewer	4,137	4,171	-	-	-	-	-	-	-	-	-	-	8,308
Landscape Maintenance	8,995	8,995	-	-	-	-	-	-	-	-	-	-	17,989
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	995	995	-	-	-	-	-	-	-	-	-	-	1,990
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	610	-	-	-	-	-	-	-	-	-	-	-	610
Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operations &amp; Maintenance</b>	<b>\$ 17,304</b>	<b>\$ 17,040</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>34,344</b>
<b>Amenity Center</b>													
Property/Amenity Manager	\$ 7,089	\$ 7,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,178
Preventative Maintenance	64	-	-	-	-	-	-	-	-	-	-	-	64
Facility Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	26,291	-	-	-	-	-	-	-	-	-	-	-	26,291
Phone/Internet/Cable	236	236	-	-	-	-	-	-	-	-	-	-	473
Electric	1,256	1,233	-	-	-	-	-	-	-	-	-	-	2,490
Water & Sewer	977	580	-	-	-	-	-	-	-	-	-	-	1,556
Gas	110	-	-	-	-	-	-	-	-	-	-	-	110
Reuse Service	(406)	1,534	-	-	-	-	-	-	-	-	-	-	1,128
Access Cards	1,512	-	-	-	-	-	-	-	-	-	-	-	1,512
Janitorial Services	1,219	1,219	-	-	-	-	-	-	-	-	-	-	2,438
Janitorial Supplies	506	-	-	-	-	-	-	-	-	-	-	-	506
Pool Maintenance	1,250	1,250	-	-	-	-	-	-	-	-	-	-	2,500
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	1,154	-	-	-	-	-	-	-	-	-	-	-	1,154
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	745	46	-	-	-	-	-	-	-	-	-	-	791
Special Events	-	1,500	-	-	-	-	-	-	-	-	-	-	1,500
Fitness Center Repairs/Supplies	607	-	-	-	-	-	-	-	-	-	-	-	607
<b>Total Amenity Center</b>	<b>\$ 42,609</b>	<b>\$ 14,687</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>57,296</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>\$ 84,825</b>	<b>\$ 38,497</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>123,322</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (84,115)</b>	<b>\$ (335)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(84,450)</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)
LESS: NOVEMBER 1, 2025		(\$80,000)

<b>Current Bonds Outstanding</b>	<b>\$3,520,000</b>
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**Series 2019A Special Assessment Bonds**

OPTIONAL REDEMPTION DATE:	11/1/2029	
INTEREST RATES:	3.125%, 3.550%, 4.000%, 4.100%	
MATURITY DATE:	11/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$204,200	
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)
LESS: NOVEMBER 1, 2025		(\$150,000)
LESS: NOVEMBER 1, 2025 (SPECIAL CALL)		(\$5,000)

<b>Current Bonds Outstanding</b>	<b>\$6,350,000</b>
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<b>Total Bonds Outstanding</b>	<b>\$9,870,000</b>
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*B.*

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026 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	684,421.53	1,359,817.06
TOTAL ASSESSED NET	483	265,811.23	409,584.30	684,421.53	1,359,817.06
DUE / RECEIVED	BALANCE DUE	SERIES 2017A DEBT SERVICE RECEIVED	SERIES 2019A DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIPTS	1,284,880.76	14,648.23	22,571.22	37,716.85	74,936.30
TOTAL RECEIPTS	1,284,880.76	14,648.23	22,571.22	37,716.85	74,936.30

## TAX ROLL RECEIPTS

[illegible]

PERCENT COLLECTED TOTAL	5.51%	5.51%	5.51%	5.51%
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*C.*

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

Date	Check Numbers	Amount	Amount
General Fund			
	11/12/25	1436-1444	\$21,138.19
	11/18/25	1445-1449	\$17,038.65
	11/20/25	1450	\$1,500.00
<b>Total General Fund Checks</b>			<b>\$39,676.84</b>
<b>Total Paid Checks</b>			<b>\$39,676.84</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/12/25	00007	10/30/25	2025-305 202510 310-51300-48000 NOTICE OF MEETING-11/13	OSTEEN MEDIA GROUP	*	48.30	48.30 001436
11/12/25	00082	10/24/25	36381 202510 330-57200-46100 PREVENTATIVE MAINT OCT25	FITNESS PRO	*	250.00	250.00 001437
11/12/25	00082	10/31/25	36472 202510 330-57200-46100 TREADMILL REPAIRS	FITNESS PRO	*	357.09	357.09 001438
11/12/25	00001	11/01/25	191 202511 310-51300-34000 NOV MANAGEMENT FEES		*	4,645.42	
		11/01/25	191 202511 310-51300-49500 NOV WEBSITE AMDIN		*	109.42	
		11/01/25	191 202511 310-51300-35100 NOV INFORMATION TECH		*	157.50	
		11/01/25	191 202511 310-51300-31300 NOV DISSEMINATION SVCS		*	649.25	
		11/01/25	191 202511 310-51300-51000 OFFICE SUPPLIES		*	.48	
		11/01/25	191 202511 310-51300-42000 POSTAGE		*	35.67	
		11/01/25	191 202511 310-51300-42500 COPIES		*	21.75	
		11/01/25	191 202511 310-51300-41000 TELEPHONE		*	28.08	
				GOVERNMENTAL MANAGEMENT SERVICES			5,647.57 001439
11/12/25	00001	11/01/25	192 202511 320-53800-12200 PROPERTY MANAGER - NOV25		*	7,088.92	
		11/01/25	192 202511 330-57200-46300 JANITORIAL SVCS - NOV25		*	1,218.75	
				GOVERNMENTAL MANAGEMENT SERVICES			8,307.67 001440
11/12/25	00061	10/31/25	3644718 202508 310-51300-31500 AUG GENERAL COUNSEL		*	1,765.50	
		10/31/25	3644718. 202509 310-51300-31500 SEP GENERAL COUNSEL		*	38.50	
				KUTAK ROCK LLP			1,804.00 001441
11/12/25	00070	11/04/25	64682911 202511 330-57200-46500 NOV PEST CONTROL		*	46.00	
				NADERS PEST RAIDERS			46.00 001442
				ARMS ARMSTRONG BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/12/25	00015	10/24/25 7945714	202510 310-51300-32300	TRUSTEE FEES SER. 2017A/B	*	4,067.56	
				U.S. BANK			4,067.56 001443
11/12/25	00101	10/29/25 24925	202510 320-53800-46500	IRRIGATION REPRS-CLOCK#6	*	610.00	
				VERDEGO LLC			610.00 001444
11/18/25	00001	11/14/25 194	202510 330-57200-46400	JANITORIAL SUPPLIES	*	506.34	
		11/14/25 194	202510 320-53800-46900	PREVENTATIVE MAINTENANCE	*	63.56	
		11/14/25 194	202510 330-57200-34600	ACCESS CARDS	*	1,512.36	
		11/14/25 194	202510 330-57200-46000	REPAIRS & MAINTENANCE	*	1,153.56	
				GOVERNMENTAL MANAGEMENT SERVICES			3,235.82 001445
11/18/25	00061	11/12/25 3655455	202509 310-51300-31500	SEP GENERAL COUNSEL	*	816.50	
				KUTAK ROCK LLP			816.50 001446
11/18/25	00096	11/11/25 12382	202511 330-57200-46700	NOV POOL MAINTENANCE	*	1,250.00	
				K & K WHITE LLC			1,250.00 001447
11/18/25	00075	11/01/25 11432	202511 330-57200-34500	NOV SECURITY SERVICES	*	2,741.60	
				SECURITY DEVELOPMENT GROUP LLC			2,741.60 001448
11/18/25	00101	11/03/25 25005	202511 320-53800-46200	NOV LANDSCAPE MAINTENANCE	*	8,994.73	
				VERDEGO LLC			8,994.73 001449
11/20/25	00104	11/12/25 1766	202511 330-57200-49400	12/13 3HRS SLEIGH	*	1,500.00	
				PINTO CARRIAGE WORKS LLC			1,500.00 001450
TOTAL FOR BANK A						39,676.84	
TOTAL FOR REGISTER						39,676.84	

ARMS ARMSTRONG BPEREGRINO

# CLAY TODAY

A Division of Osleen Media Group

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

## INVOICE

Invoice Number: 2025-305779  
Invoice Date: 10/30/2025  
Due Date: 11/29/2025

**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

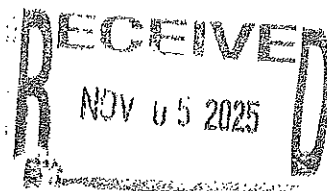
Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 170612	Notice of Meeting November 13, 2025	CT - Clay Today	Oct 30	2025		Column Inch	Black & White	4.6000	\$48.30
<b>Total:</b>									<b>\$48.30</b>

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

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

Affidavit attached to this invoice.

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



**RECEIVED**

**By Tara Lee at 2:20 pm, Nov 05, 2025**

# CLAY TODAY

## PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT  
CLAY TODAY  
Published Weekly  
Fleming Island, Florida

STATE OF FLORIDA  
COUNTY OF CLAY:

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

Being a Notice of Meeting

In the matter of November 13, 2025

LEGAL: 170612

Was published in said newspaper in the issues:

10/30/2025

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 10/30/2025

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 Audit Committee Meeting of the Board of  
Supervisors of the Armstrong Community De-  
velopment District will be held on Thursday,  
November 13, 2025, at 3:30 p.m. at the Plan-  
tation Oaks Amenity Center, 845 Oakleaf  
Plantation Parkway, Orange Park, Florida  
32065. Immediately following will be the meet-  
ing of the Board of Supervisors (the "Board").  
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 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 meet-  
ing 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 Su-  
pervisors will participate by telephone.

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

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

Marilee Giles  
District Manager  
Legal 170612 Published 10/30/2025 in Clay  
County's Clay Today newspaper

## INVOICE

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

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



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

### Bill to

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

### Ship to

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

### Invoice details

Invoice no.: 36381  
Terms: Net 15  
Invoice date: 10/24/2025  
Due date: 11/08/2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 44981 - OCTOBER PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated; Inspected and Tested. - Grey Hawk SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 9x Strength Units and 1x Benches Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical, 1x Upright Bike, 1x Stair Climber, and 1x rower. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 2x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for	1	\$250.00	\$250.00

debris around belt and under hoods  
around motor and electrical  
components. SEE BELOW  
ISSUES FOUND

1. Life Fitness Treadmill INTD sn:

HTT104008 needs metal HR plates.

SEE PHOTO

2. Life Fitness Lat Pulldown/Row tower

OSTWR4-LR sn: 101838808270 plastic

shroud connector SEE PREVIOUS PM

3. 2x Life Fitness Adjustable Bench

OSADJ 101840746612 &

101840746613 back pad cracking.

Should replace 2x back pad. SEE

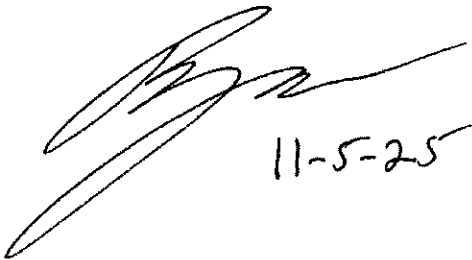
PREVIOUS PM

4. ALL OTHER UNITS TEST CORRECT

Total

\$250.00

Fitness Center  
Repairs & Maintenance  
001.330.57200.46100

  
11-5-25

**RECEIVED**

By Tara Lee at 11:09 am, Nov 05, 2025

## INVOICE

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

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



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

### Bill to

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

### Ship to

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

### Invoice details

Invoice no.: 36472  
Terms: Net 15  
Invoice date: 10/31/2025  
Due date: 11/15/2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 44398 - REPAIRS IDENTIFIED DURING JULY PREVENTATIVE MAINTENANCE			
2.	1. CS Return Labor with Contract/Purchase		Estimated Labor - Tech replaced bull horns for 2x Treadmill. One unit will need a set of metal hr plates (SEE SEPT PM) UNITS TEST CORRECT	1	\$95.00	\$95.00
3.	2a. Parts		Parts for Repair: KIT: PLASTIC BULLHORNS W/KEYPADS & HARDWARE; INTEGRITY (Item 1)	2	\$118.66	\$237.32
4.	2b. Shipping/ Handling		Shipping and Handling Estimate:	1	\$24.77	\$24.77
5.			Service Request Details/Notes: 1. 2x Life Fitness Treadmill INTD sn: HTT104008 and HTT104008 handle controls for speed and incline are intermittent and peeling. Should replace 2x left and 2x right bullhorns and button assemblies. SEE PHOTOS  ***Not shown in quote per customer request*** 2. Life Fitness Lat Pulldown/Row tower OSTWR4-LR sn: 101838808270 plastic shroud connector has broken should			

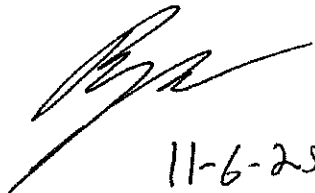
replace small gray shroud  
connector(not opaque shroud, only  
needs small grey connector piece and  
3x small mfg screws.) SEE PHOTOS

Total

**\$357.09**

Repairs & Maintenance

001.330.57200.46000



Re coded to Fitness Center Repairs/Supplies

1.330.572.46100

Tara R. Lee

11-6-25

**RECEIVED**

**By Tara Lee at 9:39 am, Nov 06, 2025**

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

**Invoice #:** 191  
**Invoice Date:** 11/1/25  
**Due Date:** 11/1/25  
**Case:**  
**P.O. Number:**

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

<b>Total</b>	<b>\$5,647.57</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$5,647.57</b>

**By Tara Lee at 11:25 am, Nov 06, 2025**

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

**Invoice #:** 192  
**Invoice Date:** 11/1/25  
**Due Date:** 11/1/25  
**Case:**  
**P.O. Number:**

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

Alison Morsing  
11-7-25

<b>Balance Due</b>	<b>\$8,307.67</b>
--------------------	-------------------

**By Tara Lee at 10:25 am, Nov 07, 2025**

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

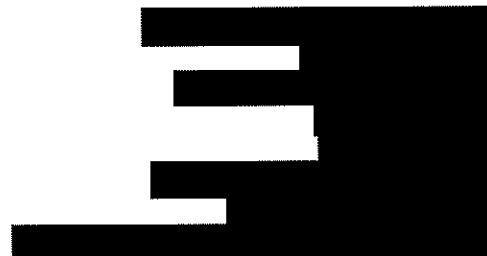
October 31, 2025

**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 12:57 pm, Nov 06, 2025*

Invoice No. 3644718  
1323-1

Re: General Counsel

## For Professional Legal Services Rendered

08/04/25	K. Buchanan	0.20	71.00	Respond to records request; confer with district manager
08/07/25	K. Haber	0.20	54.00	Correspond with Beach regarding budget documents
08/14/25	K. Buchanan	2.50	887.50	Prepare for and attend board meeting
08/15/25	K. Buchanan	0.30	106.50	Perform meeting follow up
08/15/25	K. Haber	0.30	81.00	Review and revise termination notice to engineer; correspond with Giles regarding same
08/17/25	K. Haber	0.90	243.00	Prepare engineering services agreement and notices of intent to award engineering services; correspond with Giles and Sweeting regarding same
08/19/25	K. Buchanan	0.30	106.50	Confer with developer regarding sign easement
08/19/25	K. Haber	0.80	216.00	Prepare signage and access easement
09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same

**KUTAK ROCK LLP**

Armstrong CDD

October 31, 2025

Client Matter No. 1323-1

Invoice No. 3644718

Page 2

TOTAL HOURS 5.60

TOTAL FOR SERVICES RENDERED \$1,804.00

TOTAL CURRENT AMOUNT DUE \$1,804.00



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

## Service Slip/Invoice

INVOICE: 64682911  
DATE: 11/04/2025  
ORDER: 64682911

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

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

Work Date	Time	Target Pest	Technician	Time In
11/04/2025	03:45 PM		SSATTEABSJ	Steven Satterwhite
Purchase Order	Terms	Last Service	Map Code	Time Out
		11/04/2025		

Service	Description	Price
RPC-MONTHLY	Pest Control Service	\$46.00
Pest Control - Monthly Service / Pest Control in Clubhouse only 904-322-3199 Treated the exterior perimeter of building, also removed spider webs and accessible wasp nests from eaves. Please allow several weeks for results. Thank you for your business!!		
Bo Satterwhite		
		<b>SUBTOTAL</b> \$46.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$46.00
		<b>AMOUNT DUE</b> \$46.00

*Pest Control*  
*001.330.57200.46500*

*[Signature]*  
*11-12-25*

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

**RECEIVED**  
By Tara Lee at 11:11 am, Nov 12, 2025

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

Client hereby acknowledges the satisfactory completion of all services rendered and agrees to pay the cost of services as reported on this invoice.

PLEASE PAY FROM THIS INVOICE



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7945714  
Account Number: 216126000  
Invoice Date: 10/24/2025  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Armstrong Community Development District  
c/o GMS - Central Florida, LLC  
219 E. Livingston Street  
Orlando, FL 32801  
United States

NOV 03 2025

Armstrong Community Development District Special Assessment Revenue Bonds, Series 2017A  
and Series 2017B

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE

\$4,067.56

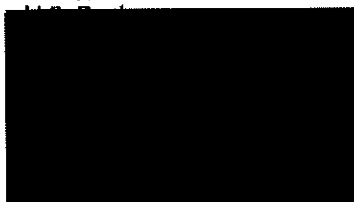
All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Armstrong Community Development District Special  
Assessment Revenue Bonds, Series 2017A and  
Series 2017B

Invoice Number:	7945714
Account Number:	216126000
Current Due:	\$4,067.56
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:



Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7945714  
Invoice Date: 10/24/2025  
Account Number: 216126000  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Armstrong Community Development District Special  
Assessment Revenue Bonds, Series 2017A and  
Series 2017B

Accounts Included	214470000	214470001	214470002	214470003	216126000	216126001
In This Relationship:	216126002	216126003	216126004	216126005		

#### CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,775.00	100.00%	\$3,775.00
<b>Subtotal Administration Fees - In Advance 10/01/2025 - 09/30/2026</b>				<b>\$3,775.00</b>
Incidental Expenses 10/01/2025 to 09/30/2026	3,775.00	0.0775		\$292.56
<b>Subtotal Incidental Expenses</b>				<b>\$292.56</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,067.56</b>





# Invoice

Invoice #: 24925

Date: 10/29/25

Customer PO:

DUE DATE: 11/28/2025

## 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

#22867 - Clock #6 Replacement June 2025

This proposal is to replace Clock #6

During the June 2025 we discovered the clock to be faulty.

All material and labor needed to complete the job is reflected in this quote.

*Landscape Enhancement*

\$610.00

Hunter XC Hybrid (Material)

1.00

\$480.00

\$480.00

Irrigation Labor (Labor)

2.00

\$65.00

\$130.00

## Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$610.00

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

Re coded to Irrigation Repairs TRL  
1.320.538.465

Repairs & Maintenance

001.330,5720.0,46000

  
11-4-25

**RECEIVED**

By Tara Lee at 1:49 pm, Nov 04, 2025

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

# Invoice

Invoice #: 194  
Invoice Date: 11/14/25  
Due Date: 11/14/25  
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 October 1- October 31, 2025	28.75	40.12383	1,153.56
Maintenance Supplies		2,082.26	2,082.26
Janitorial Supplies			
001.330.57200.46400 \$ 506.34			
Preventative Maintenance			
001.320.53800.46900 \$ 63.56			
Access Cards			
001.330.57200.34600 \$ 1,512.36			
Repairs & Maintenance			
001.330.57200.46000 \$ 1,153.56			
\$ 3,235.82			

Total	\$3,235.82
Payments/Credits	\$0.00
Balance Due	\$3,235.82

Alison Moring  
11-18-25

**RECEIVED**

By Tara Lee at 11:22 am, Nov 18, 2025

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

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
10/3/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
10/6/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
10/8/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
10/10/25	2.02	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
10/13/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
10/15/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
10/17/25	2.25	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
10/20/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
10/22/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
10/24/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
10/27/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
10/29/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
10/31/25	2.48	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles

**TOTAL**      28.75

**MILES**      8

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

## Period Ending 11/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk				
	10/1/25	55 Gallon Trash Bags 150ct (2)	96.39	R.W.
	10/8/25	Multifold Paper Towels (2)	89.42	R.W.
	10/8/25	Jumbo Toilet Paper Rolls 12 Rolls (2)	66.76	R.W.
	10/13/25	Gym Wipes 4pk (2)	233.77	R.W.
	10/14/25	Wood Screws	7.21	R.W.
	10/14/25	Caulk Gun	6.19	R.W.
	10/14/25	Quikrete Concrete Patching	10.32	R.W.
	10/14/25	Padlock	10.94	R.W.
	10/14/25	Construction Adhesive	18.56	R.W.
	10/14/25	3M Nano Tape	10.34	R.W.
	10/13/25	ID Badge Holder 500pk	222.50	R.W.
	10/13/25	Lanyards 500pk	74.16	R.W.
	10/13/25	Access Card White 10pk (40)	1215.70	R.W.
		<b>TOTAL</b>	<b>\$2,082.26</b>	

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

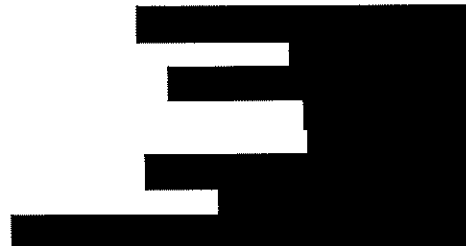
November 12, 2025

**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 9:05 am, Nov 13, 2025**

Invoice No. 3655455

1323-1

---

Re: General Counsel

For Professional Legal Services Rendered

09/11/25	K. Buchanan	2.00	710.00	Prepare for and attend board meeting
09/19/25	K. Buchanan	0.30	106.50	Review open items

TOTAL HOURS 2.30

TOTAL FOR SERVICES RENDERED \$816.50

TOTAL CURRENT AMOUNT DUE \$816.50

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: 11/11/25  
Client Code 2127  
Invoice # 12382

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

Pool Maintenance  
001.330.57200.46700

 11-15-25

**RECEIVED**  
By Tara Lee at 9:01 am, Nov 17, 2025

October 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

Sales Tax

Invoice Date	Client Code	Amount Due
11/11/25	2127	\$1,250.00
Amount Paid	Check #	
<input type="text"/>	<input type="text"/>	

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  
cathle@sthreesecurity.com  
www.sthreesecurity.com

## INVOICE

**BILL TO**

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

**INVOICE # 11432****DATE 11/01/2025****DUE DATE 11/30/2025****TERMS End of the month****SERVICE MONTH**

November

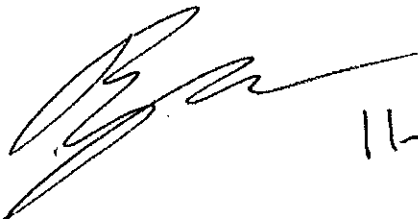
ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Thurs - Sun (July 1 - July 31)*	84	31.15	2,616.60
Holiday Service Thanksgiving	1	125.00	125.00

SUBTOTAL	2,741.60
TAX	0.00
TOTAL	2,741.60
BALANCE DUE	<b>\$2,741.60</b>

Pay Invoice

Security Monitoring

001.330.57200,34500

  
11-3-25

**RECEIVED**

By Tara Lee at 12:24 pm, Nov 03, 2025



## Invoice

Invoice #: 25005

Date: 11/03/25

Customer PO:

DUE DATE: 12/03/2025

### 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

#20626 - Standard Maintenance Contract 2025-2026 November 2025

### AMOUNT

\$8,994.73

### Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$8,994.73**

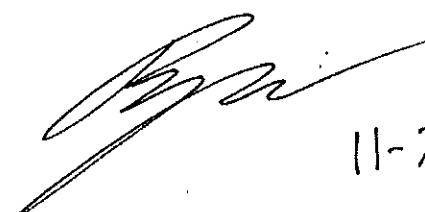
Please See Our  
Updated Remittance  
Information

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

ACH Account Information:  
Bank Name: Wells Fargo Bank 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

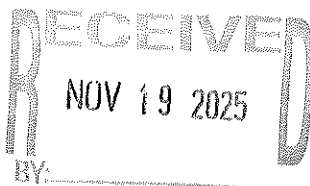
Landscape Maintenance  
001. 320.53800.46200

  
11-7-25

**RECEIVED**

By Tara Lee at 9:23 am, Nov 07, 2025

# INVOICE



**Pinto Carriage Works, LLC**  
1584 Dogwood Lane, Middleburg, FL 32068,  
UNITED STATES  
info@pintocarriageworks.com; Website:  
www.pintocarriageworks.com

**Invoice No#:** 1766  
**Invoice Date:** Nov 12, 2025  
**Due Date:** Nov 29, 2025



**\$1,500.00 USD**

**AMOUNT DUE**

## BILL TO

greyhawkmanager@gmsnf.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Sleigh 1 hour - 12/13/25	1	\$900.00	\$900.00
2	Add an Hour 2 additional hour(s) {3 hours total}	2	\$300.00	\$600.00
Subtotal				\$1,500.00
Shipping				\$0.00
<b>TOTAL</b>				<b>\$1,500.00 USD</b>
Minimum amount due				\$0.00

## NOTES TO CUSTOMER

Hi Ryan,

Here's the invoice for the balance for your carriage service. If you have any questions, please let me know.

Thank you,  
~Nicole and Mike Pinto  
Pinto Carriage Works, LLC

## TERMS AND CONDITIONS

This pays your carriage service off in full and includes a retainer of half of your carriage service fee, which holds the date of your event and is non-refundable. Please have this paid 2 weeks prior to your event.