

ARMSTRONG

Community Development District

APRIL 9, 2026

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

April 2, 2026

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, April 9, 2026 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 March 12, 2026 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 March 31, 2026
 - B. Assessment Receipts
 - C. Check Register
- VII. Next Scheduled Meeting – May 14, 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, **March 12, 2026** 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 phone</i>
Mike Silverstein	District Engineer <i>by phone</i>
Jay Soriano	GMS, Operations
Ryan Wilson	RMS, Facility Manager
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 February 12, 2026 Meeting

Ms. Giles presented the minutes of the February 12, 2026 meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the minutes of the February 12, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated the session ends at the end of the week and they have not adopted their budget so they will come back, but any legislation impacting the district should be finalized this week.

B. District Engineer

There being no comments, the next item followed.

C. District Manager

Ms. Giles stated just a reminder to complete your form 1 by July 1st. Your ethics training is due before December 31st. I sent out a link with updated classes on it.

D. Facility Manager

Mr. Wilson stated last week I completed my CPR certification renewal. I still recommend that we get an AED. I was unable to find a part timer for spring break so I will be working Saturdays for the next two weeks.

Mr. Soriano stated an AED doesn't fall under the Good Samaritan protection and districts do absorb liability. You have to have certain protections if you want to do that. Your insurance is generally going to be happier if you have it but the biggest concern for you is that you are not staffed all the time. Compared to five years ago, these things are almost foolproof and there really is no way to hurt yourself. Any pool monitors would have to be trained and certified.

Mr. Brown stated we talked about this a couple years ago and decided against it.

Mr. Soriano stated we are still working on getting number together for the irrigation and will have everything next month.

FIFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Ms. Suchsland stated I would like to know when you want to do your spring mulching.

It was the consensus of the board to have the spring mulching done in April.

Ms. Bowen stated I brought up last month about the common lawn space and bounce houses, etc. The letter went out and we had some communication and if everyone is okay with it I would like to work with staff to make sure that verbiage looks good and hopefully, present it next month to go into the rules.

It was the consensus of the board to have Ms. Bowen work with staff on the proposed rule.

Ms. Bowen stated a few of the new plants that were installed where the car accident was look like they are already dead. I don't know if it was from the freeze or transplant shock.

Ms. Suchsland stated it may be all of the above plus some other things because we have had some issues with that dripline. There were some areas they did not repair and we didn't catch right away. Some of them were not planted efficiently, the root balls are exposed on top.

Mr. Soriano stated those were bigger plants so hopefully the freeze didn't kill them. A lot of plants are like that now, not just new plants.

Ms. Suchsland stated they have brown leaves but they are still green.

Ms. Bowen stated I emailed you about the one irrigation head and I was unable to understand the schedule.

Mr. Soriano stated I would like something a little more user friendly to look at and get a good idea so we can also put it out there for the residents. That way they can help with keeping an eye on it. We can work together for something a little easier for them to understand.

Mr. Lopez asked do we have any events set up for this month?

Mr. Wilson stated yes for Easter.

Mr. Lopez asked is the HOA going to help with that?

Mr. Wilson stated I sent them an email today and haven't yet heard back from them.

Mr. Lopez asked is there a soap dispenser in the outside area now?

Mr. Wilson stated yes.

Mr. Lopez asked what is the condition of the umbrellas and cranks?

Mr. Wilson stated we are fixing the umbrella tomorrow.

Mr. Lopez stated we had an issue two years ago where the fire extinguisher was out of date. Can you make sure those are all good? I would appreciate it. An email once a week on the pool chemical level would be fantastic.

Ms. Giles stated some districts have a chalkboard out front.

Mr. Soriano stated you don't have Ryan here every day and residents get upset when you don't have it out there.

Mr. Lopez stated once before the weekend would be fine. Christine, I know you are working with staff on the rules. 10:00 p.m. is early for the amenity center to be closed and I would like to move that to 11:00 p.m., not the gym, but mainly the outdoor area.

After discussion it was the consensus of the board to keep the outside area open until 11 p.m. on the weekends.

Mr. Lopez stated the gentleman who runs around on a golf cart, I know he picks up trash on the landscape areas and the roads, but I never see him anymore in the road area. Also we are paying for landscape contractors to pick up obvious trash that is laying around. Now it seems like we are paying twice for the same service. I don't see a use for that especially since we can call the county and they can get the sweeper truck out there to clean up whatever is there.

Mr. Soriano stated you will see an increase in landscape helping out in that area as we get into the growing season because they are here more than in the off season. If you want to make that change that is fine. He does a lot more than pick up trash. He does a lot of dog waste pickup and things like that too.

Mr. Lopez stated that is what we are paying him for.

Mr. Soriano stated he would use his own car, which was nice because you didn't pay for that.

Ms. Bowen stated I wonder what he is running around on Bloomfield Road where the mailboxes are on our property there was trash for two or three weeks that has now been removed.

Mr. Soriano stated if that is the request, I can talk to RMS about his hours. We can put it toward something else such as small repairs. We have umbrella repairs, chain link fence, it will be used somewhere if that is your request.

Mr. Lopez stated if everybody is on the same page then it is something we need to just end the contract on that part.

Mr. Wilson stated he had 26 hours last month.

Ms. Hernandez stated maybe a conversation ensuring he is doing the work rather than just pulling the plug.

Ms. Giles stated we can do that.

Ms. Bowen stated if we are going to have the outside area open until 11 on weekends, do you want to also have the gym open those hours?

It was the consensus of the board to also have the gym open until 11 on Friday, Saturday and Sunday.

Mr. Lopez stated the outdoor area is super-hot in the summer. I don't know what is in the budget but can we look at doing shade or enclose the outdoor area by the TV and windows. The fans are ineffective.

Mr. Soriano stated I will look at some options and figure out what would be the lowest cost options for you.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of February 28, 2026

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

B. Check Register

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

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – April 9, 2026 at 3:30 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for April 9, 2026 at 3:30 p.m. in the same location. We are going to approve your budget at the June meeting. We will have proposals in there. You only have one agreement that is set to expire in 2026 and that is the GMS contract. It is below the threshold for RFP and unless the board gives me any other guidance I will have them submit a proposal and we will include that in the May agenda so we can include the pricing in your June agenda.

Mr. Lopez stated I forgot to mention about slowing down the meetings so we can have 8 or 10 a year.

Ms. Giles stated that is something for the board to consider. You always have the sunshine law where you can't talk about matters outside the meeting, but your last couple agendas have been super light like this one that only have consent agenda items on it. If the board wanted to look at some type of hybrid schedule we can do that. We have districts that meet every other month. You can look at 10 meetings a year cutting out December or February. We can discuss that at a future meeting. You can schedule 12 and when you see a light agenda you can cancel it.

Mr. Soriano stated I like the hybrid rather than every two months because if you staff needs something they do not have to wait 60 days. If it is an emergency we can contact the chair or vice chair but if it is an operational change above Ryan's spend threshold then we have to wait 60 days.

Mr. Taylor stated I like the 12 meetings and if there is nothing on the agenda, we can cancel it.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lopez seconded by Mr. Taylor with all in favor the meeting adjourned at 4:20 p.m.

Secretary/Assistant Secretary

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

Memorandum

Date: April 9th 2026

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

Community:

Amenity Usage

- Total Facilities Usage – fobs Scanned 2856

Card counts:

New Owners	0
Replacements	

Room Rentals

rentals in the month of March- 0

Special Events

Operations:

- Tv Has been replaced in the Gym
- Fire extinguishers have been inspected.
- We had our Easter Event on 3-28-26
- I sent out an Email informing residents of the Facility time changes.
- Insurance check from the accident in October of 2025 has been received.
- Mulch will be going out in 2 weeks
- Health inspector came out and we passed our first inspection of the year.
- I ordered and replaced the old pickleball nets and frames.
- I have Started painting the facility. I still have some touch up work to do.



Armstrong Community Development District (CDD)

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

Memorandum

Landscaping

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

For questions, comments, or clarification, please contact:

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

SIXTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Armstrong
Community Development District
Combined Balance Sheet
March 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 118,072	\$ 16,719	\$ -	\$ -	\$ 134,791
Due from Other Funds	123	-	-	-	123
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	1,598	-	-	1,598
Investments:					
US Bank Custody Account	560,033	-	-	-	560,033
State Board of Administration	29,699	89,622	-	-	119,321
Series 2017A/B					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	335,505	-	335,505
Reserve-B	-	-	-	-	-
Revenue-B	-	-	-	-	-
Prepayment-B	-	-	-	-	-
Construction	-	-	-	-	-
Series 2019					
Reserve	-	-	204,013	-	204,013
Revenue	-	-	463,108	-	463,108
Prepayment	-	-	190	-	190
Prepaid Expenses	370	-	-	-	370
Total Assets	\$ 708,297	\$ 107,938	\$ 1,268,634	\$ -	\$ 2,084,870
Liabilities:					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
Due to Capital Reserve	1,598	-	-	-	1,598
Total Liabilities	\$ 1,598	\$ -	\$ -	\$ -	\$ 1,598
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 370	\$ -	\$ -	\$ -	\$ 370
Deposits	-	-	-	-	-
Restricted for:					
Debt Service	-	\$ -	\$ 1,268,634	\$ -	\$ 1,268,634
Capital Project	-	-	-	-	-
Assigned for:					
Capital Reserve Fund	-	107,938	-	-	107,938
Capital Reserves	-	-	-	-	-
Unassigned	706,329	-	-	-	706,329
Total Fund Balances	\$ 706,700	\$ 107,938	\$ 1,268,634	\$ -	\$ 2,083,272
Total Liabilities & Fund Balance	\$ 708,297	\$ 107,938	\$ 1,268,634	\$ -	\$ 2,084,870

Armstrong
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 684,423	\$ 667,358	\$ 667,358	\$ -
Cash Share - Tynes Blvd	2,400	1,200	779	(421)
Miscellaneous Income-Access Cards	-	-	175	175
Miscellaneous Income-Rental	-	-	500	500
Interest	14,631	7,316	6,609	(706)
Total Revenues	\$ 701,454	\$ 675,874	\$ 675,421	\$ (453)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,600	\$ 400
FICA Expense	918	459	428	31
Annual Audit	4,300	-	-	-
Trustee Fees	8,514	8,142	8,142	-
Dissemination Agent	7,791	3,896	3,896	-
Arbitrage	1,100	1,100	1,100	-
Engineering	6,000	3,000	3,928	(928)
Attorney	20,000	10,000	2,651	7,349
Assessment Administration	5,899	5,899	5,899	-
Management Fees	55,745	27,872	27,873	-
Information Technology	1,890	945	945	-
Website Maintenance	1,313	656	657	-
Telephone	400	200	123	77
Postage and Delivery	500	250	126	124
General Liability and Public Officials Insurance	8,208	8,208	7,734	474
Printing & Binding	750	375	300	75
Legal Advertising	2,000	1,000	233	767
Bank Fees and Other Charges	600	300	260	40
Office Supplies	250	125	3	122
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 138,352	\$ 78,602	\$ 70,072	\$ 8,530

Operations & Maintenance

Security	\$ 51,364	\$ 25,682	\$ 14,703	\$ 10,979
Electric	1,450	725	824	(99)
Water & Sewer	38,000	19,000	14,493	4,507
Landscape Maintenance	108,000	54,000	53,968	32
Landscape Contingency	5,000	-	-	-
Lake Maintenance	13,988	6,994	5,970	1,024
Lake Contingency	2,140	-	-	-
Irrigation Repairs	5,000	1,780	1,780	-
Repairs and Maintenance	7,000	3,500	3,293	207
Total Operations & Maintenance	\$ 231,942	\$ 111,681	\$ 95,031	\$ 16,650

Armstrong
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Amenity Center</i>				
Property/Amenity Manager	\$ 84,668	\$ 42,334	\$ 42,534	\$ (200)
Preventative Maintenance	17,500	8,750	2,295	6,455
Facility Attendant	7,632	3,816	464	3,352
Property Insurance	32,690	32,690	26,291	6,399
Phone/Internet/Cable	2,900	1,450	1,471	(21)
Electric	14,000	7,000	7,347	(347)
Water & Sewer	11,500	5,750	3,535	2,215
Gas	1,575	788	645	143
Reuse Service	6,646	3,323	3,357	(34)
Access Cards	4,000	2,678	2,678	-
Janitorial Services	14,625	7,313	7,313	-
Janitorial Supplies	3,000	1,500	999	501
Pool Maintenance	23,992	11,996	6,250	5,746
Pool Permits	300	-	-	-
Repairs and Maintenance	17,000	8,500	6,597	1,903
Office Supplies	500	250	321	(71)
Pest Control	800	400	976	(576)
Special Events	3,000	2,846	2,846	-
Fitness Center Repairs/Supplies	3,000	1,500	1,669	(169)
Total Amenity Center	\$ 249,328	\$ 142,883	\$ 117,587	\$ 25,296
<i>Reserves</i>				
Capital Reserve Transfer Out	\$ 81,833	\$ -	\$ -	-
Total Reserves	\$ 81,833	\$ -	\$ -	\$ -
Total Expenditures	\$ 701,454	\$ 333,165	\$ 282,690	\$ 50,476
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 392,731	
<i>Other Financing Sources/(Uses)</i>				
Transfer In/(Out)	\$ -	\$ -	\$ 17,589	\$ 17,589
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 17,589	\$ 17,589
Net Change in Fund Balance	\$ -	\$ -	\$ 410,320	\$ 17,589
Fund Balance - Beginning	\$ -		\$ 296,380	
Fund Balance - Ending	\$ -		\$ 706,700	

Armstrong
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Capital Reserve Transfer In	\$ 81,833	\$ -	\$ -	\$ -
Interest	1,200	600	1,923	1,323
Total Revenues	\$ 83,033	\$ 600	\$ 1,923	\$ 1,323
Expenditures:				
Capital Outlay	\$ 18,000	\$ 9,000	\$ -	\$ 9,000
Repair and Maintenance	-	-	4,945	(4,945)
Contingency	600	300	268	32
Total Expenditures	\$ 18,600	\$ 9,300	\$ 5,213	\$ 4,087
Excess (Deficiency) of Revenues over Expenditures	\$ 64,433		\$ (3,290)	
Net Change in Fund Balance	\$ 64,433		\$ (3,290)	
Fund Balance - Beginning	\$ 96,594		\$ 111,228	
Fund Balance - Ending	\$ 161,027		\$ 107,938	

Armstrong
Community Development District
Debt Service Fund Series 2017A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 265,811	\$ 259,184	\$ 259,184	\$ -
Interest Income	20,700	10,350	9,852	(498)
Total Revenues	\$ 286,511	\$ 269,534	\$ 269,037	\$ (498)
Expenditures:				
Interest - 11/01	\$ 90,741	\$ 90,741	\$ 90,741	\$ -
Principal - 11/01	80,000	80,000	80,000	-
Interest - 5/01	88,941	-	-	-
Total Expenditures	\$ 259,681	\$ 170,741	\$ 170,741	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 26,830		\$ 98,296	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (17,589)	\$ (17,589)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (17,589)	\$ (17,589)
Net Change in Fund Balance	\$ 26,830		\$ 80,707	
Fund Balance - Beginning	\$ 238,727		\$ 520,617	
Fund Balance - Ending	\$ 265,557		\$ 601,324	

Armstrong
Community Development District
Debt Service Fund Series 2019A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 409,584	\$ 399,373	\$ 399,373	\$ -
Interest Income	20,700	10,350	10,005	(345)
Total Revenues	\$ 430,284	\$ 409,723	\$ 409,378	\$ (345)
Expenditures:				
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	-	-	-	-
Total Expenditures	\$ 402,650	\$ 277,638	\$ 282,638	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 27,634		\$ 126,741	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 27,634		\$ 126,741	
Fund Balance - Beginning	\$ 335,620		\$ 540,570	
Fund Balance - Ending	\$ 363,254		\$ 667,310	

Armstrong
Community Development District
Capital Project Fund Series 2019A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Actual
	Thru 03/31/26
Revenues:	
Interest Income	\$ 19
Total Revenues	\$ 19
Expenditures:	
Capital Outlay	\$ 1,598
Total Expenditures	\$ 1,598
Excess (Deficiency) of Revenues over Expenditures	\$ (1,578)
Other Financing Sources/(Uses):	
Transfer In/(Out)	\$ -
Total Other Financing Sources/(Uses)	\$ -
Net Change in Fund Balance	\$ (1,578)
Fund Balance - Beginning	\$ 1,578
Fund Balance - Ending	\$ -

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 37,717	\$ 618,871	\$ 4,825	\$ 5,945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 667,358
Cash Share - Tynes Blvd	251	241	65	52	47	123	-	-	-	-	-	-	779
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income-Access Cards	-	25	125	25	-	-	-	-	-	-	-	-	175
Miscellaneous Income-Rental	200	-	100	-	100	100	-	-	-	-	-	-	500
Interest	510	420	371	1,768	1,998	1,541	-	-	-	-	-	-	6,609
Total Revenues	\$ 961	\$ 38,404	\$ 619,532	\$ 6,670	\$ 8,091	\$ 1,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675,421
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
FICA Expense	77	77	77	61	61	77	-	-	-	-	-	-	428
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,068	-	-	4,074	-	-	-	-	-	-	-	-	8,142
Dissemination Agent	649	649	649	649	649	649	-	-	-	-	-	-	3,896
Arbitrage	-	1,100	-	-	-	-	-	-	-	-	-	-	1,100
Engineering	-	1,046	768	1,534	580	-	-	-	-	-	-	-	3,928
Attorney	1,332	893	426	-	-	-	-	-	-	-	-	-	2,651
Assessment Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Management Fees	4,645	4,645	4,645	4,645	4,645	4,645	-	-	-	-	-	-	27,873
Information Technology	158	158	158	158	158	158	-	-	-	-	-	-	945
Website Maintenance	109	109	109	109	109	109	-	-	-	-	-	-	657
Telephone	30	28	20	20	11	15	-	-	-	-	-	-	123
Postage and Delivery	45	36	16	9	9	12	-	-	-	-	-	-	126
General Liability and Public Officials Insurance	7,734	-	-	-	-	-	-	-	-	-	-	-	7,734
Printing & Binding	147	22	46	34	32	21	-	-	-	-	-	-	300
Legal Advertising	48	46	46	46	46	-	-	-	-	-	-	-	233
Bank Fees and Other Charges	128	-	24	61	40	7	-	-	-	-	-	-	260
Office Supplies	1	0	1	0	0	0	-	-	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 26,244	\$ 9,810	\$ 7,984	\$ 12,201	\$ 7,141	\$ 6,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,072

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Security	\$ 2,430	\$ 2,742	\$ 2,243	\$ 2,617	\$ 2,243	\$ 2,430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,703
Electric	138	138	138	137	137	137	-	-	-	-	-	-	824
Water & Sewer	4,137	4,171	1,968	2,737	1,480	-	-	-	-	-	-	-	14,493
Landscape Maintenance	8,995	8,995	8,995	8,995	8,995	8,995	-	-	-	-	-	-	53,968
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	995	995	995	995	995	995	-	-	-	-	-	-	5,970
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,780	-	-	-	-	-	-	-	-	-	-	-	1,780
Repairs and Maintenance	-	-	45	90	3,158	-	-	-	-	-	-	-	3,293
Total Operations & Maintenance	\$ 18,474	\$ 17,040	\$ 14,384	\$ 15,570	\$ 17,007	\$ 12,557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	95,031
Amenity Center													
Property/Amenity Manager	\$ 7,089	\$ 7,089	\$ 7,089	\$ 7,089	\$ 7,089	\$ 7,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,534
Preventative Maintenance	64	979	1,252	-	-	-	-	-	-	-	-	-	2,295
Facility Attendant	-	-	464	-	-	-	-	-	-	-	-	-	464
Property Insurance	26,291	-	-	-	-	-	-	-	-	-	-	-	26,291
Phone/Internet/Cable	236	236	257	247	247	247	-	-	-	-	-	-	1,471
Electric	1,256	1,233	1,162	1,162	1,208	1,326	-	-	-	-	-	-	7,347
Water & Sewer	977	580	287	867	824	-	-	-	-	-	-	-	3,535
Gas	110	-	210	125	100	100	-	-	-	-	-	-	645
Reuse Service	(406)	1,534	568	554	554	554	-	-	-	-	-	-	3,357
Access Cards	1,512	1,149	17	-	-	-	-	-	-	-	-	-	2,678
Janitorial Services	1,219	1,219	1,219	1,219	1,219	1,219	-	-	-	-	-	-	7,313
Janitorial Supplies	506	36	-	457	-	-	-	-	-	-	-	-	999
Pool Maintenance	1,250	1,250	1,250	1,250	1,250	-	-	-	-	-	-	-	6,250
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	1,154	2,400	712	2,331	-	-	-	-	-	-	-	-	6,597
Office Supplies	-	160	161	-	-	-	-	-	-	-	-	-	321
Pest Control	745	46	46	46	46	47	-	-	-	-	-	-	976
Special Events	-	1,975	171	-	-	700	-	-	-	-	-	-	2,846
Fitness Center Repairs/Supplies	1,144	-	-	250	-	275	-	-	-	-	-	-	1,669
Total Amenity Center	\$ 43,146	\$ 19,886	\$ 14,864	\$ 15,596	\$ 12,537	\$ 11,557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	117,587
Reserves													
Capital Reserve Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 87,864	\$ 46,735	\$ 37,232	\$ 43,367	\$ 36,686	\$ 30,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	282,690
Excess (Deficiency) of Revenues over Expenditures	\$ (86,902)	\$ (8,332)	\$ 582,300	\$ (36,697)	\$ (28,595)	\$ (29,043)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	392,731

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)
Current Bonds Outstanding		\$3,520,000

Series 2019A Special Assessment Bonds

OPTIONAL REDEMPTION DATE:	11/1/2029	
INTEREST RATES:	3.125%, 3.550%, 4.000%, 4.100%	
MATURITY DATE:	11/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$204,013	
RESERVE FUND BALANCE	\$204,013	
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)
Current Bonds Outstanding		\$6,350,000

Total Bonds Outstanding		\$9,870,000
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Armstrong
Community Development District
 Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund	3/2/26	1492-1493	\$5,550.44
	3/10/26	1494-1503	\$34,838.04
	3/18/26	1504-1505	\$4,938.18
	3/31/26	1506-1507	\$1,270.30
Total General Fund Checks			\$46,596.96
Total Paid Checks			\$46,596.96

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	33,901.73	259,184.26	399,372.91	667,358.16	1,325,915.33
TOTAL RECEIPTS	33,901.73	259,184.26	399,372.91	667,358.16	1,325,915.33

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2017A DEBT SERVICE RECEIVED	SERIES 2019A DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/06/25	1,857.17	2,861.68	4,781.91	9,500.76
2	11/13/25	5,995.18	9,237.87	15,436.63	30,669.68
3	11/25/25	6,795.88	10,471.67	17,498.31	34,765.86
4	12/08/25	234,773.82	361,759.25	604,505.15	1,201,038.22
5	12/18/25	5,579.34	8,597.12	14,365.93	28,542.39
6	01/14/26	1,873.81	2,887.32	4,824.76	9,585.89
7	02/11/26	2,309.06	3,558.00	5,945.47	11,812.53
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		259,184.26	399,372.91	667,358.16	1,325,915.33

PERCENT COLLECTED TOTAL	97.51%	97.51%	97.51%	97.51%
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C.

Armstrong
Community Development District
 Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund	2/3/26	1478-1482	\$2,297.58
	2/10/26	1483-1485	\$6,909.76
	2/17/26	1486-1491	\$15,194.65
Total General Fund Checks			\$24,401.99
Capital Reserve	2/10/26	6	\$1,918.60
Total Capital Reserve Checks			\$1,918.60
Total Paid Checks			\$26,320.59

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/26	00105	1/24/26	30390	202601	320	53800	46000		BACKFLOW TEST/CERTIFICATE P3 SERVICES OF FL LLC	*	90.00	90.00	001478
2/03/26	00082	1/29/26	277080	202510	330	57200	46100		TREADMILL/CHEST/BENCH RPR FITNESS PRO	*	536.58	536.58	001479
2/03/26	00082	1/16/26	276888	202601	330	57200	46100		PREVENTATIVE MAINT JAN26 FITNESS PRO	*	250.00	250.00	001480
2/03/26	00061	1/31/26	3690196	202512	310	51300	31500		DEC GENERAL COUNSEL KUTAK ROCK LLP	*	426.00	426.00	001481
2/03/26	00077	1/27/26	2098299	202601	320	53800	46800		JAN LAKE MAINTENANCE THE LAKE DOCTORS, INC.	*	995.00	995.00	001482
2/10/26	00007	1/28/26	2026-311	202601	310	51300	48000		NOTICE OF MEETING-2/12/26 OSTEEN MEDIA GROUP	*	46.20	46.20	001483
2/10/26	00001	2/01/26	203	202602	310	51300	34000		FEB MANAGEMENT FEES	*	4,645.42		
		2/01/26	203	202602	310	51300	49500		FEB WEBSITE ADMIN	*	109.42		
		2/01/26	203	202602	310	51300	35100		FEB INFORMATION TECH	*	157.50		
		2/01/26	203	202602	310	51300	31300		FEB DISSEMINATION SVCS	*	649.25		
		2/01/26	203	202602	310	51300	51000		OFFICE SUPPLIES	*	.36		
		2/01/26	203	202602	310	51300	42000		POSTAGE	*	8.88		
		2/01/26	203	202602	310	51300	42500		COPIES	*	32.10		
		2/01/26	203	202602	310	51300	41000		TELEPHONE	*	10.63		
									GOVERNMENTAL MANAGEMENT SERVICES			5,613.56	001484
2/10/26	00096	1/30/26	12697	202601	330	57200	46700		JAN POOL MAINTENANCE K & K WHITE LLC	*	1,250.00	1,250.00	001485

ARMS ARMSTRONG TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/17/26	00001	2/13/26	205	202601	330	57200	46000		JAN REPAIRS & MAINTENANCE GOVERNMENTAL MANAGEMENT SERVICES	*	2,331.37	2,331.37	001486
2/17/26	00103	2/12/26	194695	202601	310	51300	31100		JAN ENGINEERING SERVICES MATTHEWS DESIGN GROUP LLC	*	1,533.75	1,533.75	001487
2/17/26	00070	1/08/26	65438693	202601	330	57200	46500		JAN PEST CONTROL NADERS PEST RAIDERS	*	46.00	46.00	001488
2/17/26	00070	2/10/26	65812350	202602	330	57200	46500		FEB PEST CONTROL NADERS PEST RAIDERS	*	46.00	46.00	001489
2/17/26	00075	2/01/26	11647	202602	330	57200	34500		FEB SECURITY SERVICES SECURITY DEVELOPMENT GROUP LLC	*	2,242.80	2,242.80	001490
2/17/26	00101	2/02/26	26691	202602	320	53800	46200		FEB LANDSCAPE MAINTENANCE VERDEGO LLC	*	8,994.73	8,994.73	001491
TOTAL FOR BANK A											24,401.99		
TOTAL FOR REGISTER											24,401.99		

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

INVOICE

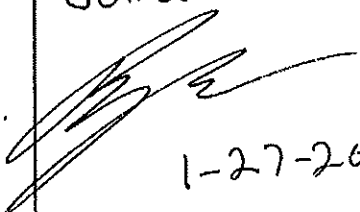
30390
 Invoice Date
 1/24/2026

Bill To
Armstrong Community 475 West Town Place Suite 114 St Augustine, FL 32092

Job Location
Armstrong Community 3645 Royal Pines Dr Middlebug, FL 32068



P.O. Number	Terms	Due Date
	Net 30	2/23/2026

Serviced	Description	Quantity	Price Each	Amount
1/21/2026	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 2" Watts 919 Serial# 34726 - FAILED 1" Watts 919QT Serial# 67817 - FAILED Proposal will follow for repairs needed to be in compliance with water utility provider.	2	45.00	90.00
	Repairs & Maintenance 001. 320, 53800, 46000  1-27-26		0.00	0.00
RECEIVED By Tara Lee at 10:06 am, Jan 27, 2026				

Thank you for your business. We appreciate your prompt payment.
 Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$90.00
Payments/Credits	\$0.00
Balance Due	\$90.00

INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3-203
Tallahassee, FL 32312

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



1400 Village Square #3-203
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.: 277080
Terms: Net 15
Invoice date: 01/29/2026
Due date: 02/13/2026

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 45238 - REPAIRS IDENTIFIED DURING OCTOBER PREVENTATIVE MAINTENANCE			
2.	1. CS Return Labor with Contract/Purchase		Estimated Labor - Tech replaced back pads for 2x bonchos and replaced metal HR plates for treadmill. Units test correct	1	\$95.00	\$95.00
3.	2a. Parts		Parts for Repair: ELECTRODE: INSERT-MOLDED ASSY, 4 INCH, BOTTOM, CHARCOAL GRAY (Item 1)	2	\$10.28	\$20.56
4.	2a. Parts		Parts for Repair: ELECTRODE: INSERT-MOLDED ASSY, 4 INCH, TOP, CHARCOAL GARY (Item 1)	2	\$10.22	\$20.44
5.	2a. Parts		Parts for Repair: Chest Pad In Textured Black (Item 3)	2	\$176.48	\$352.96
6.	2b. Shipping/ Handling		Shipping and Handling Estimate: Multiple Boxes, Pads Oversized/Heavy	1	\$47.62	\$47.62
7.			Service Request Details/Notes: 1. Life Fitness Treadmill INTD sn: HTT104008 needs metal HR plates. SEE PHOTO 3. 2x Life Fitness Adjustable Bench			

OSADJ 101840746612 &
101840746613 back pad cracking.
Should replace 2x back pad. SEE
PREVIOUS PM

***CUSTOMER DID NOT APPROVE
THIS ITEM***
2. Life Fitness Lat Pulldown/Row tower
OSTWR4-LR sn: 101838808270 plastic
shroud connector SEE PREVIOUS PM

Total

\$536.58

Repairs + Maintenance
001.330.57200.46000

[Signature] 2-2-26

RECEIVED
By Tara Lee at 9:34 am, Feb 02, 2026

INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3-203
Tallahassee, FL 32312

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



1400 Village Square #3-203
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

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Invoice no.: 277080
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3.	2a. Parts		Parts for Repair: ELECTRODE: INSERT-MOLDED ASSY, 4 INCH, BOTTOM, CHARCOAL GRAY (Item 1)	2	\$10.28	\$20.56
4.	2a. Parts		Parts for Repair: ELECTRODE: INSERT-MOLDED ASSY, 4 INCH, TOP, CHARCOAL GARY (Item 1)	2	\$10.22	\$20.44
5.	2a. Parts		Parts for Repair: Chest Pad In Textured Black (Item 3)	2	\$176.48	\$352.96
6.	2b. Shipping/ Handling		Shipping and Handling Estimate: Multiple Boxes, Pads Oversized/Heavy	1	\$47.62	\$47.62
7.			Service Request Details/Notes: 1. Life Fitness Treadmill INTD sn: HTT104008 needs metal HR plates. SEE PHOTO 3. 2x Life Fitness Adjustable Bench			

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
476 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.: 276888
Terms: Net 15
Invoice date: 01/16/2026
Due date: 01/31/2026

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 45815 - JANUARY 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 Rower GER-ALLX-102
sn: RGX190400605 needs seat pad
SEE PHOTO

2. Life Fitness Treadmill INTD sn:
HTT104008 needs metal HR plates.
AWAITING PARTS

3. Life Fitness Lat Pulldown/Row tower
OSTWR4-LR sn: 101838008270 plastic
shroud connector NOT APPROVED

4. 2x Life Fitness Adjustable Bench
OSADJ 101840746612 &

101840746613 back pad cracking.
Should replace 2x back pad.


AWAITING PARTS

5. ALL OTHER UNITS TEST CORRECT

Total

\$250.00

*Fitness Center
Repairs & Maintenance
001.330.57200.46100*


1-28-26

RECEIVED

By Tara Lee at 10:33 am, Jan 28, 2026

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2026

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

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157



RECEIVED
By Tara Lee at 9:31 am, Feb 02, 2026

Invoice No. 3690196
1323-1

Re: General Counsel

For Professional Legal Services Rendered

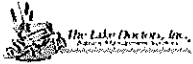
12/11/25	K. Buchanan	0.90	319.50	Prepare for and attend board meeting
12/30/25	K. Buchanan	0.30	106.50	Review open items

TOTAL HOURS 1.20

TOTAL FOR SERVICES RENDERED \$426.00

TOTAL CURRENT AMOUNT DUE \$426.00

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	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and make change on reverse side

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

ACCOUNT NUMBER	DATE	BALANCE
731209	1/28/2026	\$995.00

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

0000000731209600100000003427440000009950056

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

Armstrong CDD - Greyhawk	3645 Royal Pines Dr Orange Park, FL 32065
Invoice Due Date 1/27/2026	Invoice 2098299 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
1/27/2026	Water Management - Monthly		\$995.00	\$0.00	\$995.00

Pond 1 treated for shoreline and underwater weeds, water level is low. Pond 2 treated for algae. Pond 3 dyed, no treatment needed at this time. Pond 4 is in excellent shape, no chemical application needed at this time. Pond 5 treated for algae and aquatic weeds. Pond 6 dyed, outfall cleared. All ponds show low water levels. Please contact me directly with any questions or concerns. Thank you. (904)-626-1882

Lake Maintenance
001.320.53800.46900
Z-2-26

RECEIVED
By Tara Lee at 9:37 am, Feb 02, 2026

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	Corporate Address
Portal Registration #: 4A64AE61	4651 Salisbury Rd, Suite 155
Customer E-mail(s): greyhawkmanager@gmsnf.com, jsoriano@gmsnf.com	Jacksonville, FL 32256
Customer Portal Link: www.lakedoctors.com/contact-us/	

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

CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2026-311734
 Invoice Date: 1/28/2026
 Due Date: 2/28/2026

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

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

Advertiser
 Armstrong CDD C/O GMS, LLC

Customer ID
 21021

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 185881	Notice of Meeting February 12, 2026	CT - Clay Today	Jan 29	2026		Column Inch	Black & White	4.4000	\$46.20
Total:									\$46.20

RECEIVED
 By Tara Lee at 12:45 pm, Feb 04, 2026

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

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

Affidavit attached to this invoice.

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

RECEIVED
 FEB 04 2026

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 February 12, 2026

LEGAL: 185881

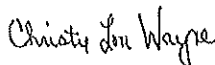
Was published in said newspaper in the issues:

1/29/2026

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 01/29/2026



NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 261-3200
FAX (904) 261-3285
H-Mail: legal@claytodayonline.com
Christy Wayne christie@osteenmedisgroup.com

Notice of Meeting Armstrong Community Development District

The Meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, February 12, 2028 at 9:30 p.m. at the Plantation Oaks Amenity Center, 848 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meetings are 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 32082 (and phone (904) 940-6850). 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) 940-6850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-855-8770, 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 185881 Published 1/29/2026 in Clay County's Clay Today newspaper

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

Invoice

Invoice #: 203
Invoice Date: 2/1/26
Due Date: 2/1/26
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 - February 2026		4,645.42	4,645.42
Website Administration - February 2026		109.42	109.42
Information Technology - February 2026		157.50	157.50
Dissemination Agent Services - February 2026		649.25	649.25
Office Supplies		0.36	0.36
Postage		8.88	8.88
Copies		32.10	32.10
Telephone		10.63	10.63

Total \$5,613.56

Payments/Credits \$0.00

Balance Due \$5,613.56

RECEIVED
 By Tara Lee at 8:08 am, Feb 05, 2026

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



INVOICE

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

Invoice Date: 01/30/26
Client Code 2127
Invoice # 12697

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

Pool Maintenance
001.330.57200, 46700
[Signature] 2-6-26

RECEIVED
By Tara Lee at 10:37 am, Feb 06, 2026

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

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

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

Invoice Date	Client Code	Amount Due
01/30/26	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



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

Invoice

Invoice #: 206
 Invoice Date: 2/13/26
 Due Date: 2/13/26
 Case:
 P.O. Number:

Bill To:
 Armatrong CDD
 476 West Town Place
 Suite 114
 At. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2026	32.36	40.00	1,294.40
Maintenance Supplies		1,036.97	1,036.97
<p><i>Repairs & Maintenance</i> <i>201.330.57200.46000</i> <i>\$ 2331.37</i></p> <p><i>[Signature]</i> <i>2-13-26</i></p>			

Total	\$2,331.37
Payments/Credits	\$0.00
Balance Due	\$2,331.37

Alison Moxing
2-16-26

RECEIVED
 By Tara Lee at 11:58 am, Feb 16, 2026

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT - GREYHAWK
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/26	2.07	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
1/5/26	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/7/26	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
1/9/26	2.02	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/12/26	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
1/14/26	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/15/26	2.12	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
1/19/26	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/21/26	3.27	C.W.	Fixed dog park gates, replaced bent bolts and drilled new holes, installed springs and adjusted latches, painted gates and benches, plugged old electrical boxes
1/21/26	2.83	B.W.	Repaired dog park gates and painted areas needed
1/21/26	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/23/26	2.05	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
1/26/26	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
1/28/26	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
1/30/26	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails

TOTAL 32.36

MILES 8

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 2/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk				
	1/5/26	27 Gallon Clear Tote (2)	36.75	R.W.
	1/6/26	27 Gallon Tote (4)	41.31	R.W.
	1/6/26	D&D Magnalatch Vertical Pull 12" Gate Latch (2)	219.63	R.W.
	1/7/26	5Ft Rust Dog Waste Station (2)	519.20	R.W.
	1/17/26	Toro 250 Valve P Type Flow Control	61.62	R.W.
	1/21/26	Flat Washer 3/8 (4)	1.89	R.A.
	1/21/26	Hex Nut 3/8 (4)	2.39	R.A.
	1/21/26	Hex Bolt 3-12x3/8 (4)	13.43	R.A.
	1/21/26	11" Gate Spring	16.44	R.A.
	1/21/26	3 Piece Brush Set	14.92	R.A.
	1/21/26	3/4" PVC Cap (2)	1.89	R.A.
	1/21/26	3/4 PVC Plug (2)	5.45	R.A.
	2/3/26	PVC Cement/Primer	11.32	R.A.
	2/3/26	Plumbers Tape	1.01	R.A.
	2/3/26	1/4" Bolt 5pc	2.51	R.A.
	2/3/26	3/4" Pipe Insulation Foam 6FT	2.56	R.A.
	2/3/26	Shovel	26.43	R.A.
	2/3/26	1/2" PVC Ball Valve	3.43	R.A.
	2/3/26	1/2" Shark Bite Adapter	10.48	R.A.
	2/3/26	1/2" Elbow 90D	1.63	R.A.
	2/3/26	2FT 1/2" Sched 40 PVC Pipe	3.17	R.A.
	2/3/26	Sleeve Anchor (4)	15.04	J.S.
	2/3/26	1/2" Concrete Drill Bit	13.77	J.S.
	2/4/26	1/2" CPVC Adapter	8.33	J.S.
	2/4/26	NCHN Screw (2)	3.38	J.S.
		TOTAL	<u>\$1,036.97</u>	

Project Manager Michael Silverstein



Engineering - Architecture - Planning - Surveying

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

February 12, 2026
Invoice # 194695

Project 000071910.0000 Armstrong CDD

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

- Attend CDD Meeting, Preparation and Follow Up as Needed
- Site Visit to Investigate Low Water and Discoloration in Pond
- Provide Summary email for Pond Inspection Site Visit (Low Water and Algae Growth)

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 January 31, 2026

Phase	0001	Engineering Services	Hours	Rate	Amount
Division Lead			3.25	275.00	893.75
Project Manager 1			2.00	230.00	460.00
CAD Designer III			1.00	150.00	150.00
Project Administrator			.25	120.00	30.00
Total Labor					1,533.75
Total Due:					1,533.75

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	1,533.75	2,260.00	3,793.75
Totals	1,533.75	2,260.00	3,793.75

RECEIVED
By Tara Lee at 3:22 pm, Feb 12, 2026



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

Service Slip/Invoice

INVOICE: 65438693
 DATE: 01/08/2026
 ORDER: 65438693


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
01/08/2026	10:48 AM		SSATTEA8SJ	
			Steven Satterwhite	
Purchase Order	Terms	Last Service	Map Code	Time Out
		01/08/2026		

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 of building, baited throughout perimeter for ants, roaches and various pests. Also webbed eaves and removed spider webs. Please allow several weeks for best results. Please keep children and pets away from treatment areas until dry. Thank you for your business!!		SUBTOTAL \$46.00 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$46.00
Bo Satterwhite		
		AMOUNT DUE \$46.00

Pest Control
001.330.57200,46500
2-11-26 

TECHNICIAN SIGNATURE _____
 CUSTOMER SIGNATURE _____

RECEIVED
 By Tara Lee at 9:58 am, Feb 11, 2026

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 account expenses in the event of collection.

Customer acknowledges the receipt and satisfactory completion of all services described and agrees to pay the amount of services as specified above.

PLEASE PAY FROM THIS INVOICE



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

Service Slip/Invoice

INVOICE: 65812350
 DATE: 02/10/2026
 ORDER: 65812350

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
02/10/2026	02:20 PM		BSATTEA8SJ	Steven Sattenwhite
Purchase Order	Terms	Last Service	Map Code	Time Out
		02/10/2026		

Service	Description	Price
---------	-------------	-------

RPC-MONTHLY Pest Control Service \$46.00

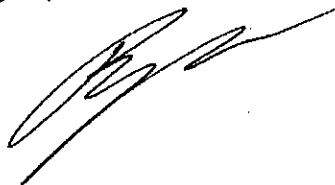
Pest Control - Monthly Service / Pest Control in Clubhouse only 904-322-3199
 Inspected and treated the exterior of entire building, also webbed and removed wasp nests. Please allow several days for results. Thank you for your business!!

Bo Sattenwhite

SUBTOTAL \$46.00
 TAX \$0.00
 AMT. PAID \$0.00
 TOTAL \$46.00

AMOUNT DUE \$46.00

Pest Control
001.330.57200, 46500
2-11-26



TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

RECEIVED
 By Tara Lee at 9:58 am, Feb 11, 2026

Balance outstanding over 90 days then the rate of service may be subject to a fee 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.

Hereby, I acknowledge the order and agree to pay the amount of this invoice and to agree to pay the cost of services as reported above.

PLEASE PAY FROM THIS INVOICE



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

INVOICE

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

INVOICE # 11647
DATE 02/01/2026
DUE DATE 02/28/2026
TERMS End of the month

SERVICE MONTH
February 2026

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Fri - Sun	72	31.15	2,242.80

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

Pay invoice

*Security Monitoring
001.330.57200.34500*

[Signature] 1-27-26

RECEIVED
By Tara Lee at 9:07 am, Jan 27, 2026



Invoice

Invoice #: 26691

Date: 02/02/26

Customer PO:

DUE DATE: 03/04/2026

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 February 2026	\$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.

Credit card convenience fee of 3% will be applied to all transactions. Invoice Payments received will be applied to the oldest open Invoices.

*Landscape Maintenance
001.320.53800.46200*

[Signature] 2-9-26

RECEIVED

By Tara Lee at 10:12 am, Feb 09, 2026

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/10/26	00003	1/30/26 01302026	202601 320-53800-61000 REPLACE DAMANGE PLANTS	PAT'S NURSERY INC	*	1,918.60	1,918.60 000006
TOTAL FOR BANK B						1,918.60	
TOTAL FOR REGISTER						1,918.60	

PAT'S NURSERY, INC.
 7060 HIGHWAY 17
 FLEMING ISLAND, FLORIDA 32003
 (904) 284-2011



Jay Soriano

CUSTOMER'S ORDER NO.		PHONE	DATE
		904-274-2450	1-30-26
NAME		Armatious CDA / J. Way Hawk	
ADDRESS		3645 Royal Pines Dr.	
SOLD BY	CASH	C.O.D.	CHARGE
			<input checked="" type="checkbox"/>
		ON ACCT.	MOSE. RETD.
PAID OUT			
QTY.	DESCRIPTION	PRICE	AMOUNT
6	30gal Viburnum (6' Tall) (Planted)	255 ⁰⁰	1,530.00
2	20# Bgs Bone Meal	24.95	49.90
6	Bgs Planting Soil	8.95	53.70
	Remove damaged plants and haul off to the dump		225 ⁰⁰
	del Chg		60.00
RECEIVED By Tara Lee at 11:26 am, Feb 09, 2026		Capitol Reserve 001.320.58100.10000 2-5-26	
ANY CLAIMS OF SOD OR PROBLEMS MUST BE REPORTED WITHIN 24 HOURS OF PURCHASE.		TAX	
RECEIVED BY		TOTAL	1,918.60

All claims and returned goods MUST be accompanied by this bill.

141277

Thank You