

ARMSTRONG

Community Development District

MAY 14, 2026

AGENDA

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

May 7, 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, May 14, 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 April 9, 2026 Meeting
- IV. Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2027 Budget
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. 2026 General Elections
 2. Report on the Number of Registered Voters (1,072)
 3. Annual Form 1 Filing & Annual Ethics Training
 - D. Facility Manager Report
- VI. Supervisor's Requests and Audience Comments
- VII. Financial Reports
 - A. Financial Statements as of April 30, 2026

B. Assessment Receipts

C. Check Register

VIII. Next Scheduled Meeting – June 11, 2026 at 6:00 p.m. at Plantation Oaks Amenity Center

IX. 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, **April 9, 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
Kendrick Taylor	Assistant Secretary <i>by telephone</i>

Also present were:

Marilee Giles	District Manager
Hunter Hurley	District Counsel <i>by telephone</i>
Mike Silverstein	District Engineer <i>by telephone</i>
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Chalon Suchsland	VerdeGo
Brent Behrens	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 March 12,
2026 Meeting**

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor the minutes of the March 12, 2026 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Hurley stated the two major changes we saw in the legislative session are the sovereign immunity limits are going up from \$200,000 per person \$300,000 per occurrence to \$350,000 and \$500,000. It could reflect with a change in your insurance rates and we will keep an eye on it. Secondly, there is a new mechanism for removing elected supervisors. It is very complicated and involved process, it requires petitions and working with the supervisor of elections to recall supervisors.

B. District Engineer

Mr. Silverstein stated we have been working on water management district pond inspection proposal for you to review. That is a requirement every two years to stay current with your permit requirements.

Mr. Lopez asked the inspection report we just did last year, does that suffice or is it a different report?

Mr. Silverstein stated that was the water management district inspection and I will keep it on file. I will check but we only need to do that every other year.

Ms. Giles stated we will roll that into our FY27 engineering budget line. There are a couple reports that the engineer does; one is every seven years, one is every two years and one is every five years. Mike and I will work to see where we are in those cycles because they don't ever line up perfectly.

Mr. Lopez asked is that also accounted for in our budgeting?

Mr. Soriano stated no it is just normal operations.

C. District Manager

Ms. Giles stated just a reminder your form 1 is due no later than July 1st. I monitor that and will nudge you every so often to remind you, also your ethics training by December 31st.

D. Facility Manager Report

Mr. Soriano outlined the proposals for splitting the road and water at the entry to separate the residential from commercial and stated until we know the cost of the meter we don't need board action.

Mr. Wilson gave an overview of the facility management report, copy of which was provided in the agenda package.

FIFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Lopez stated lately we have had issues with kids with orbeeze guns, we need to get with security and make sure they are being more vigilant.

Mr. Wilson stated I looked at the cameras that day and saw it was at a time that they weren't there.

Mr. Soriano stated normally around April we have pool monitors start and Ryan will change his schedule. We had a problem with those kids and were trying to trespass them.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of March 31, 2026

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

B. Check Register

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

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – May 14, 2026 at 3:30 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for May 14, 2026 at 3:30 p.m. at the same location.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Brown seconded by Ms. Bowen with all in favor the meeting adjourned at 4:08 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

C.

1.

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Armstrong Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 500 N. Orange Ave., Green Cove Springs, FL 32043 Phone (904) 269-6350. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Armstrong Community Development District has three (3) seats up for election, specifically seats 2, 3, and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Clay County Supervisor of Elections.

Publish on or before May 25, 2026.

2.



Chris H. Chambliss

Supervisor of Elections
Clay County, Florida

April 15, 2026

Armstrong Community Development District
Attn.: Katie S. Buchanan
107 West College Avenue
Tallahassee, Florida 32301

Dear Ms. Buchanan:

I have queried the number of eligible voters residing within the Armstrong Community Development District as of April 15, 2026. At this time, there are 1,072 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at Kayla.ONeal@ClayElections.gov.

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

Thank you,

Kayla O'Neal

Clay County Supervisor of Elections Office
P.O. Box 337 | 500 North Orange Ave.
Green Cove Springs, FL 32043
(904) 269-6350 Fax (904) 284-0935

D.



Armstrong Community Development District (CDD)

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

Memorandum

Date: May 14th, 2026

To: Board of Supervisors

From: GMS – GreyHawk Amenity Manager

Community:

Amenity Usage

- Total Facilities Usage – fobs Scanned 3142

Card counts:

New Owners	0
Replacements	

Room Rentals

rentals in the month of April - 2

Special Events

Operations:

- Painting is almost completed
- I removed the door handles from the restrooms and added push plates as well
- I had Pinch a penny come out and did a repair on the pipes for the filter.
- I had Nader's come out and check for termites due to having a swarm last week. They took some samples and will get back to me once they determine if they are termites
- I will be starting my summer schedule on the 16th, and the part time attendant will start on the 17th Sundays and Mondays.
- I reached out to CUA about adding a meter.
- We had 2 inspections from the health inspector. We passed both.

Armstrong Community Development District (CDD)

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

Memorandum

Landscaping

- *Monthly reports for April 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



PROPOSAL

Mailing Address

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

Job Address

Armstrong CDD
3645 Royal Pines Dr
Orange Park, FL 32065

Date: April 09, 2026

Phone: St Augustine

Opportunity#: 26029

Job Summary:

During the January 2026 Irrigation Inspection, it was noted that the clock at the entry of the neighborhood was faulty.

This proposal is to replace the clock and SEPARATE, the zones that VerdeGo maintains, from the zones that Ruppert maintains.

All labor and material is included in this proposal to complete the work.

On Amberly there is a NODE that is failed and needs to be replaced. This is included on this proposal as well.

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
3.00	Irrigation Labor	Hr	\$80.00	\$240.00
1.00	Hunter Pro-C and mod	Ea	\$695.00	\$695.00
1.00	Wireless mini-click	Ea	\$195.00	\$195.00
1.00	Hunter NODE	Ea	\$285.00	\$285.00
Landscape Enhancement Total				\$1,415.00



PROPOSAL

Proposal Total: \$1,415.00

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

Payment due 30 days after receipt of invoice.

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

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

ACCEPTANCE OF PROPOSAL

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

By _____
William Behrens

Date 4/9/2026
VerdeGo

By _____

Date _____
Armstrong CDD

SEVENTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
April 30, 2026



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Armstrong
Community Development District
Combined Balance Sheet
April 30, 2026

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 77,402	\$ 22,835	\$ -	\$ -	\$ 100,236
Due from Other Funds	123	-	-	-	123
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	1,598	-	-	1,598
Investments:					
US Bank Custody Account	571,550	-	-	-	571,550
State Board of Administration	29,792	89,905	-	-	119,697
Series 2017A/B					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	341,133	-	341,133
Reserve-B	-	-	-	-	-
Revenue-B	-	-	-	-	-
Prepayment-B	-	-	-	-	-
Construction	-	-	-	-	-
Series 2019					
Reserve	-	-	204,013	-	204,013
Revenue	-	-	471,010	-	471,010
Prepayment	-	-	191	-	191
Prepaid Expenses	370	-	-	-	370
Total Assets	\$ 679,236	\$ 114,337	\$ 1,282,166	\$ -	\$ 2,075,739
Liabilities:					
Accounts Payable	\$ 3,151	\$ -	\$ -	\$ -	\$ 3,151
Accrued Expenses	4,005	-	-	-	4,005
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
Due to Capital Reserve	1,598	-	-	-	1,598
Total Liabilities	\$ 8,754	\$ -	\$ -	\$ -	\$ 8,754
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 370	\$ -	\$ -	\$ -	\$ 370
Deposits	-	-	-	-	-
Restricted for:					
Debt Service	-	\$ -	\$ 1,282,166	\$ -	\$ 1,282,166
Capital Project	-	-	-	-	-
Assigned for:					
Capital Reserve Fund	-	114,337	-	-	114,337
Capital Reserves	-	-	-	-	-
Unassigned	670,112	-	-	-	670,112
Total Fund Balances	\$ 670,482	\$ 114,337	\$ 1,282,166	\$ -	\$ 2,066,985
Total Liabilities & Fund Balance	\$ 679,236	\$ 114,337	\$ 1,282,166	\$ -	\$ 2,075,739

Armstrong
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 684,423	\$ 684,423	\$ 677,254	\$ (7,170)
Cash Share - Tynes Blvd	2,400	1,400	779	(621)
Miscellaneous Income-Access Cards	-	-	175	175
Miscellaneous Income-Rental	-	-	700	700
Interest	14,631	8,535	8,323	(211)
Total Revenues	\$ 701,454	\$ 694,358	\$ 687,231	\$ (7,127)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 6,400	\$ 600
FICA Expense	918	536	490	46
Annual Audit	4,300	-	-	-
Trustee Fees	8,514	8,142	8,142	-
Dissemination Agent	7,791	4,545	4,545	-
Arbitrage	1,100	1,100	1,100	-
Engineering	6,000	3,500	4,840	(1,340)
Attorney	20,000	11,667	4,308	7,359
Assessment Administration	5,899	5,899	5,899	-
Management Fees	55,745	32,518	32,518	-
Information Technology	1,890	1,103	1,103	-
Website Maintenance	1,313	766	766	-
Telephone	400	233	143	90
Postage and Delivery	500	292	142	150
General Liability and Public Officials Insurance	8,208	8,208	7,734	474
Printing & Binding	750	438	360	78
Legal Advertising	2,000	1,167	233	934
Bank Fees and Other Charges	600	350	378	(28)
Office Supplies	250	146	4	142
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 138,352	\$ 87,781	\$ 79,278	\$ 8,504

Operations & Maintenance

Security	\$ 51,364	\$ 29,962	\$ 16,759	\$ 13,203
Electric	1,450	846	915	(69)
Water & Sewer	38,000	22,167	20,095	2,072
Landscape Maintenance	108,000	63,000	62,963	37
Landscape Contingency	5,000	-	-	-
Lake Maintenance	13,988	8,160	6,965	1,195
Lake Contingency	2,140	-	-	-
Irrigation Repairs	5,000	3,110	3,110	-
Repairs and Maintenance	7,000	4,083	3,293	791
Total Operations & Maintenance	\$ 231,942	\$ 131,328	\$ 114,100	\$ 17,228

Armstrong
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Amenity Center</i>				
Property/Amenity Manager	\$ 84,668	\$ 49,390	\$ 49,622	\$ (233)
Preventative Maintenance	17,500	10,208	4,076	6,132
Facility Attendant	7,632	4,452	464	3,988
Property Insurance	32,690	32,690	26,291	6,399
Phone/Internet/Cable	2,900	1,692	1,717	(26)
Electric	14,000	8,167	8,576	(409)
Water & Sewer	11,500	6,708	4,911	1,797
Gas	1,575	919	757	162
Reuse Service	6,646	3,877	3,911	(34)
Access Cards	4,000	2,678	2,678	-
Janitorial Services	14,625	8,531	8,531	-
Janitorial Supplies	3,000	1,750	1,068	682
Pool Maintenance	23,992	13,995	8,750	5,245
Pool Permits	300	-	-	-
Repairs and Maintenance	17,000	9,917	8,823	1,094
Office Supplies	500	292	321	(30)
Pest Control	800	467	1,023	(556)
Special Events	3,000	4,149	4,149	-
Fitness Center Repairs/Supplies	3,000	1,750	1,669	81
Total Amenity Center	\$ 249,328	\$ 161,631	\$ 137,339	\$ 24,292
<i>Reserves</i>				
Capital Reserve Transfer Out	\$ 81,833	\$ -	\$ -	-
Total Reserves	\$ 81,833	\$ -	\$ -	\$ -
Total Expenditures	\$ 701,454	\$ 380,740	\$ 330,717	\$ 50,023
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 356,513	
<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	\$ -	\$ -	\$ 374,103	\$ 17,589
Fund Balance - Beginning	\$ -		\$ 296,380	
Fund Balance - Ending	\$ -		\$ 670,482	

*Close out of 2017B Trust accounts

Armstrong
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Capital Reserve Transfer In	\$ 81,833	\$ -	\$ -	\$ -
Interest	1,200	700	2,206	1,506
Insurance Proceeds	-	-	6,116	
Total Revenues	\$ 83,033	\$ 700	\$ 8,322	\$ 1,506
Expenditures:				
Capital Outlay	\$ 18,000	\$ 10,500	\$ -	\$ 10,500
Repair and Maintenance	-	-	4,945	(4,945)
Contingency	600	350	268	82
Total Expenditures	\$ 18,600	\$ 10,850	\$ 5,213	\$ 5,637
Excess (Deficiency) of Revenues over Expenditures	\$ 64,433		\$ 3,109	
Net Change in Fund Balance	\$ 64,433		\$ 3,109	
Fund Balance - Beginning	\$ 96,594		\$ 111,228	
Fund Balance - Ending	\$ 161,027		\$ 114,337	

Armstrong
Community Development District
Debt Service Fund Series 2017A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 265,811	\$ 263,027	\$ 263,027	\$ -
Interest Income	20,700	12,075	11,638	(437)
Total Revenues	\$ 286,511	\$ 275,102	\$ 274,665	\$ (437)
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		\$ 103,924	
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		\$ 86,335	
Fund Balance - Beginning	\$ 238,727		\$ 520,617	
Fund Balance - Ending	\$ 265,557		\$ 606,952	

Armstrong
Community Development District
Debt Service Fund Series 2019A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 409,584	\$ 409,584	\$ 405,295	\$ (4,289)
Interest Income	20,700	12,075	11,987	(88)
Total Revenues	\$ 430,284	\$ 421,659	\$ 417,281	\$ (4,378)
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		\$ 134,644	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 27,634		\$ 134,644	
Fund Balance - Beginning	\$ 335,620		\$ 540,570	
Fund Balance - Ending	\$ 363,254		\$ 675,214	

Armstrong
Community Development District
Capital Project Fund Series 2019A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Actual
	Thru 04/30/26
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	\$ -	\$ 9,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 677,254
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	200	-	-	-	-	-	700
Interest	510	420	371	1,768	1,998	1,541	1,714	-	-	-	-	-	8,323
Total Revenues	\$ 961	\$ 38,404	\$ 619,532	\$ 6,670	\$ 8,091	\$ 1,764	\$ 11,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 687,231
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,400
FICA Expense	77	77	77	61	61	77	61	-	-	-	-	-	490
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,068	-	-	4,074	-	-	-	-	-	-	-	-	8,142
Dissemination Agent	649	649	649	649	649	649	649	-	-	-	-	-	4,545
Arbitrage	-	1,100	-	-	-	-	-	-	-	-	-	-	1,100
Engineering	-	1,046	768	1,534	580	913	-	-	-	-	-	-	4,840
Attorney	1,332	893	426	797	860	-	-	-	-	-	-	-	4,308
Assessment Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Management Fees	4,645	4,645	4,645	4,645	4,645	4,645	4,645	-	-	-	-	-	32,518
Information Technology	158	158	158	158	158	158	158	-	-	-	-	-	1,103
Website Maintenance	109	109	109	109	109	109	109	-	-	-	-	-	766
Telephone	30	28	20	20	11	15	20	-	-	-	-	-	143
Postage and Delivery	45	36	16	9	9	12	16	-	-	-	-	-	142
General Liability and Public Officials Insurance	7,734	-	-	-	-	-	-	-	-	-	-	-	7,734
Printing & Binding	147	22	46	34	32	21	59	-	-	-	-	-	360
Legal Advertising	48	46	46	46	46	-	-	-	-	-	-	-	233
Bank Fees and Other Charges	128	-	24	61	40	7	118	-	-	-	-	-	378
Office Supplies	1	0	1	0	0	0	1	-	-	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 26,244	\$ 9,810	\$ 7,984	\$ 12,998	\$ 8,001	\$ 7,606	\$ 6,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,278

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	\$ 2,056	\$ -	\$ -	\$ -	\$ -	\$ -	16,759
Electric	138	138	138	137	137	137	91	-	-	-	-	-	915
Water & Sewer	4,137	4,171	1,968	2,737	1,480	2,279	3,324	-	-	-	-	-	20,095
Landscape Maintenance	8,995	8,995	8,995	8,995	8,995	8,995	8,995	-	-	-	-	-	62,963
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	995	995	995	995	995	995	995	-	-	-	-	-	6,965
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,780	-	-	-	1,330	-	-	-	-	-	-	-	3,110
Repairs and Maintenance	-	-	45	90	3,158	-	-	-	-	-	-	-	3,293
Total Operations & Maintenance	\$ 18,474	\$ 17,040	\$ 14,384	\$ 15,570	\$ 18,337	\$ 14,835	\$ 15,460	\$ -	\$ -	\$ -	\$ -	\$ -	114,100
Amenity Center													
Property/Amenity Manager	\$ 7,089	\$ 7,089	\$ 7,089	\$ 7,089	\$ 7,089	\$ 7,089	\$ 7,089	\$ -	\$ -	\$ -	\$ -	\$ -	49,622
Preventative Maintenance	64	979	1,252	-	-	1,781	-	-	-	-	-	-	4,076
Facility Attendant	-	-	464	-	-	-	-	-	-	-	-	-	464
Property Insurance	26,291	-	-	-	-	-	-	-	-	-	-	-	26,291
Phone/Internet/Cable	236	236	257	247	247	247	247	-	-	-	-	-	1,717
Electric	1,256	1,233	1,162	1,162	1,208	1,326	1,229	-	-	-	-	-	8,576
Water & Sewer	977	580	287	867	824	695	681	-	-	-	-	-	4,911
Gas	110	-	210	125	100	100	112	-	-	-	-	-	757
Reuse Service	(406)	1,534	568	554	554	554	554	-	-	-	-	-	3,911
Access Cards	1,512	1,149	17	-	-	-	-	-	-	-	-	-	2,678
Janitorial Services	1,219	1,219	1,219	1,219	1,219	1,219	1,219	-	-	-	-	-	8,531
Janitorial Supplies	506	36	-	-	457	69	-	-	-	-	-	-	1,068
Pool Maintenance	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	-	-	-	-	8,750
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	1,154	2,400	712	2,331	-	1,194	1,032	-	-	-	-	-	8,823
Office Supplies	-	160	161	-	-	-	-	-	-	-	-	-	321
Pest Control	745	46	46	46	46	47	47	-	-	-	-	-	1,023
Special Events	-	1,975	171	-	-	2,003	-	-	-	-	-	-	4,149
Fitness Center Repairs/Supplies	1,144	-	-	250	-	275	-	-	-	-	-	-	1,669
Total Amenity Center	\$ 43,146	\$ 19,886	\$ 14,864	\$ 15,140	\$ 12,994	\$ 17,849	\$ 13,460	\$ -	\$ -	\$ -	\$ -	\$ -	137,339
Reserves													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 87,864	\$ 46,735	\$ 37,232	\$ 43,708	\$ 39,332	\$ 40,290	\$ 35,557	\$ -	\$ -	\$ -	\$ -	\$ -	330,717
Excess (Deficiency) of Revenues over Expenditures	\$ (86,902)	\$ (8,332)	\$ 582,300	\$ (37,038)	\$ (31,242)	\$ (38,526)	\$ (23,747)	\$ -	\$ -	\$ -	\$ -	\$ -	356,513
Other Financing Sources(Uses)													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,589
Net Change in Fund Balance	\$ (86,902)	\$ (8,332)	\$ 582,300	\$ (37,038)	\$ (31,242)	\$ (20,937)	\$ (23,747)	\$ -	\$ -	\$ -	\$ -	\$ -	374,103

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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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	14,241.05	263,027.45	405,294.81	677,253.75	1,345,576.01
TOTAL RECEIPTS	14,241.05	263,027.45	405,294.81	677,253.75	1,345,576.01

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
8	03/06/26	-	-	-	-
9	04/14/26	3,843.19	5,921.90	9,895.59	19,660.68
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		263,027.45	405,294.81	677,253.75	1,345,576.01

PERCENT COLLECTED TOTAL	98.95%	98.95%	98.95%	98.95%
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C.

Armstrong
Community Development District
 Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund	4/7/26 1508-1512	\$15,873.32	
	4/14/26 1513-1516	\$13,213.13	
	4/21/26 1517-1519	\$5,698.70	
Total General Fund Checks			\$34,785.15
Total Paid Checks			\$34,785.15

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/07/26	00007	3/26/26	2026-314 202603 310-51300-48000	NOTICE OF MEETING-4/09/26	*	46.20		
		3/26/26	2026-314 202603 310-51300-48000	NOTICE OF MEETING-4/09/26	V	46.20-		
							OSTEEN MEDIA GROUP	.00 001508
4/07/26	00106	4/01/26	49700331 202604 330-57200-46000	FIRE EXTINGUISHER INSPECT	*	204.95		
							FIRST COAST FIRE & SAFETY EQUIPMENT	204.95 001509
4/07/26	00001	4/01/26	209 202604 310-51300-34000	APR MANAGEMENT FEES	*	4,645.42		
		4/01/26	209 202604 310-51300-49500	APR WEBSITE ADMIN	*	109.42		
		4/01/26	209 202604 310-51300-35100	APR INFORMATION TECH	*	157.50		
		4/01/26	209 202604 310-51300-31300	APR DISSEMINATION SVCS	*	649.25		
		4/01/26	209 202604 310-51300-51000	OFFICE SUPPLIES	*	.66		
		4/01/26	209 202604 310-51300-42000	POSTAGE	*	15.86		
		4/01/26	209 202604 310-51300-42500	COPIES	*	59.40		
		4/01/26	209 202604 310-51300-41000	TELEPHONE	*	19.99		
							GOVERNMENTAL MANAGEMENT SERVICES	5,657.50 001510
4/07/26	00001	4/01/26	210 202604 320-53800-12200	PROPERTY MANAGER - APR26	*	7,088.92		
		4/01/26	210 202604 330-57200-46300	JANITORIAL SVCS - APR26	*	1,218.75		
							GOVERNMENTAL MANAGEMENT SERVICES	8,307.67 001511
4/07/26	00061	4/03/26	3728130 202601 310-51300-31500	JAN GENERAL COUNSEL	*	797.00		
		4/03/26	3728130. 202602 310-51300-31500	FEB GENERAL COUNSEL	*	860.00		
							KUTAK ROCK LLP	1,657.00 001512
4/14/26	00103	4/09/26	194963 202603 310-51300-31100	MAR ENGINEERING SERVICES	*	912.50		
							MATTHEWS DESIGN GROUP LLC	912.50 001513
4/14/26	00096	3/31/26	12872 202603 330-57200-46700	MAR POOL MAINTENANCE	*	1,250.00		
							K & K WHITE LLC	1,250.00 001514

				ARMS ARMSTRONG	TLEE			

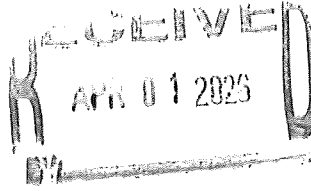
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/14/26	00075	4/01/26 11767	202604 330-57200-34500	APR SECURITY SERVICES	*	2,055.90	
				SECURITY DEVELOPMENT GROUP LLC			2,055.90 001515
4/14/26	00101	4/01/26 27857	202604 320-53800-46200	APR LANDSCAPE MAINTENANCE	*	8,994.73	
				VERDEGO LLC			8,994.73 001516
4/21/26	00001	4/14/26 211	202603 330-57200-49400	MAR SPECIAL EVENTS	*	1,303.14	
		4/14/26 211	202603 330-57200-46400	MAR JANITORIAL SUPPLIES	*	68.90	
		4/14/26 211	202603 330-57200-46000	MAR REPAIRS & MAINTENANCE	*	1,193.68	
		4/14/26 211	202603 320-53800-46900	MAR PREVENTATIVE MAINT	*	1,781.20	
				GOVERNMENTAL MANAGEMENT SERVICES			4,346.92 001517
4/21/26	00087	4/01/26 12928	202604 330-57200-46000	POOL TEST KIT/WALL BRUSH	*	67.98	
				K&K WHITE LLC DBA PINCH A PENNY 242			67.98 001518
4/21/26	00101	2/17/26 26920	202602 320-53800-46500	METER LEAK REPAIR-FEB26	*	1,330.00	
				VERDEGO LLC			1,330.00 001519
TOTAL FOR BANK A						34,785.15	
TOTAL FOR REGISTER						34,785.15	

ARMS ARMSTRONG TLEE

CLAY TODAY

A Division of Osteen Media Group

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



INVOICE

Invoice Number: 2026-314075
Invoice Date: 3/26/2026
Due Date: 4/25/2026

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

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 193744	Notice of Meeting April 9, 2026	CT - Clay Today	Mar 26	2026		Column Inch	Black & White	4.4000	\$46.20
Total:									\$46.20

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

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

Affidavit attached to this invoice.

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

RECEIVED

By Tara Lee at 8:13 am, Apr 02, 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 April 9, 2026

LEGAL: 193744

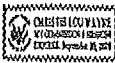
Was published in said newspaper in the issues:

3/26/2026

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 03/26/2026

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@ostccnmediagroup.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, April 9, 2026 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 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 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Marilee Giles
District Manager
Legal 193744 Published 3/26/2026 in Clay County's Clay Today newspaper

Invoice

Invoice #4970033126

Date 4/1/2026

Due Date 5/1/2026



FIRE & SAFETY EQUIPMENT

First Coast Fire and Safety

Billing

Armstrong CDD
475 West Town Pl.
Suite 114
St. Augustine FL 32068

Service

Grey Hawk
3645 Royal Pines Dr

Orange Park FL

PO #

Terms

Project

Net 30

Grey Hawk - 1543

Item	Description	Qty	Rate	Amount
Service Call	Service Call	1	\$125.0000	\$125.00
Tag - No Charge	No Charge Tag	2	\$0.0000	\$0.00
10lb Recharge DC	6 yr. Maint./Recharge	1	\$79.9500	\$79.95
			Subtotal	\$204.95
			Sales Tax	\$0.00
			Payment Total	\$0.00
			Total Due	\$204.95

Make a Payment

RECEIVED

By Tara Lee at 12:21 pm, Apr 07, 2026

Repairs & Maintenance
001, 330, 57200, 46000

4-7-26

Contact First Coast Fire and Safety

5905 Macy Ave
Jacksonville FL 32211

(904) 346-0111
office@firstcoastfire.net

Thank You!

www.firstcoastfire.net

Governmental Management Services, LLC

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

Invoice

Invoice #: 209
Invoice Date: 4/1/26
Due Date: 4/1/26
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 - April 2026		4,645.42	4,645.42
Website Administration - April 2026		109.42	109.42
Information Technology - April 2026		157.50	157.50
Dissemination Agent Services - April 2026		649.25	649.25
Office Supplies		0.66	0.66
Postage		15.86	15.86
Copies		59.40	59.40
Telephone		19.99	19.99

Total \$5,657.50

Payments/Credits \$0.00

Balance Due \$5,657.50

RECEIVED

By Tara Lee at 9:28 am, Apr 03, 2026

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

Invoice

Invoice #: 210
Invoice Date: 4/1/26
Due Date: 4/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Property Manager - April 2026		7,088.92	7,088.92
Janitorial - April 2026		1,218.75	1,218.75
<i>Alison Moring</i> 4-3-26			

RECEIVED
By Tara Lee at 10:53 am, Apr 03, 2026

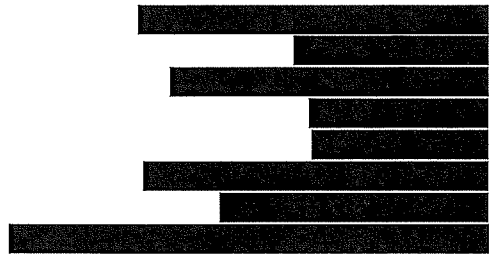
Total	\$8,307.67
Payments/Credits	\$0.00
Balance Due	\$8,307.67

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

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

Federal ID 47-0597598

April 3, 2026



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

RECEIVED
By Tara Lee at 3:13 pm, Apr 06, 2026

Invoice No. 3728130
1323-1

Re: General Counsel

For Professional Legal Services Rendered

01/02/26	J. Gillis	0.10	20.00	Prepare tracking chart for FY 2027 budget adoption, audit acceptance and meeting schedule adoption
01/07/26	K. Buchanan	0.20	74.00	Review correspondence from supervisor of elections; confer with district manager
01/08/26	K. Buchanan	1.20	444.00	Prepare for and attend board meeting; confer with district manager
01/13/26	K. Buchanan	0.50	185.00	Review meeting minutes and meeting follow up
01/21/26	K. Buchanan	0.20	74.00	Follow up on information request from supervisor of elections
02/12/26	K. Buchanan	1.40	518.00	Prepare for and attend board meeting
02/13/26	K. Haber	0.40	114.00	Correspond with Giles regarding revision of amenity facility policies pertaining to common areas
02/24/26	J. Gillis	0.40	80.00	Coordinate response to auditor letter

KUTAK ROCK LLP

Armstrong CDD

April 3, 2026

Client Matter No. 1323-1

Invoice No. 3728130

Page 2

02/26/26	K. Buchanan	0.40	148.00	Confer with district manager regarding warning letter regarding unauthorized use of district property
----------	-------------	------	--------	---

TOTAL HOURS 4.80

TOTAL FOR SERVICES RENDERED \$1,657.00

TOTAL CURRENT AMOUNT DUE \$1,657.00

Project Manager Michael Silverstein



Engineering - Architecture - Planning - Surveying

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

April 09, 2026
Invoice # 194963

Project 0000071910.0000 25158.00 - Armstrong CDD

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

- Attend CDD Meeting, Preparation and Follow Up as Needed
- Plan Upload to Inspection Software

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 March 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Division Lead	2.50	275.00	687.50	
CAD Designer III	1.50	150.00	225.00	
Total Labor				912.50
			Total Due:	912.50

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	912.50	4,373.75	5,286.25
Totals	912.50	4,373.75	5,286.25

RECEIVED
By Tara Lee at 3:44 pm, Apr 09, 2026

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: 03/31/26

Client Code 2127

Invoice # 12872

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

Pool Maintenance
001.330.57200.46700
[Signature]
4-9-26



March 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
03/31/26	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





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

INVOICE

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

INVOICE # 11767
DATE 04/01/2026
DUE DATE 04/30/2026
TERMS End of the month

SERVICE MONTH
April

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Fri - Sun	72	31.15	2,242.80
Dedicated Officer I Credit for Dedicated Officer for 6 Hours on 3/14	-6	31.15	-186.90

SUBTOTAL 2,055.90
TAX 0.00
TOTAL 2,055.90
BALANCE DUE **\$2,055.90**

Pay invoice

Security Monitoring
001,330.57200.34500

[Signature] *4-13-26*

RECEIVED

By Tara Lee at 10:11 am, Apr 13, 2026



Invoice

Invoice #: 27857

Date: 04/01/26

Customer PO:

DUE DATE: 05/01/2026

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 April 2026	\$8,994.73

Invoice Notes:

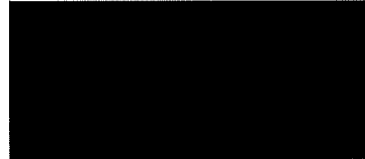
Thank you for your business!

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



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

*Landscape Maintenance
001.320.53800.46200*

4-14-26

RECEIVED
By Tara Lee at 10:31 am, Apr 14, 2026

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

Invoice

Invoice #: 211
 Invoice Date: 4/14/26
 Due Date: 4/14/26
 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 March 1 - March 31, 2026	44.53	40.00	1,781.20
Maintenance Supplies		2,665.72	2,665.72
Approved Ryan Wilson 4/20/2026			
Special Events 001.330.57200.49400 \$1,303.14			
Janitorial Supplies 001.330.57200.46400 \$68.90			
Repairs & Maintenance 1.330.57200.46000 \$1,193.68			
Preventative Maintenance 001.320.53800.46900 \$1,781.20			
<i>Alison Moring</i> 4-20-26			

Total \$4,346.92

Payments/Credits \$0.00

Balance Due \$4,346.92

RECEIVED

By Tara Lee at 8:50 am, Apr 21, 2026

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/2/26	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/4/26	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/5/26	1.98	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/9/26	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/11/26	1.5	C.W.	Fixed two shower lines on pool deck, straightened and organized furniture on pool deck
3/11/26	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/13/26	1.5	R.A.	Replaced cabling system for pool deck umbrella
3/13/26	2.07	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/15/26	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/18/26	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/20/26	2.08	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/23/26	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/25/26	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
3/26/26	5	R.A.	Paint exterior of amenity center on pool deck, picked up supplies
3/26/26	7.85	C.W.	Painted outside of amenity center, straightened and organized pool deck furniture, cleaned cob webs from walls
3/27/26	2.5	R.A.	Diagnosed fluorescent light not working in maintenance closet, found motion detection light switch not sending voltage to light, removed and replaced light switch in closet, picked up supplies
3/27/26	2.05	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
3/30/26	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles

TOTAL 44.53

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 4/05/28

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Groyhawk				
	2/27/26	NEWBEA 2000 Easter Eggs (2)	370.85	R.W.
	3/4/26	Easter Bunny for Event	455.40	R.W.
	3/10/26	Funhouse Candy Mix (2)	51.90	R.W.
	3/10/26	Easter Event Supplies	426.01	R.W.
	3/11/26	Wire Rope 1/8x50 Plain	27.55	R.W.
	3/11/26	1/8 Femule & Stop Set	4.57	R.W.
	3/11/26	1/8 Wire Rope Thimble Zinc	4.30	R.W.
	3/11/26	Nitrile Gloves (2)	22.95	R.W.
	3/11/26	Microfiber Towels	11.48	R.W.
	3/11/26	42 Gallon Trash Bags 50ct	34.47	R.W.
	3/20/26	Handy Paint Pall	10.32	R.W.
	3/20/26	4x3/8" Woven Roller (2)	11.94	R.W.
	3/20/26	4x3/8 In Nap Woven Roller with Frame	5.97	R.W.
	3/20/26	WSTR Griptech 2.5 Thin Angl Sash	13.94	R.W.
	3/20/26	WSTR Griptech 2.0 Angle Sash	13.94	R.W.
	3/20/26	Paint Tray	4.73	R.W.
	3/20/26	Paint 4.53 Gallon (2)	455.42	R.W.
	3/21/26	East Rexon Pro Pickleball Net (2)	543.93	R.W.
	3/26/26	Blue Painters Tape	8.26	R.A.
	3/26/26	Basic Brushes 3pc	10.34	R.A.
	3/26/26	3x3/8 Knlt Roller 2pk	5.14	R.A.
	3/26/26	3x3/8 Knlt Roller and Handle (2)	10.28	R.A.
	3/27/26	Masetro Motion Section Light Switch	25.85	R.A.
	3/27/26	25' Measuring Tape	6.18	R.A.
	3/27/26	Multl Meter	31.03	R.A.
		TOTAL	<u>\$2,565.72</u>	

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



INVOICE

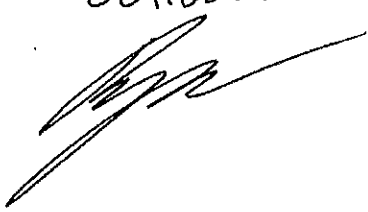
Armstrong CDD
475 Town Center Place
Suite 114
St. Augustine FL 32092

Invoice Date: 04/01/26

Client Code 2127

Invoice # 12928

Item	Description	Serial Number	Quantity	Amount
Department	BASIC 5 TEST KIT P.A.P.		1	\$37.99
Department	18" CURVED WALL BRUSH NYLON		1	\$29.99

Repairs & Maintenance
001.330.57200.46000
 4-21-26

RECEIVED
By Tara Lee at 9:21 am, Apr 21, 2026

Brush and chems test kit	Sub Total	\$67.98
	Sales Tax	\$0.00
	Total	\$67.98

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
04/01/26	2127	\$67.98
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





Invoice

Invoice #: 26920

Date: 02/17/26

Customer PO:

DUE DATE: 03/19/2026

BILL TO

FROM

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

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

DESCRIPTION

AMOUNT

#26390 - Meter Leak Repair February 2026

- Found and repaired a broken 2 1/2" mainline break, believed to be responsible for high water usage.

Located in front of the amenity center near the mail kiosk.

All labor and material used to locate and repair the break is reflected.

*Irrigation Repairs
001,320,53800, 46500
4-16-26*

RECEIVED

By Tara Lee at 10:25 am, Apr 16, 2026



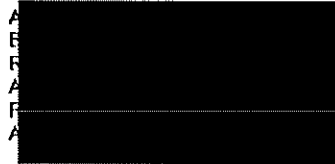
<i>Landscape Enhancement</i>				<i>\$1,330.00</i>
Irrigation Labor (Labor)	16.00	\$80.00	\$1,280.00	
misc parts (Equipment)	1.00	\$50.00	\$50.00	

Invoice Notes:

Thank you for your business! **AMOUNT DUE THIS INVOICE** **\$1,330.00**

Please See Our
Updated Remittance
Information

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



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