ARMSTRONG
Community Development District

SEPTEMBER 10, 2026

AGENDA

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

September 3, 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, September 10, 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 August 13, 2026 Meeting

IV. Ratification of Engagement Letter with Grau and Associates for Fiscal Year 2026 Audit Services

V. Staff Reports
   A. District Counsel

   B. District Engineer

   C. District Manager - Update to Agreement for Amenity Management and Operation & Maintenance On Site Services

   D. Facility Manager Report

VI. Supervisor's Requests and Audience Comments

VII. Financial Reports
   A. Financial Statements as of August 31, 2026

   B. Assessment Receipts

   C. Check Register

VIII. Next Scheduled Meeting – October 8, 2026 at 3:30 p.m. at Plantation Oaks Amenity Center

IX. Adjournment

<u>Board Oversight</u>

Amenity Center - Chairman Lopez
Security - Vice Chairman Brown
Landscape and Common Areas - Supervisor Taylor
Pond Maintenance - Supervisor Hernandez
Finance and Accounting - Supervisor Cole

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, August 13, 2026 at 6:00 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
Cherie Hernandez	Assistant Secretary
Kendrick Taylor	Assistant Secretary
Kerrstyn Cole	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Carl Allen	District Engineer by telephone
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Giles called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

Ms. Cole stated I am here tonight and would like to be considered to fill the open position. My husband and I moved here from California four years ago. I work from home for a health care staffing agency. I would like to be a part of the board to help our community be the best as possible.

THIRD ORDER OF BUSINESS **Organizational Matters**

Ms. Giles stated you have heard from Ms. Cole, you have a resume from another resident and a few minutes ago he emailed a better version of that.

Mr. Brown stated to be fully transparent I have known Kerrstyn since she moved to Florida and she wants to run for a vacancy and will have my full support. She is very trustworthy; a hard worker and she would be good to fill that vacancy.

Ms. Hernandez stated I also know Kerrstyn and I think she would be great. She has been providing me with information about different things in the community that need to be brought up. I think she would be a good person to have on the board.

Mr. Taylor stated the other candidate is not here and that does it for me.

Mr. Lopez stated I would like to listen to Mr. Robert Thurmond and see what he has to say, because we have time. There is no rush.

Mr. Wilson stated he did come by the other day and I invited him to the meeting.

Ms. Giles stated I did let him know the meeting was tonight.

A. Appointment of New Supervisor to Fill Unexpired Term of Office (11/26)

> On MOTION by Mr. Taylor seconded by Ms. Hernandez with three in favor and Mr. Lopez opposed Kerrstyn Cole was appointed to fill the unexpired term of office.

B. Oath of Office for Newly Appointed Supervisor

Ms. Giles being a notary public of the State of Florida administered the oath of office to Ms. Cole.

Ms. Giles gave an overview of the sunshine law and setting up a separate email address for district business.

Ms. Buchanan gave an overview of the ethics law.

C. Election of Officers, Resolution 2026-04

> On MOTION by Mr. Lopez seconded by Mr. Taylor with all in favor Resolution 2026-04 was approved appointing Kerrstyn Cole as assistant secretary.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the July 9, 2026 Meeting**

On MOTION by Mr. Brown seconded by Ms. Hernandez with all in favor the minutes of the July 9, 2026 meeting were approved as presented.

FIFTH ORDER OF BUSINESS **Public Hearing Adopting the Budget for Fiscal Year 2027**

Ms. Buchanan stated Resolution 2026-05 adopts the budget and you do that after you have a chance to discuss it and consider whether you want to make any changes. Once you have adopted the budget then you move to the second resolution which levies the annual operations and maintenance assessment necessary to support the budget. Your fiscal year runs from October 1st to September 30th so the district will levy the assessments now to go into place for next fiscal year. Because everything is collected on the property tax bills we won't receive revenue from the tax collector until December. We do this a little in advance to take into account the scheduling.

Ms. Giles gave an overview of the approved budget and stated there is no increase in the assessments as you can see on the side-by-side chart on page 15.

On MOTION by Mr. Taylor seconded by Mr. Lopez with all in favor the public hearing was opened.

There being no comments from the public, the board took the following action.

On MOTION by Mr. Brown seconded by Mr. Taylor with all in favor the public hearing was closed.

Mr. Taylor asked are there any capital projects we are doing next year that should be brought up?

Mr. Soriano stated there is nothing in the capital reserve study for next year.

A. Consideration of Resolution 2026-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Mr. Taylor stated we spoke the other day about the impact of the 11 mailboxes shown on our insurance policy. We want to make sure that is in the budget.

Mr. Soriano stated I think we just did that. Marilee and I went through all of those and updated that. We usually don't put that on the insurance, just the one at the amenity center, but we had one taken out in another district and it cost about $20,000. We went through all our districts and added those in.

On MOTION by Ms. Hernandez seconded by Mr. Brown with all in favor Resolution 2026-05 was approved.

B. Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

Ms. Giles stated Resolution 2026-06 imposes the special assessments and certifies the assessment roll for fiscal year 2027. This allows the county to place the assessments on the tax roll and collect the assessments.

Mr. Brown stated this isn't going to be affected no matter how the vote happens for the property tax law in Florida, correct, because this is assessments coming straight to us?

Ms. Buchanan stated that is correct.

On MOTION by Mr. Taylor seconded by Ms. Hernandez with all in favor Resolution 2026-06 was approved.

SIXTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure, consideration of Resolution 2026-07**

Ms. Buchanan stated our firm represents a couple hundred CDDs and for economy of scale we put together adjustments to everyone's rules of procedure every two to four years and we try to incorporate statutory changes and just lessons learned. The changes this year primarily focus on rulemaking, which is a statutory adjustment, clarification to the public procurement process and made clear that if you are in attendance and do not have a statutory conflict you are required to vote to ensure proper counting.

On MOTION by Mr. Taylor seconded by Mr. Lopez with all in favor the public hearing was opened.

There being none, the board took the following action.

On MOTION by Mr. Brown seconded by Mr. Taylor with all in favor the public hearing was closed.

On MOTION by Ms. Hernandez seconded by Mr. Brown with all in favor Resolution 2026-07 was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. District Manager

1. Discussion of Fiscal Year 2027 Meeting Schedule

On MOTION by Mr. Brown seconded by Mr. Taylor with all in favor the fiscal year 2027 meeting scheduled was approved.

2. Discussion of Fiscal Year 2027 Goals and Objectives

On MOTION by Mr. Taylor seconded by Mr. Brown with all in favor the fiscal year 2027 goals and objectives were approved.

D. Facility Manager Report

Mr. Wilson gave an overview of the facility manager's report, copy of which was included in the agenda package.

The board discussed the timing of the painting of the gym, and best time to do paver repair at the pool's edge, broken sidewalk inspection, and renderings of a gazebo to provide shade.

EIGHTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Ms. Suchsland stated we are going to replace the triple Robellini in the backside of the pool on the west side that didn't make it through the freeze, the one on the east side did. Tomorrow you will see the tree crew out on Tynes, we are going to elevate some trees on that road and there is a small oak tree on the east side of the road that we are going to flush cut. It is dead. If you want to replace that later, we can. September you are due for playground mulch and your second mulching, which we do the mailbox pockets as well as entry and profile areas and a little bit of the amenities. Hedges have been a big topic of discussion on these mailbox pockets, where they border up to the neighborhoods. Some people want their privacy and want them to grow tall so we trim the sides and leave the tops. Some people like the trimming but they have gotten so broad that we can't go fully and we are not going to go onto private property. Some residents are not trimming their sides and we are getting complaints. I need guidance on what you want to do. With the resident's permission we can go on the other side and trim but that will leave sticks on the other side and they don't want that either.

Mr. Soriano stated there should have been space between the fence and the property line so we can maintain well enough but when you back right up it creates a problem and it is growing through the fence and realistically if it grows over your property line it is yours to maintain. We have residents who complain about that too, but our staff can't go on private property, even with permission we shouldn't go on private property. If we can cut them from the top, fine, if we can reach round and cut the back they may be skeletons for a while but it will fill in.

Ms. Suchsland stated if the homeowners are not going to do anything on their side, it will just get worse.

Mr. Lopez asked how high can it be so you can reach over and cut?

Ms. Suchsland stated I like 5-foot. They are so wide right now I don't think they can reach across. The people who don't have fences do not complain; it is the people who have fences who complain. If we cut them straight across they need to know they are going to fill out and they need to be responsible. If we cut them and it falls on the property, we can't take it off, the homeowner is responsible for that cleanup.

Mr. Brown stated I suggest cut that 10" buffer and get a 5-foot top, cohesive across the neighborhood, to make it where they can do their job and you don't have to hear about it.

Ms. Suchsland stated we will start cutting the tops and see what people say and bring this to September/October.

Ms. Hernandez stated it needs to be uniform, 5-feet across the board.

Mr. Lopez asked what happened with the flag situation? A guy came in and took down the flag, took the sign off the wall, threw the flag in a hole and kicked dirt over it.

Mr. Wilson stated I don't know who it is. He drove up in a truck, put a free Palestine flag on the truck and then ripped off the flag and the CCSO sign.

Mr. Soriano stated we have video, but we don't know who it is.

NINTH ORDER OF BUSINESS **Financial Reports**

A. Financial Statements as of September 30, 2026

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

B. Check Register

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

TENTH ORDER OF BUSINESS **Next Scheduled Meeting – September 10, 2026 at 3:30 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated the next meeting is scheduled for September 10, 2026 at 3:30 p.m. in the same location.

On MOTION by Mr. Lopez seconded by Mr. Brown with all in favor the meeting adjourned at 7:40 p.m.

______________________________ ______________________________

Secretary/Assistant Secretary Chairperson/Vice Chairperson

FOURTH ORDER OF BUSINESS

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 30, 2026

Board of Supervisors
Armstrong Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Armstrong Community Development District, Clay County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Armstrong Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT:

GMS-NF, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850

Our fee for these services will not exceed $4,300 for the September 30, 2026 audit, unless there is a change in activity by the District, which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Armstrong Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Tony Grau

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Armstrong Community Development District.

By: Marilee Giles Marilee Giles

Title: Secretary

Date: Aug 3, 2024

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

FIFTH ORDER OF BUSINESS

C.

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

Memorandum

Date: September 10th, 2026

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

Community:

Amenity Usage

- *Total Facilities Usage – fobs Scanned 3449*

Card counts:

New Owners	0
Replacements	

Room Rentals

rentals in the month of Aug -1

Special Events

Community Yard Sale 12th 13th

Operations:

- I sent a follow up Email to HOA about funding for the Easter event.
- I followed up on the Pavers by the pool. Looks like the sinking was caused by residual from the last hole that was a few feet away. No new issues since I added sand.
- I had 1 of the showers by the pool fixed. It was not shutting off
- Closed the gym down for painting from sept 8th – 11th
- Community yard Sale will be September 12th -13th
- Mulch will start going down on sept 17th.
-

Landscaping

- *Monthly reports for August 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

SEVENTH ORDER OF BUSINESS

A.

Armstrong

Community Development District

Unaudited Financial Reporting

August 31, 2026

Table of Contents

Armstrong

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 108,952	$ 22,631	$ -	$ -	$ 131,582
Due from Other Funds	250	-	-	-	250
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	1,598	-	-	1,598
Investments:					
US Bank Custody Account	63,901	-	-	-	63,901
State Board of Adminstration	272,457	173,690			446,147
Series 2017A/B					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	262,367	-	262,367
Reserve-B	-	-	-	-	-
Revenue-B	-	-	-	-	-
Prepayment-B	-	-	-	-	-
Construction	-	-	-	-	-
Series 2019					
Reserve			203,800		203,800
Revenue	-	-	349,138	-	349,138
Prepayment	-	-	1	-	1
Prepaid Expenses	370	-	-	-	370
Total Assets	**$ 445,930**	**$ 197,918**	**$ 1,081,125**	**$ -**	**$ 1,724,973**
Liabilities:					
Accounts Payable	$ 506	$ -	$ -	$ -	$ 506
Accrued Expenses	3,152	-	-	-	3,152
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
Due to Capital Reserve	1,598	-	-	-	1,598
Total Liabilites	**$ 5,256**	**$ -**	**$ -**	**$ -**	**$ 5,256**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 370	$ -	$ -	$ -	$ 370
Deposits	-	-	-	-	-
Restricted for:					
Debt Service	-	$ -	$ 1,081,125	$ -	$ 1,081,125
Capital Project	-	-	-	-	-
Assigned for:					
Capital Reserve Fund	-	197,918	-	-	197,918
Capital Reserves	-	-	-	-	-
Unassigned	440,304	-	-	-	440,304
Total Fund Balances	**$ 440,675**	**$ 197,918**	**$ 1,081,125**	**$ -**	**$ 1,719,717**
Total Liabilities & Fund Balance	$ 445,930	$ 197,918	$ 1,081,125	$ -	$ 1,724,973

Armstrong

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 684,423	$ 684,423	$ 687,085	$ 2,661
Cash Share - Tynes Blvd	2,400	2,200	1,660	(540)
Miscellaneous Income-Access Cards	-	-	425	425
Miscellaneous Income-Rental	-	-	1,600	1,600
Interest	14,631	14,631	15,342	711
Total Revenues	**$ 701,454**	**$ 701,254**	**$ 706,112**	**$ 4,857**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 11,000	$ 9,800	$ 1,200
FICA Expense	918	842	750	92
Annual Audit	4,300	4,300	4,200	100
Trustee Fees	8,514	8,514	8,142	372
Dissemination Agent	7,791	7,142	7,142	-
Arbitrage	1,100	1,100	1,100	-
Engineering	6,000	5,500	5,540	(40)
Attorney	20,000	18,333	7,109	11,225
Assessment Administration	5,899	5,899	5,899	-
Management Fees	55,745	51,099	51,100	-
Information Technology	1,890	1,733	1,733	-
Website Maintenance	1,313	1,203	1,204	-
Telephone	400	367	206	160
Postage and Delivery	500	458	227	231
General Liability and Public Officials Insurance	8,208	8,208	7,734	474
Printing & Binding	750	688	577	110
Legal Advertising	2,000	1,833	536	1,298
Bank Fees and Other Charges	600	550	521	29
Office Supplies	250	229	6	223
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 138,352**	**$ 129,172**	**$ 113,698**	**$ 15,475**
Operations & Maintenance				
Security	$ 51,364	$ 47,084	$ 29,468	$ 17,615
Electric	1,450	1,450	1,468	(18)
Water & Sewer	38,000	34,833	33,305	1,529
Landscape Maintenance	108,000	99,000	98,942	58
Landscape Contingency	5,000	4,583	1,459	3,124
Lake Maintenance	13,988	12,822	10,945	1,877
Lake Contingency	2,140	1,962	-	1,962
Irrigation Repairs	5,000	4,583	3,110	1,473
Repairs and Maintenance	7,000	6,417	3,293	3,124
Total Operations & Maintenance	**$ 231,942**	**$ 212,734**	**$ 181,990**	**$ 30,745**

Armstrong

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Amenity Center				
Property/Amenity Manager	$ 84,668	$ 77,612	$ 77,978	$ (366)
Preventative Maintenance	17,500	16,042	7,036	9,005
Facility Attendant	7,632	6,996	5,045	1,951
Property Insurance	32,690	32,690	26,291	6,399
Phone/Internet/Cable	2,900	2,658	2,708	(49)
Electric	14,000	12,833	13,636	(802)
Water & Sewer	11,500	10,542	7,551	2,990
Gas	1,575	1,444	1,183	260
Reuse Service	6,646	6,092	6,127	(35)
Access Cards	4,000	3,667	2,678	989
Janitorial Services	14,625	13,406	13,406	-
Janitorial Supplies	3,000	2,750	1,812	938
Pool Maintenance	23,992	21,993	12,500	9,493
Pool Permits	300	300	325	(25)
Repairs and Maintenance	17,000	15,583	14,983	600
Office Supplies	500	500	587	(87)
Pest Control	800	800	1,586	(786)
Special Events	3,000	3,000	4,109	(1,109)
Ftiness Center Repairs/Supplies	3,000	2,750	2,344	406
Total Amenity Center	**$ 249,328**	**$ 231,658**	**$ 201,885**	**$ 29,772**
Reserves				
Capital Reserve Transfer Out	$ 81,833	$ 81,833	$ 81,833	-
Total Reserves	**$ 81,833**	**$ 81,833**	**$ 81,833**	**$ -**
Total Expenditures	**$ 701,454**	**$ 655,397**	**$ 579,406**	**$ 75,992**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 126,705	
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	**$ -**	**$ -**	**$ 144,295**	**$ 17,589**
Fund Balance - Beginning	$ -		$ 296,380	
Fund Balance - Ending	$ -		$ 440,675	

*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 August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Capital Reserve Transfer In	$ 81,833	$ 81,833	$ 81,833	$ -
Interest	1,200	1,200	4,159	2,959
Insurance Proceeds	-	-	6,116	
Total Revenues	**$ 83,033**	**$ 83,033**	**$ 92,108**	**$ 2,959**
Expenditures:				
Capital Outlay	$ 18,000	$ -	$ -	$ -
Repair and Maintenance	-	-	4,945	(4,945)
Contingency	600	550	473	77
Total Expenditures	**$ 18,600**	**$ 550**	**$ 5,418**	**$ (4,868)**
Excess (Deficiency) of Revenues over Expenditures	**$ 64,433**		**$ 86,690**	
Net Change in Fund Balance	**$ 64,433**		**$ 86,690**	
Fund Balance - Beginning	$ 96,594		$ 111,228	
Fund Balance - Ending	$ 161,027		$ 197,918	

Armstrong

Community Development District

Debt Service Fund Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 265,811	$ 265,811	$ 266,846	$ 1,034
Interest Income	20,700	18,975	17,993	(982)
Total Revenues	**$ 286,511**	**$ 284,786**	**$ 284,839**	**$ 53**
Expenditures:				
Interest - 11/01	$ 90,741	$ 90,741	$ 90,741	$ (0)
Principal - 11/01	80,000	80,000	80,000	-
Interest - 5/01	88,941	88,941	88,941	(0)
Total Expenditures	**$ 259,681**	**$ 259,681**	**$ 259,681**	**$ (0)**
Excess (Deficiency) of Revenues over Expenditures	$ 26,830		$ 25,158	
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**		**$ 7,568**	
Fund Balance - Beginning	$ 238,727		$ 520,617	
Fund Balance - Ending	$ 265,557		$ 528,186	

Armstrong

Community Development District

Debt Service Fund Series 2019A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 409,584	$ 409,584	$ 411,178	$ 1,594
Interest Income	20,700	18,975	18,791	(184)
Total Revenues	**$ 430,284**	**$ 428,559**	**$ 429,969**	**$ 1,410**
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	125,013	124,913	100
Special Call - 5/01	-	-	5,000	(5,000)
Interest - 8/01	-	-	50	(50)
Special Call - 8/01	-	-	5,000	(5,000)
Total Expenditures	**$ 402,650**	**$ 402,650**	**$ 417,600**	**$ (14,950)**
Excess (Deficiency) of Revenues over Expenditures	$ 27,634		$ 12,369	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 27,634**		**$ 12,369**	
Fund Balance - Beginning	$ 335,620		$ 540,570	
Fund Balance - Ending	$ 363,254		$ 552,939	

Armstrong

Community Development District

Capital Project Fund Series 2019A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

		Actual Thru 08/31/26
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	$ -	$ 9,896	$ 4,260	$ 5,571	$ -	$ -	$ -	$ 687,085
Cash Share - Tynes Blvd	251	241	65	52	47	123	238	201	193	202	48	-	1,660
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income-Access Cards	-	25	125	25	-	-	-	50	25	125	50	-	425
Miscellaneous Income-Rental	200	-	100	-	100	100	200	600	100	100	100	-	1,600
Interest	510	420	371	1,768	1,998	1,541	1,714	2,758	1,895	1,383	982	-	15,342
Total Revenues	**$ 961**	**$ 38,404**	**$ 619,532**	**$ 6,670**	**$ 8,091**	**$ 1,764**	**$ 12,048**	**$ 7,868**	**$ 7,784**	**$ 1,810**	**$ 1,181**	**$ -**	**$ 706,112**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ 1,000	$ 800	$ 800	$ 1,000	$ 800	$ 800	$ 800	$ 800	$ 1,000	$ -	$ 9,800
FICA Expense	77	77	77	61	61	77	61	61	61	61	77	-	750
Annual Audit	-	-	-	-	-	-	-	4,200	-	-	-	-	4,200
Trustee Fees	4,068	-	-	4,074	-	-	-	-	-	-	-	-	8,142
Dissemination Agent	649	649	649	649	649	649	649	649	649	649	649	-	7,142
Arbitrage	-	1,100	-	-	-	-	-	-	-	-	-	-	1,100
Engineering	-	1,046	768	1,534	580	913	550	-	150	-	-	-	5,540
Attorney	1,332	893	426	797	860	851	879	1,071	-	-	-	-	7,109
Assessment Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Management Fees	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	-	51,100
Information Technology	158	158	158	158	158	158	158	158	158	158	158	-	1,733
Website Maintenance	109	109	109	109	109	109	109	109	109	109	109	-	1,204
Telephone	30	28	20	20	11	15	20	21	21	9	13	-	206
Postage and Delivery	45	36	16	9	9	12	16	13	10	39	23	-	227
General Liability and Public Officials Insurance	7,734	-	-	-	-	-	-	-	-	-	-	-	7,734
Printing & Binding	147	22	46	34	32	21	59	28	26	107	56	-	577
Legal Advertising	48	46	46	46	46	-	-	-	-	302	-	-	536
Bank Fees and Other Charges	128	-	24	61	40	7	118	23	39	41	40	-	521
Office Supplies	1	0	1	0	0	0	1	1	0	1	1	-	6
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 26,244**	**$ 9,810**	**$ 7,984**	**$ 12,998**	**$ 8,001**	**$ 8,457**	**$ 8,065**	**$ 11,779**	**$ 6,669**	**$ 6,922**	**$ 6,771**	**$ -**	**$ 113,698**

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	$ 2,804	$ 3,177	$ 3,364	$ 3,364	$ -	$ 29,468
Electric	138	138	138	137	137	137	91	137	137	139	139	-	1,468
Water & Sewer	4,137	4,171	1,968	2,737	1,480	2,279	3,324	3,254	3,121	4,378	2,457	-	33,305
Landscape Maintenance	8,995	8,995	8,995	8,995	8,995	8,995	8,995	8,995	8,995	8,995	8,995	-	98,942
Landscape Contingency	-	-	-	-	-	-	-	-	915	-	544	-	1,459
Lake Maintenance	995	995	995	995	995	995	995	995	995	995	995	-	10,945
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**	**$ 16,184**	**$ 17,340**	**$ 17,871**	**$ 16,494**	**$ -**	**$ 181,990**
Amenity Center													
Property/Amenity Manager	$ 7,089	$ 7,089	$ 7,089	$ 7,089	$ 7,089	$ 7,089	$ 7,089	$ 7,089	$ 7,089	$ 7,089	$ 7,089	$ -	$ 77,978
Preventative Maintenance	64	979	1,252	-	-	1,781	1,626	1,120	214	-	-	-	7,036
Facility Attendant	-	-	464	-	-	-	-	1,096	1,586	1,899	-	-	5,045
Property Insurance	26,291	-	-	-	-	-	-	-	-	-	-	-	26,291
Phone/Internet/Cable	236	236	257	247	247	247	247	-	494	247	249	-	2,708
Electric	1,256	1,233	1,162	1,162	1,208	1,326	1,229	1,182	1,134	1,334	1,410	-	13,636
Water & Sewer	977	580	287	867	824	695	681	627	578	741	695	-	7,551
Gas	110	-	210	125	100	100	112	114	112	100	100	-	1,183
Reuse Service	(406)	1,534	568	554	554	554	554	554	554	554	554	-	6,127
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	1,219	1,219	1,219	1,219	-	13,406
Janitorial Supplies	506	36	-	-	457	69	-	237	279	228	-	-	1,812
Pool Maintenance	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	-	12,500
Pool Permits	-	-	-	-	-	-	-	325	-	-	-	-	325
Repairs and Maintenance	1,154	2,400	712	2,331	-	1,194	1,465	2,408	1,858	1,461	-	-	14,983
Office Supplies	-	160	161	-	-	-	29	-	166	-	70	-	587
Pest Control	745	46	46	46	46	47	47	47	47	47	422	-	1,586
Special Events	-	1,975	171	-	-	1,963	-	-	-	-	-	-	4,109
Ftiness Center Repairs/Supplies	1,144	-	-	250	-	275	250	-	-	425	-	-	2,344
Total Amenity Center	**$ 43,146**	**$ 19,886**	**$ 14,864**	**$ 15,140**	**$ 12,994**	**$ 17,809**	**$ 15,798**	**$ 17,269**	**$ 16,578**	**$ 16,594**	**$ 11,808**	**$ -**	**$ 201,885**
Reserves													
Capital Reserve Transfer Out	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 81,833**	**$ -**	**$ -**	**$ -**	**$ 81,833**
Total Reserves	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 81,833**	**$ -**	**$ -**	**$ -**	**$ 81,833**
Total Expenditures	**$ 87,864**	**$ 46,735**	**$ 37,232**	**$ 43,708**	**$ 39,332**	**$ 41,101**	**$ 39,323**	**$ 45,232**	**$ 122,420**	**$ 41,387**	**$ 35,074**	**$ -**	**$ 579,406**
Excess (Deficiency) of Revenues over Expenditures	$ (86,902)	$ (8,332)	$ 582,300	$ (37,038)	$ (31,242)	$ (39,337)	$ (27,275)	$ (37,364)	$ (114,635)	$ (39,577)	$ (33,893)	$ -	$ 126,705
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)**	**$ (21,748)**	**$ (27,275)**	**$ (37,364)**	**$ (114,635)**	**$ (39,577)**	**$ (33,893)**	**$ -**	**$ 144,295**

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	$203,800	
RESERVE FUND BALANCE	$203,800	
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)
LESS: MAY 1, 2026 (SPECIAL CALL)		($5,000)
Current Bonds Outstanding		**$6,345,000**

Total Bonds Outstanding	**$9,865,000**

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	**(5,291.17)**	**266,845.53**	**411,178.02**	**687,084.68**	**1,365,108.23**
TOTAL RECEIPTS	**(5,291.17)**	**266,845.53**	**411,178.02**	**687,084.68**	**1,365,108.23**

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
10	05/11/26	1,654.34	2,549.15	4,259.67	8,463.16
INTEREST 1	06/05/26	368.96	568.52	950.00	1,887.48
11	06/10/26	610.20	940.24	1,571.15	3,121.59
12	06/16/26	1,184.58	1,825.30	3,050.11	6,059.99
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		266,845.53	411,178.02	687,084.68	1,365,108.23

PERCENT COLLECTED TOTAL	**100.39%**	**100.39%**	**100.39%**	**100.39%**

C.

Armstrong

Community Development District

Check Run Summary

Date		Check Numbers	Amount	Amount
General Fund				
	8/4/26	1563-1566	$2,847.20	
	8/10/26	1567-1569	$14,957.31	
	8/18/26	1570-1574	$14,343.17	
	8/24/26	1575-1576	$1,759.35	
		Total General Fund Checks		**$33,907.03**
Total Paid Checks				**$33,907.03**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** ARMSTRONG CDD - GENERAL FUND
BANK A ARMSTRONG GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/04/26	00076	7/26/26	40364	202607	330-57200-46000		*	375.00		
			REPR TOILET - FLUSH VALVE							
						CLAY COUNTY MASTER PLUMBING LLC			375.00	001563
8/04/26	00007	7/23/26	2026-318	202607	310-51300-48000		*	151.20		
			FY27 BUDGET MEETING 8/13							
						OSTEEN MEDIA GROUP			151.20	001564
8/04/26	00061	7/30/26	3779962	202605	310-51300-31500		*	1,071.00		
			MAY26 GENERAL COUNSEL							
						KUTAK ROCK LLP			1,071.00	001565
8/04/26	00096	7/31/26	13413	202607	330-57200-46700		*	1,250.00		
			JUL26 POOL MAINTENANCE							
						K & K WHITE LLC			1,250.00	001566
8/10/26	00001	8/01/26	224	202608	320-53800-12200		*	7,088.92		
			PROPERTY MANAGER - AUG26							
		8/01/26	224	202608	330-57200-46300		*	1,218.75		
			JANITORIAL SVCS - AUG26							
						GOVERNMENTAL MANAGEMENT SERVICES			8,307.67	001567
8/10/26	00001	8/01/26	225	202608	310-51300-34000		*	4,645.42		
			AUG MANAGEMENT FEES							
		8/01/26	225	202608	310-51300-49500		*	109.42		
			AUG WEBSITE ADMIN							
		8/01/26	225	202608	310-51300-35100		*	157.50		
			AUG INFORMATION TECH							
		8/01/26	225	202608	310-51300-31300		*	649.25		
			AUG DISSEMINATION SVCS							
		8/01/26	225	202608	310-51300-51000		*	.63		
			OFFICE SUPPLIES							
		8/01/26	225	202608	310-51300-42000		*	23.37		
			POSTAGE							
		8/01/26	225	202608	310-51300-42500		*	56.40		
			COPIES							
		8/01/26	225	202608	310-51300-41000		*	12.65		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SERVICES			5,654.64	001568
8/10/26	00077	8/01/26	395689B	202608	320-53800-46800		*	995.00		
			AUG26 LAKE MAINTENANCE							
						THE LAKE DOCTORS INC			995.00	001569
8/18/26	00001	7/31/26	226	202607	330-57200-34100		*	1,899.24		
			JUL26 FACILITY ASSISTANT							
						GOVERNMENTAL MANAGEMENT SERVICES			1,899.24	001570

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/26	00075	8/01/26	12080	202608	330-57200-34500		*	747.60		
			AUG26 THUR SECURITY SVCS							
						SECURITY DEVELOPMENT GROUP LLC			747.60	001571
8/18/26	00075	8/01/26	12081	202608	330-57200-34500		*	2,616.60		
			AUG26 SECURITY SERVICES							
						SECURITY DEVELOPMENT GROUP LLC			2,616.60	001572
8/18/26	00101	8/01/26	30199	202608	320-53800-46200		*	8,994.73		
			AUG LANDSCAPE MAINTENANCE							
						VERDEGO LLC			8,994.73	001573
8/18/26	00101	8/17/26	30452	202608	320-53800-46300		*	85.00		
			REMOVAL OF DEAD OAK							
						VERDEGO LLC			85.00	001574
8/24/26	00001	8/14/26	227	202607	330-57200-46400		*	227.78		
			JUL JANITORIAL SUPPLIES							
		8/14/26	227	202607	330-57200-51000		*	70.43		
			JUL OFFICE SUPPLIES							
		8/14/26	227	202607	330-57200-46000		*	1,086.14		
			JUL REPAIRS & MAINTENANCE							
						GOVERNMENTAL MANAGEMENT SERVICES			1,384.35	001575
8/24/26	00070	8/07/26	2634163.	202608	330-57200-46500		*	375.00		
			TERMITE BOND RENEWAL							
						NADERS PEST RAIDERS			375.00	001576

TOTAL FOR BANK A	33,907.03
TOTAL FOR REGISTER	33,907.03

Clay County Master Plumbing LLC

P.O. Box 1374
Middleburg, FL 32050

Invoice

Date	Invoice #
7/26/2026	40364

Bill To
Armstrong CDD 475 W Town Pl Ste 114 St Augustine, FL. 32092

Job Address
GreyHawk 3645 Royal Pines Dr Orange Park, FL 32065

P.O. No.	Terms	Rep	Marketing
	Due on receipt	SL	Repeat Comm

Item	Description	Quantity	Rate	Amount
Plumbing	Arrived to the address regarding toilet running in the women's bathroom. Upon inspecting the toilet, took flush valve out and repaired. Re-installed. Turned water back on . Toilet flushed with no issue and toilet no longer running. Sunday rate $375.00 E-mailed 07/27/26 Repairs & Maintenance 001.330.57200.46000 7-29-26 **RECEIVED** ***By Tara Lee at 9:52 am, Jul 29, 2026***		375.00	375.00

Phone #	Fax #	Web Site
904-589-9666	904-212-2828	www.claycountymasterplumbing.com

Total $375.00

Balance Due $375.00

INVOICE

Invoice Number: 2026-318591
Invoice Date: 7/23/2026
Due Date: 8/22/2026

CLAY TODAY

A Division of Osteen Media Group

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	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 205193	Notice of Public Hearing/ FY 2027 Proposed Budget August 13, 2026	CT - Clay Today	Jul 23	2026		column Inch 2x	Black & White	7.2000	$151.20

Total:	$151.20

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

RECEIVED
By Tara Lee at 2:30 pm, Jul 28, 2026

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
JUL 28 2025
BY:

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 Public Hearing FY 2027 Proposed Budget and Notice of Regular BOS Meeting

In the matter of August 13, 2026

LEGAL: 205193

Was published in said newspaper in the issues:
7/16/2026 and 7/23/2026

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.

Hugh Osteen III

Sworn to me and subscribed before me 07/23/2026

Christie Lou Wayne

CHRISTIE LOU WAYNE

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

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Armstrong Community Development District ("District") will hold a public hearing and regular meeting as follows:
DATE: August 13, 2026
TIME: 6:00 PM
LOCATION: Plantation Oaks Amenity Center
845 Oakleaf Plantation Parkway
Orange Park, Florida 32065

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Marilee Giles, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://armstrongcdd.com/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 205193 Published 7/16/2026 and 7/23/2026 in Clay County's Clay Today newspaper

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

[redacted]

July 30, 2026

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

RECEIVED
By Tara Lee at 12:33 pm, Aug 03, 2026

Invoice No. 3779962
1323-1

Re: General Counsel

For Professional Legal Services Rendered

05/01/26	J. Daly	0.10	20.00	Draft rules of procedure
05/04/26	K. Buchanan	1.00	370.00	Review annual audit
05/12/26	J. Daly	0.10	20.00	Review and revise rules of procedure
05/13/26	J. Daly	0.40	80.00	Draft resolution setting public hearing, notices of rulemaking and rule development, and resolution adopting revised rules of procedure; confer with staff regarding same
05/14/26	K. Buchanan	1.00	370.00	Prepare for and attend board meeting
05/20/26	J. Daly	0.40	80.00	Coordinate response to auditor letter update
05/26/26	K. Buchanan	0.20	74.00	Review meeting minutes
05/26/26	K. Haber	0.20	57.00	Correspond with Beach regarding proposed budget

TOTAL HOURS 3.40

TOTAL FOR SERVICES RENDERED	$1,071.00
TOTAL CURRENT AMOUNT DUE	$1,071.00

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

PINCH·A·PENNY
POOL·PATIO·SPA

INVOICE

Armstrong CDD
475 Town Center Place
Suite 114

St. Augustine FL 32092

Invoice Date:	07/31/26
Client Code	2127
Invoice #	13413

RECEIVED
By Tara Lee at 8:35 am, Aug 03, 2026

(904) 322-3199
greyhawkmanager@gmsnf.com

Description	Serial Number	Price	Quantity	Amount
M13 / PCP: RECURRING BILLING		$1,250.00	1	$1,250.00

July Billing

Pool Maintenance
001.330.57200.46700

8-1-26

Sub Total	$1,250.00
Sales Tax	$0.00
Total	$1,250.00
Amount Due	$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
07/31/26	2127	$1,250.00

Amount Paid	Check #

Thank You! We Greatly Appreciate Your Business!!

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

PINCH·A·PENNY
POOL·PATIO·SPA

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

Invoice

Invoice #: 224
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		7,088.92	7,088.92
Janitorial - August 2026		1,218.75	1,218.75

Alison Mossing
8-6-26

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

RECEIVED
By Tara Lee at 12:43 pm, Aug 06, 2026

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

Invoice

Invoice #: 225
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		4,645.42	4,645.42
Website Administration - August 2026		109.42	109.42
Information Technology - August 2026		157.50	157.50
Dissemination Agent Services - August 2026		649.25	649.25
Office Supplies		0.63	0.63
Postage		23.37	23.37
Copies		56.40	56.40
Telephone		12.65	12.65

RECEIVED
By Tara Lee at 12:45 pm, Aug 06, 2026

Total	$5,654.64
Payments/Credits	$0.00
Balance Due	$5,654.64

MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
731209	8/1/2026	$995.00

ADDRESSEE

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

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

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

000000073120960010000000395689000000009950050

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 8/1/2026 **Invoice 395689B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2026	Water Management - Monthly		$995.00	$0.00	$995.00

Lake Maintenance
001.320.53800.46800

Please remit payment for this month's invoice.

8-7-26

RECEIVED
By Tara Lee at 9:55 am, Aug 07, 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: $1990.00 **This Invoice Total:** $995.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 731209
Portal Registration #: 4A64AE61
Customer E-mail(s): greyhawkmanager@gmsnf.com,jsoriano@gmsnf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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

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

Invoice

Invoice #: 226
Invoice Date: 7/31/26
Due Date: 7/31/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through July 2026	67.83	28.00	1,899.24

Alison Mossing
8-11-26

Total	$1,899.24
Payments/Credits	$0.00
Balance Due	$1,899.24

RECEIVED
By Tara Lee at 12:44 pm, Aug 11, 2026

ARMSTRONG CDD (GREYHAWK)

GOVERNMENTAL MANAGEMENT SERVICES, LLC
FACILITY ASSISTANT

Qty./Hours	Description	Rate	Amount
67.83	Facility Assistant	$ 28.00	$ 1,899.24

Covers Period: July 2026

TOTAL DUE: $ 1,899.24

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT - (GREYHAWK)

GOVERNMENTAL MANAGEMENT SERVICES, LLC

FACILITY ASSISTANT BILLABLE HOURS

FOR THE MONTH OF JULY 2026

Date	Hours	Employee	Description
7/5/26	7.09	H.L.	Completed daily checklist, retumed calls and emails
7/6/26	7.09	H.L.	Completed daily checklist, retumed calls and emails
7/7/26	7.09	H.L.	Completed daily checklist, retumed calls and emails
7/11/26	4.14	H.L.	Completed daily checklist, retumed calls and emails
7/12/26	7.07	H.L.	Completed daily checklist, retumed calls and emails
7/13/26	7.04	H.L.	Completed daily checklist, retumed calls and emails
7/19/26	7.14	H.L.	Completed daily checklist, retumed calls and emails
7/20/26	7.1	H.L.	Completed daily checklist, retumed calls and emails
7/26/26	7.07	H.L.	Completed daily checklist, retumed calls and emails
7/27/26	7	H.L.	Completed daily checklist, retumed calls and emails
GRAND TOTAL	67.83		

INVOICE

Security Development Group, LLC
8130 Baymeadows Way W., Suite 302
Jacksonville, FL 32256

accounting@sthreesecurity.com
+1 (954) 213-2087
www.sthreesecurity.com

Governmental Management Services CF, LLC:Armstrong CDD

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

Invoice details
Invoice no.: 12080
Terms: End of the month
Invoice date: 08/01/2026
Due date: 08/31/2026

Service Month: August

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**TEMPORARY SERVICE**	Dedicated Officer for 6 Hours on Thursdays Starting 5/28	24	$31.15	$747.60

Total **$747.60**

Ways to pay

BANK

View and pay

Security Monitoring
001.330.57200.34500
8-7-26

RECEIVED
By Tara Lee at 9:57 am, Aug 07, 2026

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 # 12081
DATE 08/01/2026
DUE DATE 08/31/2026
TERMS End of the month

SERVICE MONTH
August

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Fri - Sun	84	31.15	2,616.60

Ways to pay

Pay DISCOVER VISA AMEX BANK

View and pay

SUBTOTAL	2,616.60
TAX	0.00
TOTAL	2,616.60
BALANCE DUE	**$2,616.60**

Security Monitoring
001.330.57200.34500
8-7-26

RECEIVED
By Tara Lee at 9:56 am, Aug 07, 2026

Invoice

VERDEGO LANDSCAPE

Invoice #: 30199
Date: 08/01/26
Customer PO:
DUE DATE: 08/31/2026

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 August 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:
[redacted]

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

Landscape Maintenance
001.320.53800.46200
8-18-26

RECEIVED
By Tara Lee at 9:42 am, Aug 18, 2026

Invoice

VERDEGO LANDSCAPE

Invoice #: 30452
Date: 08/17/26
Customer PO:
DUE DATE: 09/16/2026

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**
#29928 - Dead oak removal on Tynes Roadway				
To remove one dead Oak along Tynes roadway, chip and haul away. NO stump removal included in this price.				
Landscape Enhancement				*$85.00*
Sub: Tree work (Sub)	1.00	$85.00	$85.00	

Invoice Notes:

Thank you for your business! **AMOUNT DUE THIS INVOICE** **$85.00**

Please See Our Updated Remittance Information

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

ACH Account Information:
[redacted]

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

~~Repairs & Maintenance~~
~~001.330.57200.46000~~

Landscape Contingency TRL
001.320.538.46300

RECEIVED
By Tara Lee at 9:41 am, Aug 18, 2026

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

Invoice

Invoice #: 227
Invoice Date: 8/14/26
Due Date: 8/14/26
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 July 1 - July 31, 2026	10	40.00	400.00
Maintenance Supplies		984.35	984.35

Janitorial supplies - $227.78
001.330.57200.46400

Office Supplies
001.330.57200.51000 - $70.43

Repairs & Maintenance $1,086.14
001.330.57200.46000

$1384.35

8-18-26

Alison Mossing
8.19.26

Total	$1,384.35
Payments/Credits	$0.00
Balance Due	$1,384.35

RECEIVED
By Tara Lee at 11:23 am, Aug 20, 2026

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

Date	Hours	Employee	Description
7/2/26	2	R.A.	Worked on painting trim in gym
7/2/26	1	C.W.	Started painting trim in gym, cleaned baseboards before painting
7/2/26	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
7/6/26	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
7/9/26	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
7/28/26	1	C.W.	Installed three kick plates on bathroom and gym doors, removed debris in parking lot
TOTAL	10		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
Armstrong - Greyhawk				
	6/24/26	S.R. Smith Lift Battery	401.71	R.W.
	7/4/26	Govee Adapter	74.16	R.W.
	7/8/26	Arrow Swivel Head Rivet Kit	39.07	R.W.
	7/8/26	Assorted Rivet Kit (2)	27.53	R.W.
	7/8/26	Arrow 3/16 Med Rivet Aluminum	9.17	R.W.
	7/14/26	Multi Fold Paper Towels (2)	89.42	R.W.
	7/14/26	Jumbo Toilet Paper Rolls Pack of 12	39.57	R.W.
	7/21/26	Copy Paper 10 Reams	70.43	R.W.
	7/21/26	Trash Bags 50ct (2)	98.79	R.W.
	7/29/26	Laminate 5 Tier Shelf	125.35	R.W.
	7/29/26	Arrow 3/16 Long Rivet	9.17	R.W.
		TOTAL	$984.35	

NADER'S Pest Raiders

Orange Park Office 904-771-5566
PO Box 7835
Jacksonville, FL 32238-0835
www.naderspestraiders.com

Termite Renewal Notice

ARE YOUR FAMILY & HOME PROTECTED FROM PESTS?

Warm weather is upon us and that means common pests such as ants, cockroaches and mosquitoes are out in full force. These pests are more than just a nuisance, they can be a real threat to you and your family due to diseases they can carry and damage they can cause. With Nader's STEPS® Total Protection System™, we can control pests and provide you with peace of mind knowing you and your family are protected.
CALL TODAY! 855-MY-NADERS.

Customer Number: 2634163 **Notice Date:** 08/07/26 **Expiration Date:** 10/2026

RECEIVED AUG 13 2026 BY

*** An Important Message Concerning Your Annual Termite Guarantee Renewal ***

Termites feed 24 hours a day, 365 days a year. Every year, termites invade millions of homes, causing **billions** of dollars in damage. The startling fact is termites do more damage than fires and storms combined. And, the damage caused by termites is rarely covered by insurance.

That's why it is important to renew your termite agreement every year and keep your guarantee in place so we can continue to protect your home. It's easy. Simply mail your payment or pay online at www.naderspestraiders.com, then give us a call so we can schedule your annual inspection.

If you are a new homeowner, please call your local office to update your account information and schedule your inspection to complete the warranty transfer process. This termite guarantee transfers to you at no additional cost.

Thank you for giving us the opportunity to go *Beyond the Call.*

Service Address: 3645 Royal Pines Dr, Middleburg, FL 32068 **Termite Renewal Notice Total:** $375.00

If you are on auto-pay, your card will be automatically charged.

Please Keep the Top Portion For Your Records Return Bottom Portion with Payment

GA22349F

NADER'S Pest Raiders

PO Box 7835 • Jacksonville, FL 32238-0835

www.naderspestraiders.com

Pest Control
001.330.57200.46500
8-19-26

*******AUTO**All For SCF 320

ARMSTRONG CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

3
646

Please make checks payable and remit to:

NADER'S PEST RAIDERS
PO BOX 7835
JACKSONVILLE FL 32238-0835

Renewal Notice Date: 08/07/26
Account Number: 2634163

Total: $375.00
***Check #____________

RECEIVED