

ARMSTRONG

Community Development District

OCTOBER 8, 2026

AGENDA

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

October 1, 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, October 8, 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 September 10, 2026 Meeting
- IV. Ratification of Agreement with CALM III, LLC. (*under separate cover*)
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager - Fiscal Year 2026 Goals and Objectives Report
 - D. Facility Manager Report
- VI. Supervisor's Requests and Audience Comments
- VII. Financial Reports
 - A. Financial Statements as of September 30, 2026
 - B. Assessment Receipts
 - C. Check Register

VIII. Next Scheduled Meeting – November 12, 2026 at 3:30 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 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, September 10, 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
Cherie Hernandez	Assistant Secretary
Kendrick Taylor	Assistant Secretary by telephone
Kerrstyn Cole	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 3:34 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 13, 2026 Meeting

On MOTION by Mr. Lopez seconded by Ms. Hernandez with all in favor the minutes of the August 13, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

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

On MOTION by Mr. Brown seconded by Ms. Hernandez with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2026 audit was ratified.

FIFTH 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 – Update to Agreement for Amenity Management and Operation and Maintenance on Site Services

Ms. Giles stated I did speak to each of the supervisors before the meeting to explain the transition of GMS onsite services to CALM III. This is that transition and this is the opportunity for the supervisors to ask any questions. If not, I am looking for a motion to approve the agreement with CALM III for the transfer of the onsite services subject to district counsel and the chairman's review. Also designating the chair to sign the agreement to be ratified at the next meeting. The term stays the same, pricing is the same as with GMS, staff stays the same. The staff's paychecks will come from CALM III instead of GMS.

On MOTION by Mr. Lopez seconded by Ms. Cole with all in favor the agreement with CALM III for onsite management services was approved subject to review by the chair and district counsel and the chair was authorized to execute the final agreement.

D. Facility Manager**1. Report**

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

Mr. Soriano stated the engineer was out and inspected the drain box in the sidewalk and could not find anything wrong on our side. The county has not yet responded or repaired anything. There is a homeowner's irrigation running through that but that would be between the county and that homeowner. The sidewalk still needs to be repaired.

2. Monthly Quality Inspection Report

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Lopez stated we were going around and inventorying all the mailboxes. Did we ever get an answer back on the insurance increase to add mailboxes?

Ms. Giles stated I have some of the insurance binders on my desk. I will see if Armstrong is one of them and see what that change was. We did add them.

Mr. Lopez asked are we going to keep the pedestal for the umbrella away from that area just in case?

Mr. Wilson stated it is nowhere near; it is around the corner from it.

Mr. Brown asked did Ryan let you know about the sprinkler timer or solenoid that gets stuck on?

Ms. Suchsland stated he did Mathew came out to look at that, but he couldn't find where there was a leak.

Mr. Brown stated it is not a leak it is like the solenoid doesn't always trigger. It has happened twice over three years.

Ms. Cole stated one of my neighbors on the pond between Bloomfield and Cloverdale, said the embankment that goes into the pond is not getting mowed. Is there a schedule of when that gets done?

Ms. Suchsland stated every other week during the summer. We want the seed pods to reseed.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of August 31, 2026

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

B. Check Register

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

EIGHTH ORDER OF BUSINESS

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

Ms. Giles stated the next meeting is scheduled for October 8, 2026 at 3:30 p.m. in the same location.

Mr. Lopez stated during the HOA meeting the security person was on a facetime call on her phone.

Mr. Soriano stated checking in with dispatch is one thing, but they should not be on a personal call.

On MOTION by Mr. Brown seconded by Ms. Hernandez with all in favor the meeting adjourned at 3:52 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

C.

Armstrong Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual Audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Print Name: _____

Armstrong Community Development District

Date: _____

District Manager: _____

Print Name: _____

Armstrong Community Development District

Date: _____

D.



Armstrong Community Development District (CDD)

3645 Royal Pines Dr, Orange Park, FL 32065
(904) 322-3199; Greyhawkmanager@gmsnf.com

Memorandum

Date: Oct 8th, 2026

To: Board of Supervisors

From: GMS – GreyHawk Amenity Manager

Community:

Amenity Usage

- *Total Facilities Usage –*

Card counts:

New Owners	0
Replacements	0

Room Rentals

rentals in the month of September - 2

Special Events

Community yard sale

Operations:

- I Had the facility pressure washed – completed
- Mulch went down on playground and neighborhood on September 18th
- Started decorating for Halloween.
- I emailed S3 inviting them to join a meeting.
- Passed the pool inspection on 9-30.26
- Incident on 9-29-26 caused damage to property. I have already spoke with Verde go about quotes for repairs.
- Discussion about camera systems.
- Discussion about pool service.

Landscaping

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

For questions, comments, or clarification, please contact:

- Ryan Wilson, Greyhawk Amenity Manager (904) 322-3199
- Jay Soriano, GMS Operations Manager (904) 274-2450

greyhawkmanager@gmsnf.com
jsoriano@gmsnf.com

SEVENTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
September 30, 2026



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Armstrong
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 37,109	\$ 22,590	\$ -	\$ -	\$ 59,699
Due from Other Funds	53	-	-	-	53
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	1,598	-	-	1,598
Investments:					
US Bank Custody Account	64,281	-	-	-	64,281
State Board of Administration	273,336	174,251	-	-	447,587
Series 2017A/B					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	263,935	-	263,935
Reserve-B	-	-	-	-	-
Revenue-B	-	-	-	-	-
Prepayment-B	-	-	-	-	-
Construction	-	-	-	-	-
Series 2019					
Reserve	-	-	203,800	-	203,800
Revenue	-	-	350,780	-	350,780
Prepayment	-	-	1	-	1
Prepaid Expenses	27,941	-	-	-	27,941
Total Assets	\$ 402,721	\$ 198,438	\$ 1,084,335	\$ -	\$ 1,685,494
Liabilities:					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
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 Liabilities	\$ 4,749	\$ -	\$ -	\$ -	\$ 4,749
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 27,941	\$ -	\$ -	\$ -	\$ 27,941
Deposits	-	-	-	-	-
Restricted for:					
Debt Service	-	\$ -	\$ 1,084,335	\$ -	\$ 1,084,335
Capital Project	-	-	-	-	-
Assigned for:					
Capital Reserve Fund	-	198,438	-	-	198,438
Capital Reserves	-	-	-	-	-
Unassigned	370,030	-	-	-	370,030
Total Fund Balances	\$ 397,972	\$ 198,438	\$ 1,084,335	\$ -	\$ 1,680,745
Total Liabilities & Fund Balance	\$ 402,721	\$ 198,438	\$ 1,084,335	\$ -	\$ 1,685,494

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 684,423	\$ 684,423	\$ 687,085	\$ 2,661
Cash Share - Tynes Blvd	2,400	2,400	1,713	(687)
Miscellaneous Income-Access Cards	-	-	425	425
Miscellaneous Income-Rental	-	-	1,800	1,800
Interest	14,631	14,631	16,601	1,970
Total Revenues	\$ 701,454	\$ 701,454	\$ 707,624	\$ 6,170

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ 10,800	\$ 1,200
FICA Expense	918	918	826	92
Annual Audit	4,300	4,300	4,200	100
Trustee Fees	8,514	8,514	8,142	372
Dissemination Agent	7,791	7,791	7,791	-
Arbitrage	1,100	1,100	1,100	-
Engineering	6,000	6,000	6,990	(990)
Attorney	20,000	20,000	7,109	12,892
Assessment Administration	5,899	5,899	5,899	-
Management Fees	55,745	55,745	55,745	(1)
Information Technology	1,890	1,890	1,890	-
Website Maintenance	1,313	1,313	1,313	(1)
Telephone	400	400	220	180
Postage and Delivery	500	500	255	245
General Liability and Public Officials Insurance	8,208	8,208	7,734	474
Printing & Binding	750	750	683	67
Legal Advertising	2,000	2,000	536	1,465
Bank Fees and Other Charges	600	600	662	(62)
Office Supplies	250	250	6	244
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 138,352	\$ 138,352	\$ 122,076	\$ 16,275

Operations & Maintenance

Security	\$ 51,364	\$ 51,364	\$ 32,459	\$ 18,905
Electric	1,450	1,450	1,607	(157)
Water & Sewer	38,000	38,000	35,761	2,239
Landscape Maintenance	108,000	108,000	107,937	63
Landscape Contingency	5,000	5,000	1,459	3,541
Lake Maintenance	13,988	13,988	14,837	(849)
Lake Contingency	2,140	2,140	-	2,140
Irrigation Repairs	5,000	5,000	3,110	1,890
Repairs and Maintenance	7,000	7,000	3,293	3,707
Total Operations & Maintenance	\$ 231,942	\$ 231,942	\$ 200,462	\$ 31,480

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Amenity Center</u>				
Property/Amenity Manager	\$ 84,668	\$ 84,668	\$ 85,067	\$ (399)
Preventative Maintenance	17,500	17,500	7,620	9,880
Facility Attendant	7,632	7,632	7,187	445
Property Insurance	32,690	32,690	26,291	6,399
Phone/Internet/Cable	2,900	2,900	2,957	(57)
Electric	14,000	14,000	15,043	(1,043)
Water & Sewer	11,500	11,500	8,246	3,254
Gas	1,575	1,575	1,284	291
Reuse Service	6,646	6,646	6,819	(173)
Access Cards	4,000	4,000	2,678	1,322
Janitorial Services	14,625	14,625	14,625	-
Janitorial Supplies	3,000	3,000	1,812	1,188
Pool Maintenance	23,992	23,992	13,750	10,242
Pool Permits	300	300	325	(25)
Repairs and Maintenance	17,000	17,000	16,691	309
Office Supplies	500	500	817	(317)
Pest Control	800	800	1,586	(786)
Special Events	3,000	3,000	4,109	(1,109)
Fitness Center Repairs/Supplies	3,000	3,000	2,344	656
Total Amenity Center	\$ 249,328	\$ 249,328	\$ 219,250	\$ 30,077
<u>Reserves</u>				
Capital Reserve Transfer Out	\$ 81,833	\$ 81,833	\$ 81,833	-
Total Reserves	\$ 81,833	\$ 81,833	\$ 81,833	\$ -
Total Expenditures	\$ 701,454	\$ 701,454	\$ 623,621	\$ 77,832
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 84,003	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)*	\$ -	\$ -	\$ 17,589	\$ 17,589
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 17,589	\$ 17,589
Net Change in Fund Balance	\$ -	\$ -	\$ 101,592	\$ 17,589
Fund Balance - Beginning	\$ -		\$ 296,380	
Fund Balance - Ending	\$ -		\$ 397,972	

*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 September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues				
Capital Reserve Transfer In	\$ 81,833	\$ 81,833	\$ 81,833	\$ -
Interest	1,200	1,200	4,720	3,520
Insurance Proceeds	-	-	6,116	
Total Revenues	\$ 83,033	\$ 83,033	\$ 92,669	\$ 3,520
Expenditures:				
Capital Outlay	\$ 18,000	\$ 18,000	\$ -	\$ 18,000
Repair and Maintenance	-	-	4,945	(4,945)
Contingency	600	600	514	86
Total Expenditures	\$ 18,600	\$ 18,600	\$ 5,459	\$ 13,141
Excess (Deficiency) of Revenues over Expenditures	\$ 64,433		\$ 87,210	
Net Change in Fund Balance	\$ 64,433		\$ 87,210	
Fund Balance - Beginning	\$ 96,594		\$ 111,228	
Fund Balance - Ending	\$ 161,027		\$ 198,438	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 265,811	\$ 265,811	\$ 266,846	\$ 1,034
Interest Income	20,700	20,700	19,561	(1,139)
Total Revenues	\$ 286,511	\$ 286,511	\$ 286,407	\$ (104)
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		\$ 26,726	
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		\$ 9,136	
Fund Balance - Beginning	\$ 238,727		\$ 520,617	
Fund Balance - Ending	\$ 265,557		\$ 529,754	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 409,584	\$ 409,584	\$ 411,178	\$ 1,594
Interest Income	20,700	20,700	20,434	(266)
Total Revenues	\$ 430,284	\$ 430,284	\$ 431,612	\$ 1,328
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		\$ 14,012	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 27,634		\$ 14,012	
Fund Balance - Beginning	\$ 335,620		\$ 540,570	
Fund Balance - Ending	\$ 363,254		\$ 554,581	

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

	Actual
	Thru 09/30/26
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	\$ 4,260	\$ 5,571	\$ -	\$ -	\$ -	687,085
Cash Share - Tynes Blvd	251	241	65	52	47	123	238	201	193	202	48	53	1,713
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	200	1,800
Interest	510	420	371	1,768	1,998	1,541	1,714	2,758	1,895	1,383	1,172	1,070	16,601
Total Revenues	\$ 961	\$ 38,404	\$ 619,532	\$ 6,670	\$ 8,091	\$ 1,764	\$ 12,048	\$ 7,868	\$ 7,784	\$ 1,810	\$ 1,370	\$ 1,323	\$ 707,624
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 1,000	10,800
FICA Expense	77	77	77	61	61	77	61	61	61	61	77	77	826
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	649	7,791
Arbitrage	-	1,100	-	-	-	-	-	-	-	-	-	-	1,100
Engineering	-	1,046	768	1,534	580	913	550	-	150	-	1,450	-	6,990
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	4,645	55,745
Information Technology	158	158	158	158	158	158	158	158	158	158	158	158	1,890
Website Maintenance	109	109	109	109	109	109	109	109	109	109	109	109	1,313
Telephone	30	28	20	20	11	15	20	21	21	9	13	13	220
Postage and Delivery	45	36	16	9	9	12	16	13	10	39	23	28	255
General Liability and Public Officials Insurance	7,734	-	-	-	-	-	-	-	-	-	-	-	7,734
Printing & Binding	147	22	46	34	32	21	59	28	26	107	56	106	683
Legal Advertising	48	46	46	46	46	-	-	-	-	302	-	-	536
Bank Fees and Other Charges	128	-	24	61	40	7	118	23	39	141	40	41	662
Office Supplies	1	0	1	0	0	0	1	1	0	1	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	\$ 7,022	\$ 8,221	\$ 6,828	\$ 122,076

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Security	\$ 2,430	\$ 2,742	\$ 2,243	\$ 2,617	\$ 2,243	\$ 2,430	\$ 2,056	\$ 2,804	\$ 3,177	\$ 3,364	\$ 3,364	\$ 2,990	\$ 32,459
Electric	138	138	138	137	137	137	91	137	137	139	139	139	1,607
Water & Sewer	4,137	4,171	1,968	2,737	1,480	2,279	3,324	3,254	3,121	4,378	2,457	2,457	35,761
Landscape Maintenance	8,995	8,995	8,995	8,995	8,995	8,995	8,995	8,995	8,995	8,995	8,995	8,995	107,937
Landscape Contingency	-	-	-	-	-	-	-	-	915	-	544	-	1,459
Lake Maintenance	2,443	995	995	995	995	995	995	995	995	995	995	2,443	14,837
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,780	-	-	-	1,330	-	-	-	-	-	-	-	3,110
Repairs and Maintenance	-	-	45	90	3,158	-	-	-	-	-	-	-	3,293
Total Operations & Maintenance	\$ 19,922	\$ 17,040	\$ 14,384	\$ 15,570	\$ 18,337	\$ 14,835	\$ 15,460	\$ 16,184	\$ 17,340	\$ 17,871	\$ 16,494	\$ 17,024	\$ 200,462
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	\$ 7,089	\$ 85,067
Preventative Maintenance	64	979	1,252	-	-	1,781	1,626	1,120	214	-	584	-	7,620
Facility Attendant	-	-	464	-	-	-	-	1,096	1,586	1,899	2,142	-	7,187
Property Insurance	26,291	-	-	-	-	-	-	-	-	-	-	-	26,291
Phone/Internet/Cable	236	236	257	247	247	247	247	-	494	247	249	249	2,957
Electric	1,256	1,233	1,162	1,162	1,208	1,326	1,229	1,182	1,134	1,334	1,410	1,407	15,043
Water & Sewer	977	580	287	867	824	695	681	627	578	741	695	695	8,246
Gas	110	-	210	125	100	100	112	114	112	100	100	100	1,284
Reuse Service	(406)	1,534	568	554	554	554	554	554	554	554	554	692	6,819
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	1,219	14,625
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	1,250	-	13,750
Pool Permits	-	-	-	-	-	-	-	325	-	-	-	-	325
Repairs and Maintenance	1,154	2,400	712	2,331	-	1,194	1,485	2,408	1,858	1,850	415	884	16,691
Office Supplies	-	160	161	-	-	-	29	-	166	70	230	-	817
Pest Control	745	46	46	46	46	47	47	47	47	47	422	-	1,586
Special Events	-	1,975	171	-	-	1,963	-	-	-	-	-	-	4,109
Fitness 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	\$ 15,818	\$ 17,269	\$ 16,578	\$ 17,053	\$ 16,358	\$ 12,335	\$ 219,250
Reserves													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,833	\$ -	\$ -	\$ -	\$ 81,833
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,833	\$ -	\$ -	\$ -	\$ 81,833
Total Expenditures	\$ 89,312	\$ 46,735	\$ 37,232	\$ 43,708	\$ 39,332	\$ 41,101	\$ 39,343	\$ 45,232	\$ 122,420	\$ 41,946	\$ 41,074	\$ 36,187	\$ 623,621
Excess (Deficiency) of Revenues over Expenditures	\$ (88,351)	\$ (8,332)	\$ 582,300	\$ (37,038)	\$ (31,242)	\$ (39,337)	\$ (27,295)	\$ (37,364)	\$ (114,635)	\$ (40,136)	\$ (39,704)	\$ (34,865)	\$ 84,003
Other Financing Sources(Uses)													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,589
Net Change in Fund Balance	\$ (88,351)	\$ (8,332)	\$ 582,300	\$ (37,038)	\$ (31,242)	\$ (21,748)	\$ (27,295)	\$ (37,364)	\$ (114,635)	\$ (40,136)	\$ (39,704)	\$ (34,865)	\$ 101,592

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
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Series 2019A Special Assessment Bonds

OPTIONAL REDEMPTION DATE:	11/1/2029	
INTEREST RATES:	3.125%, 3.550%, 4.000%, 4.100%	
MATURITY DATE:	11/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$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)
LESS: AUGUST 1, 2026 (SPECIAL CALL)		(\$5,000)

Current Bonds Outstanding	\$6,340,000
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Total Bonds Outstanding	\$9,860,000
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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	(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%
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C.

Armstrong
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
9/1/26	1577-1578	\$506.42	
9/11/26	1579-1589	\$31,056.35	
9/21/26	1590-1593	\$5,892.35	
9/29/26	1594-1596	\$27,979.96	
Total General Fund Checks			\$65,435.08
Total Paid Checks			\$65,435.08

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 9/29/26		PAGE 1		
*** CHECK DATES 09/01/2026 - 09/30/2026 ***		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 #			
9/01/26	00070	8/19/26 69581035	202608 330-57200-46500 AUG26 PEST CONTROL	NADERS PEST RAIDERS		*	47.00	47.00	001577		
9/01/26	00101	8/25/26 30575	202608 320-53800-46300 PALM TREE REPLACEMENT	VERDEGO LLC		*	459.42	459.42	001578		
9/11/26	00076	8/28/26 40426	202608 330-57200-46000 REPLED SHOWER VALVE	CLAY COUNTY MASTER PLUMBING LLC		*	375.00	375.00	001579		
9/11/26	00048	7/30/26 12	202607 310-51300-49000 AMRT SE2019A A2 PRE \$5K	DISCLOSURE SERVICES LLC		*	100.00	100.00	001580		
9/11/26	00001	9/01/26 228	202609 320-53800-12200 PROPERTY MANAGER - SEP26	GOVERNMENTAL MANAGEMENT SERVICES		*	7,088.92	8,307.67	001581		
		9/01/26 228	202609 330-57200-46300 JANITORIAL SVCS - SEP26			*	1,218.75				
9/11/26	00001	9/01/26 229	202609 310-51300-34000 SEP MANAGEMENT FEES	GOVERNMENTAL MANAGEMENT SERVICES		*	4,645.42	5,709.69	001582		
		9/01/26 229	202609 310-51300-49500 SEP WEBSITE ADMIN			*	109.42				
		9/01/26 229	202609 310-51300-35100 SEP INFORMATION TECH			*	157.50				
		9/01/26 229	202609 310-51300-31300 SEP DISSEMINATION SVCS			*	649.25				
		9/01/26 229	202609 310-51300-51000 OFFICE SUPPLIES			*	.63				
		9/01/26 229	202609 310-51300-42000 POSTAGE			*	27.99				
		9/01/26 229	202609 310-51300-42500 COPIES			*	106.20				
		9/01/26 229	202609 310-51300-41000 TELEPHONE			*	13.28				
9/11/26	00077	9/01/26 405750B	202609 320-53800-46800 SEP26 LAKE MAINTENANCE			THE LAKE DOCTORS INC					*
9/11/26	00103	9/08/26 195774	202608 310-51300-31100 AUG ENGINEERING SERVICES	MATTHEWS DESIGN GROUP LLC		*	1,450.00	1,450.00	001584		
ARMS ARMSTRONG					TLEE						

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/11/26	00096	8/31/26	13722	202608 330-57200-46700	AUG26 POOL MAINTENANCE	*	1,250.00		
					K & K WHITE LLC			1,250.00	001585
9/11/26	00096	9/04/26	13738	202609 330-57200-46000	BLACK ALGAE REMOVAL	*	883.86		
					K & K WHITE LLC			883.86	001586
9/11/26	00075	9/01/26	12159	202609 330-57200-34500	SEP26 THUR SECURITY SVCS	*	747.60		
					SECURITY DEVELOPMENT GROUP LLC			747.60	001587
9/11/26	00075	9/01/26	12160	202609 330-57200-34500	SEP26 SECURITY SERVICES	*	2,242.80		
					SECURITY DEVELOPMENT GROUP LLC			2,242.80	001588
9/11/26	00101	9/01/26	30752	202609 320-53800-46200	SEP LANDSCAPE MAINTENANCE	*	8,994.73		
					VERDEGO LLC			8,994.73	001589
9/21/26	00001	8/31/26	231	202608 330-57200-34100	AUG26 FACILITY ASSISTANT	*	2,142.00		
					GOVERNMENTAL MANAGEMENT SERVICES			2,142.00	001590
9/21/26	00001	9/15/26	230	202608 330-57200-51000	AUG OFFICE SUPPLIES	*	230.00		
		9/15/26	230	202608 330-57200-46000	AUG REPAIRS & MAINTENANCE	*	39.55		
		9/15/26	230	202608 320-53800-46900	AUG PREVENTATIVE MAINT	*	584.00		
					GOVERNMENTAL MANAGEMENT SERVICES			853.55	001591
9/21/26	00107	9/01/25	FY2025	202510 320-53800-46800	COST SHARE AGREEMENT FY25	*	1,448.40		
					SOUTH VILLAGE CDD			1,448.40	001592
9/21/26	00107	9/01/26	FY2026	202609 320-53800-46800	COST SHARE AGREEMENT FY26	*	1,448.40		
					SOUTH VILLAGE CDD			1,448.40	001593
9/29/26	00009	9/03/26	33727	202609 300-15500-10000	FY27 INSURANCE RENEWAL	*	27,571.00		
					EGIS INSURANCE ADVISORS, LLC			27,571.00	001594
9/29/26	00096	4/02/26	12929	202604 330-57200-46000	WALL BRUSH/THERMOMETER	*	19.99		
					K & K WHITE LLC			19.99	001595

ARMS ARMSTRONG TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/29/26	00096	7/07/26 13340	202607 330-57200-46000 CHANGED TUBES/CHEMICALS	K & K WHITE LLC	*	388.97	388.97 001596

TOTAL FOR BANK A						65,435.08	
TOTAL FOR REGISTER						65,435.08	



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

Service Slip/Invoice

INVOICE: 69581035
DATE: 08/19/2026
ORDER: 69581035

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

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

Work Date	Time	Target Pest	Technician		Time In
08/19/2026	01:35 PM		WSANTOS	Wilson Santos	
Purchase Order	Terms	Last Service	Map Code		Time Out
		08/19/2026			

Service	Description	Price
RPC-MONTHLY	Pest Control Service	\$47.00
Pest Control - Monthly Service / Pest Control in Clubhouse only 904-322-3199 Treated exterior for quarterly pest control service Swept eves with delta dust for spiders and wasps nest. Sprayed front, rear and sides of the property very thoroughly would aid with the reduction of pest activity Applied insect granular around the landscape area.		SUBTOTAL \$47.00 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$47.00
Thank you Have a blessed day!		AMOUNT DUE \$47.00
Pest Control 001.330, 57200, 46500 8-27-26		 _____ TECHNICIAN SIGNATURE
		_____ CUSTOMER SIGNATURE

RECEIVED
By Tara Lee at 9:26 am, Aug 27, 2026

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

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Invoice

Invoice #: 30575

Date: 08/25/26

Customer PO:

DUE DATE: 09/24/2026

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

#29927 - Pool Robellini palm tree replacement

To remove dead existing triple robellini palm at the back of the pool that died after winter freeze and replace with another to match other side.

Landscape Enhancement

\$459.42

Labor and Prep (Labor)	4.00	\$51.75	\$206.98
Disposal Fee (Other)	1.00	\$50.00	\$50.00
Irrigation Allowance (Kit)	1.00	\$75.00	\$75.00
Triple Robellini 15g (Material)	1.00	\$110.00	\$110.00
Brown Mulch 2 cu. ft. (Material)	2.00	\$8.72	\$17.44

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$459.42

Please See Our
Updated Remittance
Information

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

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

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

Landscape Contingency
001.320.53800.46300

8-26-26

RECEIVED

By Tara Lee at 10:57 am, Aug 26, 2026

Clay County Master Plumbing LLC

P.O. Box 1374
Middleburg, FL 32050

Invoice

Date	Invoice #
8/28/2026	40426

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	MD	Repeat Comm

Item	Description	Quantity	Rate	Amount
Plumbing	Completed estimate from 08/13/26: Replaced outside shower 1 handle valve with new valve. Customer supplied valve. 90 day warranty on leaks, customer supplied valve - no warranty on part. E-mailed 08/29/26 <i>Repairs & Maintenance</i> <i>001.330.57200.46000</i> <i>9-5-26</i> 		375.00	375.00

RECEIVED

By Tara Lee at 9:15 am, Sep 08, 2026

Phone #	Fax #	Web Site	Total \$375.00
904-589-9666	904-212-2828	www.claycountymasterplumbing.com	Balance Due \$375.00

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
7/30/2026	12

Bill To
Armstrong CDD C/O GMS

Terms	Due Date
Net 30	8/29/2026

Description	Amount
Amortization Schedule Series 2019 AA2 8-1-26 Prepay \$5,000	100.00
RECEIVED <i>By Tara Lee at 8:56 am, Sep 08, 2026</i>	

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Governmental Management Services, LLC

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

Invoice

Invoice #: 229

Invoice Date: 9/1/26

Due Date: 9/1/26

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 - September 2026		4,645.42	4,645.42
Website Administration - September 2026		109.42	109.42
Information Technology - September 2026		157.50	157.50
Dissemination Agent Services - September 2026		649.25	649.25
Office Supplies		0.63	0.63
Postage		27.99	27.99
Copies		106.20	106.20
Telephone		13.28	13.28

Total \$5,709.69**Payments/Credits** \$0.00**Balance Due** \$5,709.69**RECEIVED***By Tara Lee at 8:18 am, Sep 08, 2026*

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



CARD NUMBER LXP. DATE
SIGNATURE AMOUNT PAID

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

ACCOUNT NUMBER	DATE	BALANCE
731209	9/1/2026	\$995.00

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

0000000731209600100000004057500000009950050

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

Armstrong CDD - Greyhawk
Invoice Due Date 9/1/2026

3645 Royal Pines Dr Orange Park, FL 32065
Invoice 405750B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2026	Water Management - Monthly		\$995.00	\$0.00	\$995.00
Please remit payment for this month's invoice. <i>Lake Maintenance</i> <i>001. 320.53800.46800</i> <i>9-5-26</i> RECEIVED By Tara Lee at 9:10 am, Sep 08, 2026 Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.					
				Credits	\$0.00
				Adjustment	\$0.00
				AMOUNT DUE	

Total Account Balance including this invoice:

\$995.00

This Invoice Total:

\$995.00

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

Customer #: 731209

Portal Registration #: 4A64AE61

Customer E-mail(s): greyhawkmanager@gmsnf.com,jsoriano@gmsnf.com

Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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

Project Manager Carl Allen

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

Matthews | **DCCM**
Engineering - Architecture - Planning - Surveying

September 08, 2026
Invoice # 195774

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
- RFI
- Damaged sidewalk
- Site visit and review

RECEIVED
By Tara Lee at 1:47 pm, Sep 08, 2026

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

Professional Services through August 31, 2026

Phase	0001	Engineering Services			
			Hours	Rate	Amount
Division Lead			5.00	275.00	1,375.00
CAD Designer III			.50	150.00	75.00
Total Labor					1,450.00
Total Due:					1,450.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	1,450.00	5,986.25	7,436.25
Totals	1,450.00	5,986.25	7,436.25

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | www.matthews.dccm.com

LICENSE #26535, L88590, LA8666877

Invoices are due upon receipt.

Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.

PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222
(904) 619-0939
store242@pinchapenny.com
License Number: SCC131152233

**PINCH-A-PENNY
POOL-PATIO-SPA**

INVOICE

Armstrong CDD
475 Town Center Place
Suite 114

St. Augustine FL 32092

Invoice Date: 08/31/26

Client Code 2127

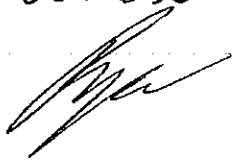
Invoice # 13722

(904) 322-3199
greyhawkmanager@gmsnf.com

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

August Billing

Pool Maintenance
001.330.57200.46700

 9-5-26

Sub Total	\$1,250.00
Sales Tax	\$0.00
Total	\$1,250.00
Amount Due	\$1,250.00

RECEIVED

By Tara Lee at 9:13 am, Sep 08, 2026

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
08/31/26	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**

PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222
(904) 619-0939
store242@pinchapenny.com
License Number: SCC131152233

**PINCH-A-PENNY
POOL·PATIO·SPA**

INVOICE

Armstrong CDD
475 Town Center Place
Suite 114

St. Augustine FL 32092

Invoice Date: 09/04/26

Client Code 2127

Invoice # 13738

(904) 322-3199
greyhawkmanager@gmsnf.com

Repairs & Maintenance
001.330.57200.46000
9-5-26

Description	Serial Number	Price	Quantity	Amount
ULTIMATE METAL CONTROL PLUS		\$43.99	8	\$351.92
SUPER BLACK ALGAECIDE QT.		\$37.99	5	\$189.95
Black algae removal labor		\$300.00	1	\$300.00
18" ALGAE BRUSH		\$41.99	1	\$41.99

Black algae removal Quote

Sub Total	\$883.86
Sales Tax	\$0.00
Total	\$883.86
Amount Due	\$883.86

RECEIVED

By Tara Lee at 9:13 am, Sep 08, 2026

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

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

Invoice Date	Client Code	Amount Due
09/04/26	2127	\$883.86
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**

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

Service Month: September - Temp

Invoice no.: 12159

Terms: End of the month

Invoice date: 09/01/2026

Due date: 09/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		TEMPORARY SERVICE	Dedicated Officer for 6 Hours on Thursdays Ending 9/29/26	24	\$31.15	\$747.60

Total \$747.60

Ways to pay

BANK

View and pay

RECEIVED

By Tara Lee at 9:29 am, Aug 27, 2026

Security Monitoring
001.330.57200.34500

8-27-26



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 # 12160
DATE 09/01/2026
DUE DATE 09/30/2026
TERMS End of the month

SERVICE MONTH
September

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

Ways to pay



View and pay

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

RECEIVED

By Tara Lee at 9:30 am, Aug 27, 2026

Security Monitoring
001.330.57200.34500
8-27-26



Invoice

Invoice #: 30752

Date: 09/01/26

Customer PO:

DUE DATE: 10/01/2026

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

#20626 - Standard Maintenance Contract 2025-2026 September 2026

AMOUNT

\$8,994.73

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$8,994.73

Please See Our
Updated Remittance
Information

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

ACH Account Information:



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

Landscape Maintenance
001,320,53800,46200

 9-5-26

RECEIVED

By Tara Lee at 9:16 am, Sep 08, 2026

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

Invoice

Invoice #: 231
Invoice Date: 8/31/26
Due Date: 8/31/26
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 August 2026	76.5	28.00	2,142.00
<i>Alison Moring</i> <i>9-16-26</i>			

Total \$2,142.00

Payments/Credits \$0.00

Balance Due \$2,142.00

RECEIVED

By Tara Lee at 10:22 am, Sep 17, 2026

ARMSTRONG CDD (GREYHAWK)

**GOVERNMENTAL MANAGEMENT SERVICES, LLC
FACILITY ASSISTANT**

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
76.5	Facility Assistant	\$ 28.00	\$ 2,142.00

Covers Period: August 2026 - September 7, 2026

TOTAL DUE:

\$ 2,142.00

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT - (GREYHAWK)

GOVERNMENTAL MANAGEMENT SERVICES, LLC

FACILITY ASSISTANT BILLABLE HOURS

FOR THE MONTH OF AUGUST 2026 - SEPTEMBER 7, 2026

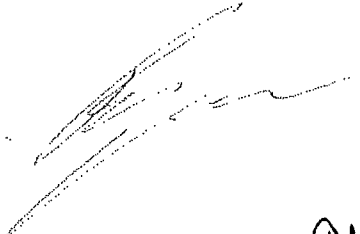
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/2/26	7.17	H.L.	Completed daily checklist, returned calls and emails
8/3/26	7.19	H.L.	Completed daily checklist, returned calls and emails
8/9/26	6.29	H.L.	Completed daily checklist, returned calls and emails
8/16/26	6.25	H.L.	Completed daily checklist, returned calls and emails
8/17/26	7.19	H.L.	Completed daily checklist, returned calls and emails
8/23/26	7.14	H.L.	Completed daily checklist, returned calls and emails
8/24/26	7.09	H.L.	Completed daily checklist, returned calls and emails
8/30/26	7.19	H.L.	Completed daily checklist, returned calls and emails
8/31/26	6.82	H.L.	Completed daily checklist, returned calls and emails
9/6/26	7.1	H.L.	Completed daily checklist, returned calls and emails
9/7/26	7.07	H.L.	Completed daily checklist, returned calls and emails
GRAND TOTAL	<u>76.5</u>		

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

Invoice

Invoice #: 230
Invoice Date: 9/15/26
Due Date: 9/15/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		853.55	853.55
Office Supplies 001.330, 57200.51000 \$230.00			
Repairs & Maintenance 001.330, 57200 46000 \$39.55			
Preventative Maintenance 001.320.53800.46900 \$584.00			
			\$853.55
 9-16-26 Alison Moxing 9-17-26			

RECEIVED

By Tara Lee at 3:41 pm, Sep 17, 2026

Total \$853.55

Payments/Credits \$0.00

Balance Due \$853.55

Period Ending 9/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk				
	7/29/26	MFC-127600W Printer	230.00	R.W.
	8/14/26	24x18 Custom Yard Signs 6pk	68.80	R.W.
	8/23/26	Self Closing Shower Valve	39.55	R.W.
	9/3/26	6FT Wide Animatronic Creeping Spider	286.35	R.W.
	9/3/26	5.5FT Animated Evil Pixie	228.85	R.W.
			TOTAL	
			<u>\$853.55</u>	

954-721-8681
954-721-9202 - Fax
ppowers@gmssf.com

Address

E-Mail

Invoice Subtotal	\$1,448.40
Invoice #	01012020
Invoice Total	\$1,448.40
Total Amount Due	\$1,448.40

[illegible]

By Tara Lee at 8:13 am, Sep 16, 2026

Invoice No. FY2026
Bill To Armstrong CDD
Address _____

Phone _____

E-Mail _____

Invoice Subtotal	\$1,448.40
Invoice #	01012020
Invoice Total	\$1,448.40
Total Amount Due	\$1,448.40

RECEIVED
By Tara Lee at 8:16 am, Sep 16, 2026



INVOICE

Customer	Armstrong Community Development District
Acct #	688
Date	09/03/2026
Customer Service	Brendan Callen
Page	1 of 1

Armstrong Community Development District
c/o Government Management Services, LLC
5385 N Nob Hill Road
Sunrise, FL 33351

Payment Information	
Invoice Summary	\$ 27,571.00
Payment Amount	
Payment for:	Invoice#33727
100126292	

Thank You

Please detach and return with payment



Customer: Armstrong Community Development District

Invoice	Effective	Transaction	Description	Amount
33727	10/01/2026	Renew policy	Policy #100126292 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/3/2026	27,571.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED

By Tara Lee at 3:02 pm, Sep 16, 2026

Total

\$ 27,571.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

Date

09/03/2026

PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222
(904) 619-0939
store242@pinchapenny.com
License Number: SCC131152233

**PINCH-A-PENNY
POOL-PATIO-SPA**

INVOICE

Armstrong CDD
475 Town Center Place
Suite 114

St. Augustine FL 32092

Invoice Date: 04/02/26

Client Code 2127

Invoice # 12929

Repairs & Maintenance
001.330.57200.46000

(904) 322-3199
greyhawkmanager@gmsnf.com

9-23-26

Description	Serial Number	Price	Quantity	Amount
18" CURVED WALL BRUSH NYLON		\$29.99	-1	\$-29.99
FLOATING THERMOMETER		\$17.99	1	\$17.99
18" POLY BRISTLES BRUSH		\$31.99	1	\$31.99

Brush and thermometer

Sub Total \$19.99

Sales Tax \$0.00

Total \$19.99

Amount Due \$19.99

RECEIVED

By Tara Lee at 10:08 am, Sep 23, 2026

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
04/02/26	2127	\$19.99
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**

PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222
(904) 619-0939
store242@pinchapenny.com
License Number: SCC131152233



INVOICE

Armstrong CDD
475 Town Center Place
Suite 114

St. Augustine FL 32092

Invoice Date: 07/07/26

Client Code 2127

Invoice # 13340

Repairs & Maintenance
001.330.57200.46000

(904) 322-3199
greyhawkmanager@gmsnf.com

9-23-26

Description	Serial Number	Price	Quantity	Amount
#2 pump tube		\$28.99	1	\$28.99
PHOSPHATE REMOVER QT		\$29.99	2	\$59.98
50 pound Trichlor powder		\$300.00	1	\$300.00
Specialty Chemical Treatment		\$0.00	1	\$0.00

Change tubes on auto fill system to get it to work. check the black spots in bottom of the pool. Add 2 pounds of ph UP

Sub Total	\$388.97
Sales Tax	\$0.00
Total	\$388.97
Amount Due	\$388.97

RECEIVED

By Tara Lee at 10:07 am, Sep 23, 2026

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
07/07/26	2127	\$388.97
Amount Paid	Check #	

Thank You! We Greatly Appreciate Your Business!!

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

