ARMSTRONG

Community Development District

NOVEMBER 12, 2026

AGENDA

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

November 5, 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, November 12, 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 October 8, 2026 Meeting

IV. Consideration of Resolution 2027-01, Declaring General Election Seats 3 and 4 Vacant

V. Discussion of Process to Fill Board Vacancy

VI. Ratification of Agreements:
   A. CALM III, LLC.
   B. Pinch A Penny Oakleaf PAP, LLC.

VII. Staff Reports
   A. District Counsel
   B. District Engineer
   C. District Manager - Annual Form 1 Filing & Annual Ethics Training
   D. Facility Manager Report

VIII. Supervisor's Requests and Audience Comments

IX. Financial Reports

A. Financial Statements as of Ocotober 31, 2026

B. Assessment Receipts

C. Check Register

X. Next Scheduled Meeting – December 10, 2026 at 3:30 p.m. at Plantation Oaks Amenity Center

XI. 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, October 8, 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
Kerrstyn Cole	Assistant Secretary

Also present were:

Marilee Giles	District Manger
Katie Buchanan	District Counsel 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 3:30 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 September 10, 2026 Meeting**

> On MOTION by Mr. Lopez seconded by Mr. Taylor with all in favor the minutes of the September 10, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Ratification of Agreement with CALM III, LLC**

This item tabled.

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 – Fiscal Year 2026 Goals and Objectives Report

> On MOTION by Mr. Taylor seconded by Mr. Brown with all in favor the 2026 goals and objectives report was approved.

D. Facility Manager

1. Report

Mr. Wilson gave an overview of the operations report, copy of which was included in the agenda package and reported that Pinch A Penny had a new owner, but the staff would remain the same.

> On MOTION by Mr. Taylor seconded by Ms. Cole with all in favor the Pinch A Penney agreement with Oakleaf PAP LLC was approved and staff was authorized to negotiate a 24-month contract.

2. Monthly Quality Inspection Report

Ms. Hernandez stated we talked about bringing the bushes down slowly. I had a couple of complaints about them being uneven. I know it will take a couple of months to get them where they are needed. They did say the pickup after was a lot better.

Mr. Taylor asked about the trash around the pond banks, what is the buffer between where your crew is responsible and beyond your responsibility?

Ms. Suchsland stated we try to get to where we mow and the weed-eat line is, but we don't wade into the pond.

Ms. Cole asked did the Lake Doctors say they had to do an extra treatment on the pond by Amberly?

Mr. Wilson stated that is our troubled pond, it is the small one.

Mr. Soriano stated you will see a change day to day when we get a lot of rain.

Mr. Lopez stated the capital reserve fund that we put money in for certain projects, is the pool pump and controller in there and what year did it have? You can get back to me on that.

Mr. Soriano stated it should be in there.

Ms. Giles stated pool filtration refurbishment allowance is in there but the pool pump is listed as an operating expense.

SIXTH ORDER OF BUSINESS **Supervisor's Requests and Audience Comments**

There were no additional comments.

SEVENTH 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. Taylor seconded by Ms. Hernandez with all in favor the check register was approved.

EIGHTH ORDER OF BUSINESS **Next Scheduled Meeting – November 12, 2026 at 3:30 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated the next meeting is scheduled for November 12, 2026 at 3:30 p.m. in the same location.

On MOTION by Mr. Brown seconded by Mr. Taylor with all in favor the meeting adjourned at 4:12 p.m.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

FOURTH ORDER OF BUSINESS

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Armstrong Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on November 3, 2026, three (3) members of the Board of Supervisors (the "Board") are to be elected by the "Qualified Electors" of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Clay County Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for the available seats designated as "Seat 3" and "Seat 4"; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare Seat 3 and Seat 4 vacant, effective the second Tuesday following the general election, and a Qualified Elector is to be appointed to such seat within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 3 and Seat 4 as vacant.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following seats are hereby declared vacant effective as of November 17, 2026: Seat 3 and Seat 4 (currently vacant).

SECTION 2. Until such time as the Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Supervisors for Seat 3 and Seat 4 (if any) shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

_____
Print Name:_____

_____
□Chairperson/ □Vice Chairperson

SIXTH ORDER OF BUSINESS

A.

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AGREEMENT BETWEEN ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT AND COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC FOR PROPERTY MANAGEMENT, FIELD OPERATIONS MANAGEMENT, JANITORIAL SERVICES, FACILITY ATTENDANT SERVICES, AND FACILITY MAINTENANCE SERVICES

This Agreement ("Agreement") is made and entered into on September 10th, 2026 ("Execution Date"), to be effective as of October 1st, 2026 ("Effective Date"), by and between:

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Duval County, Florida, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC, a Florida limited liability company, whose address is 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 ("Contractor" or "CALM III") and, together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District has constructed an amenity center that includes a swimming pool, community center, and other recreation facilities (collectively, the "Amenities"), as well as landscape and irrigation improvements, lake embankments, entrance areas, and other common areas (collectively, the "Facilities"); and

WHEREAS, the District intends to provide for the operation, management, and maintenance of the Amenities and the Facilities; and

WHEREAS, Contractor has a background in the operation, management, and maintenance of recreation and amenity facilities and is willing to provide such operation, management, and maintenance services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to operate, manage, and maintain the Amenities and the Facilities and to provide other services as described in this Agreement and the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the "Services").

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. ENGAGEMENT OF SERVICES. The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Amenities and the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this

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Agreement including that Contractor will not take a tax position inconsistent with it being a manager and not owner of the Amenities and Facilities.

3. DESCRIPTION OF SERVICES. Contractor shall perform the duties described by **Exhibit A** attached hereto, and as more particularly stated herein. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are fulfilled. Contractor shall ensure responsible and proper staffing levels needed to satisfy the terms of this Agreement. To the extent the terms of this Agreement and **Exhibit A** conflict, this Agreement shall control.

4. COMPENSATION. The Agreement shall be for a one-year period, renewable or terminable pursuant to the provisions herein. Contractor shall be compensated for providing the Services described in Section 3 of this Agreement.

A. Fees and Expenses:

i. The District shall pay the Contractor the following annual fees for the Services in accordance with **Exhibit A**:

- Property Manager Services: Ninety Thousand One Hundred Seventy-One Dollars and No Cents ($90,171.00) per year.
- Field Operations Management Services: Fifteen Thousand Dollars and No Cents ($15,000.00) per year.
- Janitorial Services: Fifteen Thousand Five Hundred Three Dollars and No Cents ($15,503.00) per year.

The total annual fee for the foregoing fixed Services is One Hundred Twenty Thousand Six Hundred Seventy-Four Dollars and No Cents ($120,674.00), which shall be invoiced and paid in equal monthly installments during the Fiscal Year.

Facility Attendant Services shall be provided on an as-needed basis and shall not exceed Two Hundred Eighty-Five (285) hours or Eight Thousand Five Hundred Forty-Eight Dollars and No Cents ($8,548.00) annually, unless otherwise approved by the District. Facility Attendant Services shall be invoiced monthly in arrears based upon actual Services performed in accordance with the rates set forth in **Exhibit A** or **Exhibit B**.

Facility Maintenance and Repair Services, including general maintenance services and pressure washing services, shall be compensated at the hourly rates set forth in **Exhibit A** or **Exhibit B**, plus reimbursable expenses, and shall be invoiced monthly in arrears. General maintenance services shall be invoiced at Forty-Five Dollars and No Cents ($45.00) per hour, and pressure washing services shall be invoiced at Fifty-Five Dollars and No Cents ($55.00) per hour, together with any approved reimbursable expenses.

ii. Out-of-pocket reimbursable expenses incurred by the Contractor in the performance of the Services shall be billed at the Contractor's standard rate or at cost, as indicated in **Exhibit A** or **Exhibit B**, and itemized on the

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Contractor's monthly invoice to the District.

iii. Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month. Notwithstanding the foregoing, services that are variable in nature may be invoiced in arrears based on actual services performed. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

iv. Fees for the Services may be negotiated annually by the Parties. Any amendment to Service fees must comply with the amendment procedure in this Agreement.

v. In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

B. Services will be billed monthly pursuant to the fee schedule shown in **Exhibit B.** Additional work or services, as such terms are used in Section 5.C, will either be billed monthly at the Contractor's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. Should the District desire additional work or services, or to add additional areas

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to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

E. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

F. In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

5. GENERAL PROVISIONS.

A. The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement.

B. Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any service hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.

C. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon thirty (30) days written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion. Any addendums to this agreement will not take effect unless the parties receive an opinion from bond counsel that the changes made thereby do not adversely affect the exclusion from gross income of interest on the bonds financing the managed property.

D. At all times during operation of the Facilities and Amenities, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing for provision of the Services required under this Agreement. Contractor shall not utilize employees hired by Contractor to staff District Facilities and Amenities at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District

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property or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses.

E. In consideration for the District's ability to elect to make any position, department or portion of this Agreement staffed by District employee(s) or an unaffiliated third-party contractor other than Contractor, Contractor shall not be entitled to any compensation in consideration for such election by the District.

F. All Contractor employees or subcontractors shall either be employees hired directly by the Contractor, or sub-contractors who are hired and compensated by the Contractor (1099 individuals).

G. Contractor is an independent contractor. Contractor shall have sole authority as an independent Contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and contractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services of functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. This provision is meant to be exhaustive such that any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District and Contractor has been paid for the Services in consideration of the Services and the indemnification provisions provided for in this Agreement.

H. Contractor shall promptly respond to any and all emergencies or problems related to the Amenities and/or the Facilities and shall report to the District all known problems related to the Amenities and/or the Facilities.

I. All purchases made by any of the positions paid for pursuant to the Agreement or any Addendum will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent not provided for by Contractor as set forth herein, travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to District specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but

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in no event later than seventy-two (72) hours.

J. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall to the best of its ability, avoid paying directly for items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.

K. Contractor shall require all applicable registration forms and waivers to be executed by any Patrons of the District (as defined in the *Policies Regarding Use of the District*'s *Amenities*) prior to use of the Amenities and/or Facilities.

L. The Parties agree that the Amenities and Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Amenities or Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Facilities consistent with the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status.

M. Contractor shall be responsible for tracking resident complaints and report to the District monthly on timeline and response to each complaint.

6. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District, its Patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently commence repair of any damage resulting from the Services within twenty-four (24) hours. Any such repairs caused by Contractor shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

7. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenities and/or the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

8. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. Contractor shall promptly and in no event more than 48 hours provide a written report as to all accidents, injuries or claims for damage relating to the Amenities and/or the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs Contractor otherwise, in writing. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

9. TERMINATION. The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of

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this Agreement or upon sixty (60) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District with or without cause. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

A. deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Amenities and/or the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Amenities and/or Facilities;

B. vacate any portion of the Amenities and/or Facilities then accessed by the Contractor as a consequence of this Agreement; and

C. furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

10. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance, the certificates are attached as **Exhibit D**:

i. Workers Compensation - statutory limits

ii. General liability insurance with the following limits:

$2,000,000	General Aggregate
$1,000,000	Products/Completed Operations
$1,000,000	Personal & Advertising Injury
$1,000,000	Each Occurrence

iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or General Manager with respect to the operation of the Facilities whether non-owned or hired, with a combined single limit of $1,000,000.

iv. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of $1,000,000.

B. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, supervisors and employees shall be listed as additional insureds on each such

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policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. No policy may be canceled during the term of this Agreement.

11. INDEMNIFICATION.

A. Contractor Indemnification. The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, staff agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Contractor, the District agrees to indemnify, defend, and hold harmless the Contractor and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Contractor may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Contractor may be entitled and shall continue after the Contractor has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Contractor only if such indemnification obligation is covered by the District's insurance.

C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

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D. For purposes of this Section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns, invitees, contractors, subcontractors or employees includes, but is not limited to, the operation and management of the Amenities and Amenity Center in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenities and Amenity Center, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.

E. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 11 shall survive the termination or expiration of this Agreement.

12. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

13. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section 13 shall survive termination of this Agreement.

14. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

15. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

17. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

A. If to District: Armstrong Community Development District

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475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager, Marilee Giles
MGiles@gmsnf.com

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel, Katie Buchanan
Katie.Buchanan@kutakrock.com

B. If to the Contractor: Community Association And Lifestyle Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: President, Darrin Mossing
DMossing@gmstnn.com

With a copy to: Community Association And Lifestyle Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: Chief Operating Officer, Keith Nelson
KNelson@calmfla.com

And: Community Association And Lifestyle Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: Vice President, Alison Mossing
AMossing@gmstnn.com

And: Community Association And Lifestyle Management III, LLC
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
Kurt@zimmermanlaw.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

18. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the

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Parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

19. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

20. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Duval County, Florida.

21. EFFECTIVE DATE. This Agreement shall be effective as of the Effective Date and extend through September 30, 2027.

22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is **Governmental Management Services, L.L.C.** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor 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 Contractor 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 Contractor'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 Contractor, Contractor 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 THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, INFO@GMSNF.COM WITH A COPY TO

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MGILES@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

26. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

27. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

28. COMPLIANCE WITH E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

29. Term. The term of this Agreement shall be from the Execution Date, through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one-year terms, unless terminated pursuant to its terms. The Contractor acknowledges that the prices of this Agreement are firm, and that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of

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price or fee adjustments will be approved by the Board in its adopted or amended Fiscal Year Budget.

30. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. If applicable, the Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with section 787.06(14), *Florida Statutes*.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Parties hereto execute this Agreement the day and year first written above.

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

By: Signed by: Jose Lopez 9398A57EEF7E4D9...

Print: Jose Lopez

Its: Armstrong Community Development District Chairman

Chairperson/Vice Chairperson,
Board of Supervisors

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC

By: DocuSigned by: Darrin Mossing 3CA8CBD20A734F6...

Print: Darrin Mossing

Its: President

Exhibit A: Scope of Services
Exhibit B: Fee Schedule
Exhibit C: Proposal
Exhibit D: Certificates Of Insurance
Exhibit E: Anti-Human Trafficking Affidavit

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NOTICE OF TERMINATION OF PRIOR AGREEMENT

Date: September 10, 2026

To: Governmental Management Services, L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: President, Darrin Mossing

Re: Termination of Agreement for Property Management, Field Operations Management, Janitorial Services, Facility Attendant Services, and Facility Maintenance Services, dated July 9, 2026 (the "Agreement")

Dear Mr. Mossing:

Pursuant to Section 9 of the Agreement, Armstrong Community Development District hereby provides notice of termination of the Agreement, effective September 30, 2026.

This Notice applies solely to the Agreement referenced above. It does not affect, and shall not be construed to affect, any other agreement between the District and GMS, including the District's separate Agreement for District Management Services dated July 21, 2016. The parties agree that District Management Services shall continue to be provided by GMS without interruption or incident, in accordance with the terms of that separate agreement.

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

By: Signed by: Jose Lopez 9398A57EEF7E4D9...

Print: Jose Lopez

Its: Chairperson/Vice Chairperson, Board of Supervisors

Acknowledged and agreed — GMS accepts termination effective September 30, 2026 in lieu of the sixty (60) day notice period otherwise provided in Section 9 of the Agreement:

By: DocuSigned by: Darrin Mossing 3CA8CBD20A734F6...

Print: Darrin Mossing

Its: President, Governmental Management Services, L.L.C.

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Exhibit A
Scope of Services

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

Description of Services
Property Management: Services provided full-time and on-site in the Amenity Center. • Greet residents entering the Amenity Center and address questions/concerns in a professional manner • Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage • Issue access cards to eligible residents after providing address verification and photo ID • Manage the facility rental process by handling resident inquiries, maintaining schedule and collecting deposit and rental payment • Communicate updates to residents via email blast and bulletin boards • Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness and report any issues to the District Manager • Plan and execute special events • Check pool chemicals daily and add to pool maintenance log • Coordinate and meet vendors on site for services • Manage, train and schedule Facility Attendants • Attend monthly Board of Supervisors meetings and prepare Operations Reports for the agenda • Various other tasks assigned by management.
Field Operations Management: Services provided on average two (2) time per month to include: • Provide oversight of the landscape maintenance contractor • Provide oversight of the lake maintenance contractor • Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL, site inspections, etc. • Periodically inspect lakes, and structures for needed maintenance, issues, and repairs.

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Description of Services
• Conduct onsite meetings with CDD service providers. • Monitor all CDD field-related utility accounts. • Provide Operations Memorandum for field-related activity to Board of Supervisors monthly agenda package one week before scheduled CDD meeting. • Attend all District Board of Supervisor meetings with representation of CDD management activities. • Receive and respond to resident emails, and phone calls about CDD property-related issues. • Prepare an Emergency Action Plan for significant weather events. • Oversee & assist maintenance personnel with CDD projects on site • Provide oversight, proposals if needed of future capital projects. • Maintain all the entry monuments and CDD signage, including outside contracting for repairs and pressure-washing as needed. • Inspect & maintain all sunshade structures & sails, including outside contracting for repairs & pressure washing as needed. • Perform lighting inspections for all district-owned interior and exterior lighting. • Monitor all gates and doors for proper operating conditions. • Monitor the pool decks, and outdoor pool furniture, obtain proposals for services and repair as needed. • Maintain an aesthetically pleasing CDD community as possible within budget & approvals.

Janitorial Services:
 	
Services provided three (3) days per week to include:
 	
• Janitorial supplies will be purchased as needed and invoiced to the District.
• Empty and replace liners in all clubhouse garbage cans
• Clean all clubhouse restrooms and restock all paper products and soap as needed
  o Sanitize all countertops and diaper changing stations
  o Sanitize all toilets, urinals, and sinks
  o Sweep and sanitize floors
  o Clean all mirrors
  o Wipe down and disinfect partition doors
• Clean entrance doors inside and out
• Clean all interior windows
• Dust all light fixtures, fans, vents, and door frames
• Sweep and mop all clubhouse floors
• Wipe down all tables and countertops

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Description of Services
• Clean and sanitize all water fountains • Clean and sanitize all gym equipment • Sweep and mop gym floors
Facility Attendants: • Greet residents entering the Amenity Center and address questions/concerns in a professional manner • Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage • Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness, and report any issues to the Field Operations Manager and/or District Manager • Assist with the facility rental process by handling resident inquiries, maintaining schedule, and collecting deposit and rental payment • Check pool chemicals daily and add to pool maintenance log • Various other tasks assigned by management • Facility Attendants will be scheduled as needed for special events, PTO coverage, and weekend staffing Memorial Day - Labor Day
Facility Maintenance: • To assist the Field Operations Manager on an as needed basis • Pick up debris in and around all District owned facilities, including walkways, fields, courts, entryways, roadways, pool deck amenity Center and common areas • Clean and maintain all features associated with the athletic fields and sport courts including nets, fencing, windscreens, playing surfaces, etc. • Replace trash can liners weekly throughout the District • Tasks as assigned by Property Manager and/or Field Operations Manager • Pressure wash Amenity Facility as needed (based upon separate proposal)
General Provisions: • Contractor shall provide, at no charge to the District, company uniforms to all personnel providing these services. • Costs incurred by Contractor due to maintenance-related requests, emergencies or unscheduled visits (i.e. vandalism, acts of God, etc.) shall be invoiced at the approved hourly rate, plus any materials, and travel reimbursement. Minimum of one (1) hour charge.

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Description of Services
• Reasonable reimbursement for the expense of copies, office supplies, travel, etc. • All supplies and materials needed for maintenance within the District shall be paid for by the District.

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Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

1. **PROPERTY MANAGEMENT SERVICES:**

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Property Management: • The Property Manager is an onsite full-time position. • Annual Fee paid in equal monthly payments.	**$90,171**
Field Operations Management: • The Field Operations Manager is an onsite part-time position. • Monthly On-Site Inspections and Vendor Coordination. o Two On-Site Visits per Month • Annual Fee paid in equal monthly payments.	**$15,000**
Janitorial Services: • The Janitorial Service is an onsite part-time position. • Standard Cleaning to be provided: o Three Days per Week • Annual Fee paid in equal monthly payments.	**$15,503**
Facility Assistant: • The Facility Assistant service is an onsite part-time position provided on an as-needed and as-scheduled basis (Not to Exceed 285 Hours). • Services shall be billed at an hourly rate, invoiced in arrears based on actual hours worked.	**$8,548**

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Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Facility Maintenance and Repair Services: • CALM III has a comprehensive on-site and insured maintenance service for small to medium size projects which can be provided at the direction of the District Board of Supervisors and/or the District Manager. o General maintenance services are invoiced at $45.00 / Hour o Pressure washing services are invoiced at $55.00 / Hour	**Standard Hourly Rates Plus Reimbursable Expenses**
Out of Pocket Reimbursable Expenses: • Reimbursable expenses to be itemized on invoicing each month.	**At CALM III Standard Rate or Cost**
Additional Services: • All other requested items not specifically denoted in **Exhibit "A"** or **Exhibit "B"** will be subject to either a flat rate proposal or an hourly rate proposal to the District.	**To Be Negotiated**
*** Fiscal Year Calendar:** • Fiscal Year 2027 represents dates between October 1st, 2026 to September 30th, 2027. • Services that begin after the first day of a month will be invoiced on a prorated basis for that month, based on the actual start date.	

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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Exhibit C
Proposal

September 10, 2026

Marilee Giles
Armstrong Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: FY2027 Property Manager, Field Operations Management, Janitorial, Facility Attendants and Facility Maintenance

Dear Marilee:

Please consider this proposal for Community Association and Lifestyle Management III, LLC to provide the following services for the Armstrong Community Development District starting 10/01/2026:

Services	FY2026 Budget	FY2026 Fees	FY2027 Proposed Fees
Property Manager	$85,067	$85,067	$90,171
Field Operations Management	$0	$0	$15,000
Janitorial Service	$14,625	$14,625	$15,503
Facility Attendants (285 Hours)	$8,064	$8,064	$8,548
Facility Maintenance		$40/Hour	$45/Hour

The proposed fees for Property Manager, Janitorial, Facility Attendants, and Facility Maintenance reflect a cost-of-living increase. The ownership and management at CALM III would like to thank the Board of Supervisors in advance for your consideration of our request to help offset the continued rise in the cost of operating your facility. If you have any questions or comments, please feel free to call me.

Sincerely,

/s/ Alison Mossing

Alison Mossing
Vice President

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC
393 Palm Coast Parkway Southwest, Suite 4 · Palm Coast, FL 32137 · (813) 344-4844 · Facsimile (954) 721-9202
https://calmfla.com/

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Exhibit A
Scope of Services

Property Manager

- Greet residents entering the Amenity Center and address questions/concerns in a professional manner
- Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage
- Issue access cards to eligible residents after providing address verification and photo ID
- Manage the facility rental process by handling resident inquiries, maintaining schedule and collecting deposit and rental payment
- Communicate updates to residents via email blast and bulletin boards
- Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness and report any issues to the District Manager
- Plan and execute special events
- Check pool chemicals daily and add to pool maintenance log
- Coordinate and meet vendors on site for services
- Manage, train and schedule Facility Attendants
- Attend monthly Board of Supervisors meetings and prepare Operations Reports for the agenda
- Various other tasks assigned by management

Field Operations Management

- Provide oversight of the landscape maintenance contractor
- Provide oversight of the lake maintenance contractor
- Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL, site inspections, etc.
- Periodically inspect lakes, and structures for needed maintenance, issues, and repairs.
- Conduct onsite meetings with CDD service providers.
- Monitor all CDD field-related utility accounts.
- Provide Operations Memorandum for field-related activity to Board of Supervisors monthly agenda package one week before scheduled CDD meeting.
- Attend all District Board of Supervisor meetings with representation of CDD management activities.
- Receive and respond to resident emails, and phone calls about CDD property-related issues.
- Prepare an Emergency Action Plan for significant weather events.
- Oversee & assist maintenance personnel with CDD projects on site
- Provide oversight, proposals if needed of future capital projects.
- Maintain all the entry monuments and CDD signage, including outside contracting for repairs and pressure-washing as needed.
- Inspect & maintain all sunshade structures & sails, including outside contracting for repairs & pressure washing as needed.
- Perform lighting inspections for all district-owned interior and exterior lighting.
- Monitor all gates and doors for proper operating conditions.
- Monitor the pool decks, and outdoor pool furniture, obtain proposals for services and repair as needed.

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- Maintain an aesthetically pleasing CDD community as possible within budget & approvals.

Janitorial

- Empty and replace liners in all clubhouse garbage cans
- Clean all clubhouse restrooms and restock all paper products and soap as needed
  - Sanitize all countertops and diaper changing stations
  - Sanitize all toilets, urinals, and sinks
  - Sweep and sanitize floors
  - Clean all mirrors
  - Wipe down and disinfect partition doors
- Clean entrance doors inside and out
- Clean all interior windows
- Dust all light fixtures, fans, vents, and door frames
- Sweep and mop all clubhouse floors
- Wipe down all tables and countertops
- Clean and sanitize all water fountains
- Clean and sanitize all gym equipment
- Sweep and mop gym floors
- Arrange pool furniture and police pool deck for trash

Facility Attendants

- Greet residents entering the Amenity Center and address questions/concerns in a professional manner
- Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage
- Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness, and report any issues to the Field Operations Manager and/or District Manager
- Assist with the facility rental process by handling resident inquiries, maintaining schedule, and collecting deposit and rental payment
- Check pool chemicals daily and add to pool maintenance log
- Various other tasks assigned by management
- Facility Attendants will be scheduled as needed for special events, PTO coverage, and weekend staffing Memorial Day – Labor Day

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Exhibit D

Certificates of Insurance

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/15/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC 413 S Northshore Dr Ste E Knoxville TN 37919-7567	**CONTACT NAME:** Kathy Wilson **PHONE (A/C, No, Ext):** 865-588-7200 **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED COMMASS-06 Community Association and Lifestyle Mangement III, LLC 393 Palm Coast Parkway SW Suite 4 Palm Coast FL 32137	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Houston Specialty Insurance Co — 12936 **INSURER B :** SKYWARD SPECIALY INSURANCE GRO — **INSURER C :** ACCIDENT FUND INSURANCE COMPAN — 10166 **INSURER D :** Berkley Regional Insurance Com — 29580 **INSURER E :** — **INSURER F :** —

COVERAGES **CERTIFICATE NUMBER:** 1815440151 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:			ESBHSGL000262500	2/23/2026	2/23/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			ESB-HS-UCX-0003288-00	7/30/2026	2/23/2027	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WCP100150699	8/3/2026	8/3/2027	PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Crime			BMP-1194668-00	8/1/2026	8/1/2027	Limit Deductible	500,000 2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Armstrong Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is included as an additional insured on the General Liability policy with respect to the liability resulting from the operations of the Named Insured as required by written contract. General Liability coverage provided is primary and non-contributory with respect to any similar insurance held by the additional insured as required by written contract. Waiver of Subrogation is in place in favor of Certificate Holder for General Liability and Workers Compensation as required by written contract. 30 day Notice of Cancellation, except 10 days for non-payment, applies to certificate holder under General Liability and Workers Compensation per policy provisions. Umbrella follows General Liability form.

CERTIFICATE HOLDER	**CANCELLATION**
Armstrong Community Development District 475 West Town Place Suite 114 St. Augustine FL 32092	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.** **AUTHORIZED REPRESENTATIVE** PETER J. KRAMER

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/15/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

State Farm

Edie Williams State Farm
330 A1A N Suite 324
Ponte Vedra Beach, FL 32082

CONTACT NAME: Stephanie Marciani
PHONE (A/C, No, Ext): 904-425-4054 **FAX (A/C, No):** 904-425-4046
E-MAIL ADDRESS: Stephanie@EdieWilliams.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Community Association and Lifestyle Management III, LLC
1001 Bradford Way
Kingston, TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG ☐	$ $ $ $ $ $ $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	X	X	P29 3749-A15-59A	07/15/2026	01/15/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) ☐	$ $ 1,000,000 $ 1,000,000 $ 1,000,000 $
	UMBRELLA LIAB ☐ OCCUR **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE ☐	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is Additional Insured with regard to Auto Liability.
The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.
Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.
If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page

CERTIFICATE HOLDER

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
475 West Town Place, Suite 114
St. Augustine, FL 32092

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Stephanie Marciani

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1001486 132849.14 04-13-2022

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/16/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Vicky Zelen
Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: vicky@zelenrisk.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Bridgefield Casualty Insurance Company
INSURED Community Association and Lifestyle Management III, 1001 Bradford Way Kingston TN 37763	INSURER B : Great American Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		196-23349	03/01/2026	10/16/2026	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Employment Practices Liability			EPLE937229	03/10/2026	03/10/2027	Aggregate	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Armstrong CDD
475 West Town Place Ste 114

St Augustine, FL 32092

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE Vicky M. Zelen <LFU>

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Exhibit E:
Anti-Human Trafficking Affidavit

Anti-Human Trafficking Affidavit

I, Kelly Adams as Director of HR, on behalf of Community Association and Lifestyle Management III, LLC. (the "Contractor"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;
   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   (e) Causing or threatening to cause financial harm to any person;
   (f) Enticing or luring any person by fraud or deceit; or
   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: March 17, 2026.

FURTHER AFFIANT SAYETH NAUGHT.

Contractor:

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC.

By: Kelly Adams

Name: Kelly Adams

Title: Director of HR

STATE OF TENNESSEE
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Madison Oran, as HR Assistant, of Community Association and Lifestyle Management III, LLC., who is personally known to me or who produced _____ as identification this 17 day of March, 2026.

(Notary Seal)

MADISON ORAN
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY

Madison Oran
Notary Public

B.

Docusign Envelope ID: 3D61D758-9657-822E-83A9-B39530F8B1E4

AGREEMENT BETWEEN THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT AND OAKLEAF PAP LLC REGARDING THE PROVISION OF POOL MAINTENANCE SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this 4th day of November, 2026, by and between:

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being situated in Clay County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

OAKLEAF PAP LLC D/B/A PINCH A PENNY, a Florida limited liability company, and whose mailing address is 9715 Crosshill Boulevard, Jacksonville, Florida 32111 ("Contractor", together with District, "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes,* by ordinance adopted by the Board of County Commissioners of Clay County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide swimming pool maintenance services for the District's amenity facilities; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide swimming pool maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto ("Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

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A. The District desires that the Contractor provide the Services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF SERVICES. The Contractor will provide the Services identified in **Exhibit A**. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services on a monthly basis. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

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(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor One Thousand Two Hundred Ninety-Five Dollars ($1,295.00) per month. The term of this Agreement shall be from October 1, 2026, through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall be eligible for two one-year renewals.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

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SECTION 6. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or

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otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

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SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any

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one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. **If to District:** Armstrong Community Development District
c/o Governmental Management Services LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

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Attn: District Counsel

B. If to the Contractor: Oakleaf Pap LLC d/b/a Pinch a Penny
9715 Crosshill Boulevard
Jacksonville, FL 32222
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Clay County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Marilee Giles** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor 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 the

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Contractor 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 Contractor'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 the Contractor, the Contractor 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 THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MGILES@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with

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the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 31. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

[CONTINUED ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Jose Lopez
9398A57EEF7E4D9...

Chairperson, Board of Supervisors

OAKLEAF PAP LLC d/b/a PINCH A PENNY

Signed by:
Matthew Stevens
BF5F08BD6F24C6...

By: MS

Its: MS

Exhibit A: Scope of Services

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Exhibit A
Scope of Services

Oakleaf PAP LLC dba

Pinch A Penny

PINCH·A·PENNY POOL·PATIO·SPA
The Perfect People For A Perfect Pool

9715 Crosshill Blvd

Suite #105

Jacksonville, FL 32222

Commercial Pool Maintenance Agreement

This agreement is between **Oakleaf PAP LLC.** and **Armstrong CDD** on care of **Armstrong CDD**. For the purpose of cleaning and maintaining chemical balance of community swimming pool.

Monthly Service Rate: $1295.00 Monthly

Billing will be on a monthly basis with invoice initiated by **Oakleaf PAP LLC.**

Terms: 12 Month agreement beginning on : 10/07/2026

- Oakleaf PAP LLC. will service the pool on this property three times per week during the months of April thru September and twice a week for October thru March.
- Service will include:
    1. Test pool water for chlorine, PH, total alkalinity, calcium hardness and cyanuric acid each visit.
    2. Log results of pool water test.
    3. Add any needed chemicals and log amounts added.
    4. Chemicals: Chlorine, Muriatic acid, cyanuric acid are included at each visit.
    5. (Black algae treatment, should it be needed would be an additional due to the cost of the algaecide needed to kill it.)
    6. Ensure PH feed system and chlorine feed system are still working.
    7. Brush walls of pool.
    8. Skim pool water surface.
    9. Remove debris from pool skimmer system.
    10. Vacuum pool as needed.
    11. Ensure that pool equipment is recirculating properly.
    12. Inspect pool surfaces for algae growth and treat if needed.
    13. Back wash pool weekly.

SEVENTH ORDER OF BUSINESS

D.

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

Memorandum

Date: Nov 12th, 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:

- Obtained the police report for the accident on 9-29
- Issue with sinkage behind residents home again. I asked Verde go if they could move a sprinkler head so we can go and fix the area.
- Pinch a Penny is wanting to stick with a 1 Year agreement for the first year but they are open to a 2 year later.
- I sent an email inviting S3 to attend the meeting.

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 greyhawkmanager@gmsnf.com*
- *Jay Soriano, GMS Operations Manager (904) 274-2450 jsoriano@gmsnf.com*

NINTH ORDER OF BUSINESS

A.

Armstrong

Community Development District

Unaudited Financial Reporting

October 31, 2026

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1	Balance Sheet
2-3	General Fund
4	Capital Reserve Fund
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6	Debt Service Fund Series 2019A
7-8	Month to Month
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10	Assessment Receipt Schedule
11	Check Run Summary

Armstrong
Community Development District
Combined Balance Sheet
October 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 86,458	$ 22,549	$ -	$ -	$ 109,007
Due from Other Funds	47	-	-	-	47
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	1,598	-	-	1,598
Investments:					
US Bank Custody Account	64,466	-	-	-	64,466
State Board of Administration	173,988	174,850			348,837
Series 2017A/B					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	265,457	-	265,457
Reserve-B	-	-	-	-	-
Revenue-B	-	-	-	-	-
Prepayment-B	-	-	-	-	-
Series 2019					
Reserve			203,700		203,700
Revenue	-	-	352,374	-	352,374
Prepayment	-	-	101	-	101
Prepaid Expenses	370	-	-	-	370
Total Assets	**$ 325,328**	**$ 198,996**	**$ 1,087,451**	**$ -**	**$ 1,611,775**
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	$ 370	$ -	$ -	$ -	$ 370
Deposits	-	-	-	-	-
Restricted for:					
Debt Service	-	$ -	$ 1,087,451	$ -	$ 1,087,451
Capital Project	-	-	-	-	-
Assigned for:					
Capital Reserve Fund	-	198,996	-	-	198,996
Capital Reserves	-	-	-	-	-
Unassigned	320,208	-	-	-	320,208
Total Fund Balances	**$ 320,579**	**$ 198,996**	**$ 1,087,451**	**$ -**	**$ 1,607,026**
Total Liabilities & Fund Balance	$ 325,328	$ 198,996	$ 1,087,451	$ -	$ 1,611,775

Armstrong

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 684,422	$ -	$ -	$ -
Cash Share - Tynes Blvd	2,000	167	47	(120)
Miscellaneous Income-Access Cards	-	-	-	-
Miscellaneous Income-Rental	-	-	-	-
Interest	15,000	1,250	836	(414)
Total Revenues	**$ 701,422**	**$ 1,417**	**$883**	**$ (534)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ 1,000	$ -
FICA Expense	918	77	77	-
Annual Audit	4,300	-	-	-
Trustee Fees	8,514	-	-	-
Dissemination Agent	8,258	688	688	0
Arbitrage	1,100	-	-	-
Engineering	11,000	917	-	917
Attorney	20,000	1,667	-	1,667
Assessment Administration	6,253	6,253	6,253	-
Management Fees	59,089	4,924	4,924	-
Information Technology	2,003	167	167	-
Website Maintenance	1,391	116	116	-
Telephone	400	33	38	(5)
Postage and Delivery	500	42	14	28
General Liability and Public Officials Insurance	8,507	8,507	8,314	193
Printing & Binding	750	63	60	3
Legal Advertising	2,000	167	-	167
Bank Fees and Other Charges	600	50	45	5
Office Supplies	250	21	1	20
Dues, Licenses & Subscriptions	175	15	-	15
Total General & Administrative	**$ 148,009**	**$ 24,704**	**$ 21,696**	**$ 3,008**
Operations & Maintenance				
Security	$ 41,000	$ 3,417	$ 2,721	$ 696
Electric	1,906	159	138	21
Water & Sewer	40,000	3,333	3,689	(356)
Landscape Maintenance	111,175	9,265	9,265	-
Landscape Contingency	5,000	417	-	417
Lake Maintenance	14,548	1,212	1,025	187
Lake Contingency	2,140	178	-	178
Irrigation Repairs	5,000	417	-	417
Repairs and Maintenance	7,000	583	-	583
Field Operations Management	15,000	1,250	1,250	-
Total Operations & Maintenance	**$ 242,769**	**$ 20,231**	**$ 18,088**	**$ 2,143**

Armstrong

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Amenity Center				
Property/Amenity Manager	$ 90,171	$ 7,514	$ 7,514	$ -
Preventative Maintenance	17,500	1,458	269	1,189
Facility Attendant	8,548	712	-	712
Property Insurance	26,291	26,291	19,257	7,034
Phone/Internet/Cable	3,100	258	250	8
Electric	15,920	1,327	1,407	(80)
Water & Sewer	11,500	958	782	176
Gas	1,575	131	102	29
Reuse Service	6,800	567	723	(156)
Access Cards	4,000	333	-	333
Janitorial Services	15,503	1,292	1,292	-
Janitorial Supplies	3,000	250	-	250
Pool Maintenance	18,332	1,528	-	1,528
Pool Permits	325	27	-	27
Repairs and Maintenance	18,000	1,500	-	1,500
Office Supplies	500	42	-	42
Pest Control	975	81	-	81
Special Events	4,000	333	-	333
Fitness Center Repairs/Supplies	3,000	250	250	-
Total Amenity Center	**$ 249,040**	**$ 44,853**	**$ 31,846**	**$ 13,008**
Reserves				
Capital Reserve Transfer Out	$ 82,000	$ 6,833	$ -	6,833
Total Reserves	**$ 82,000**	**$ 6,833**	**$ -**	**$ 6,833**
Total Expenditures	**$ 721,819**	**$ 96,622**	**$ 71,630**	**$ 24,992**
Excess (Deficiency) of Revenues over Expenditures	$ (20,397)	$ (95,205)	($70,747)	$ 24,458
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (20,397)**	**$ (95,205)**	**($70,747)**	**$ 24,458**
Fund Balance - Beginning	$ 20,397		$ 391,326	
Fund Balance - Ending	$ -		$ 320,579	

Armstrong

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Capital Reserve Transfer In	$ 82,000	$ -	$ -	$ -
Interest	1,200	100	599	499
Insurance Proceeds	-	-	-	
Total Revenues	**$ 83,200**	**$ 100**	**$599**	**$ 499**
Expenditures:				
Capital Outlay	$ 10,000	$ -	$ -	$ -
Repair and Maintenance	9,091	-	-	-
Contingency	600	50	41	9
Total Expenditures	**$ 19,691**	**$ 50**	**$ 41**	**$ 9**
Excess (Deficiency) of Revenues over Expenditures	**$ 63,509**		**$558**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 63,509**		**$558**	
Fund Balance - Beginning	$ 86,521		$ 198,438	
Fund Balance - Ending	$ 150,030		$ 198,996	

Armstrong

Community Development District

Debt Service Fund Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 265,811	$ -	$ -	$ -
Interest Income	19,000	1,583	1,522	(61)
Total Revenues	**$ 284,811**	**$ 1,583**	**$1,522**	**$ (61)**
Expenditures:				
Interest - 11/01	$ 88,941	$ -	$ -	$ -
Principal - 11/01	85,000	-	-	-
Interest - 5/01	87,028	-	-	-
Total Expenditures	**$ 260,969**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 23,842		$1,522	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 23,842**		**$1,522**	
Fund Balance - Beginning	$ 9,011		$ 529,754	
Fund Balance - Ending	$ 32,853		$ 531,276	

Armstrong

Community Development District

Debt Service Fund Series 2019A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 409,584	$ -	$ -	$ -
Interest Income	18,000	1,500	1,594	94
Total Revenues	**$ 427,584**	**$ 1,500**	**$1,594**	**$ 94**
Expenditures:				
Interest - 11/01	$ 124,725	$ -	$ -	$ -
Principal - 11/01	155,000	-	-	-
Interest - 5/01	122,013	-	-	-
Total Expenditures	**$ 401,738**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 25,847		$1,594	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 25,847**		**$1,594**	
Fund Balance - Beginning	$ 350,709		$ 554,581	
Fund Balance - Ending	$ 376,556		$ 556,175	

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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cash Share - Tynes Blvd	47	-	-	-	-	-	-	-	-	-	-	-	47
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income-Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income-Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	836	-	-	-	-	-	-	-	-	-	-	-	836
Total Revenues	**$ 883**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 883**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
FICA Expense	77	-	-	-	-	-	-	-	-	-	-	-	77
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	688	-	-	-	-	-	-	-	-	-	-	-	688
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	6,253	-	-	-	-	-	-	-	-	-	-	-	6,253
Management Fees	4,924	-	-	-	-	-	-	-	-	-	-	-	4,924
Information Technology	167	-	-	-	-	-	-	-	-	-	-	-	167
Website Maintenance	116	-	-	-	-	-	-	-	-	-	-	-	116
Telephone	38	-	-	-	-	-	-	-	-	-	-	-	38
Postage and Delivery	14	-	-	-	-	-	-	-	-	-	-	-	14
General Liability and Public Officials Insurance	8,314	-	-	-	-	-	-	-	-	-	-	-	8,314
Printing & Binding	60	-	-	-	-	-	-	-	-	-	-	-	60
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank Fees and Other Charges	45	-	-	-	-	-	-	-	-	-	-	-	45
Office Supplies	1	-	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	**$ 21,696**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,696**

Armstrong

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Security	$ 2,721	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,721
Electric	138	-	-	-	-	-	-	-	-	-	-	-	138
Water & Sewer	3,689	-	-	-	-	-	-	-	-	-	-	-	3,689
Landscape Maintenance	9,265	-	-	-	-	-	-	-	-	-	-	-	9,265
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,025	-	-	-	-	-	-	-	-	-	-	-	1,025
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Operations Management	1,250	-	-	-	-	-	-	-	-	-	-	-	1,250
Total Operations & Maintenance	**$ 18,088**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 18,088**
Amenity Center													
Property/Amenity Manager	$ 7,514	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,514
Preventative Maintenance	269	-	-	-	-	-	-	-	-	-	-	-	269
Facility Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	19,257	-	-	-	-	-	-	-	-	-	-	-	19,257
Phone/Internet/Cable	250	-	-	-	-	-	-	-	-	-	-	-	250
Electric	1,407	-	-	-	-	-	-	-	-	-	-	-	1,407
Water & Sewer	782	-	-	-	-	-	-	-	-	-	-	-	782
Gas	102	-	-	-	-	-	-	-	-	-	-	-	102
Reuse Service	723	-	-	-	-	-	-	-	-	-	-	-	723
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,292	-	-	-	-	-	-	-	-	-	-	-	1,292
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness Center Repairs/Supplies	250	-	-	-	-	-	-	-	-	-	-	-	250
Total Amenity Center	**$ 31,846**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 31,846**
Reserves													
Capital Reserve Transfer Out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Reserves	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 71,630**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 71,630**
Excess (Deficiency) of Revenues over Expenditures	$ (70,747)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (70,747)
Other Financing Sources/(Uses)													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ (70,747)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (70,747)**

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	$203,700	
RESERVE FUND BALANCE	$203,700	
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**

Total Bonds Outstanding	**$9,860,000**

B.

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027 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	684,421.00	1,359,816.53
TOTAL ASSESSED NET	483	265,811.23	409,584.30	684,421.00	1,359,816.53

DUE / RECEIVED	BALANCE DUE	SERIES 2017A DEBT SERVICE RECEIVED	SERIES 2019A DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIPTS	1,359,816.53	-	-	-	-
TOTAL RECEIPTS	1,359,816.53	-	-	-	-

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2017A DEBT SERVICE RECEIVED	SERIES 2019A DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		-	-	-	-

PERCENT COLLECTED TOTAL	0.00%	0.00%	0.00%	0.00%

C.

Armstrong

Community Development District

Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
10/7/26	1597-1598	$93.20	
10/9/26	1599-1600	$6,488.42	
10/19/26	1601-1606	$23,521.07	
10/22/26	1607-1610	$12,138.96	
10/27/26	1611	$250.00	
Total General Fund Checks			**$42,491.65**
Total Paid Checks			**$42,491.65**

*** CHECK DATES 10/01/2026 - 10/30/2026 *** 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	CHECK #
10/07/26	00007	9/24/26	2026-321	202609	310	51300-48000				*	46.20		
			NOTICE OF MEETING - 10/8										
									OSTEEN MEDIA GROUP			46.20	001597
10/07/26	00070	9/16/26	70042520	202609	330	57200-46500				*	47.00		
			SEP26 PEST CONTROL										
									NADERS PEST RAIDERS			47.00	001598
10/09/26	00001	10/01/26	232	202610	310	51300-34000				*	4,924.08		
			OCT MANAGEMENT FEES										
		10/01/26	232	202610	310	51300-49500				*	115.92		
			OCT WEBSITE ADMIN										
		10/01/26	232	202610	310	51300-35100				*	166.92		
			OCT INFORMATION TECH										
		10/01/26	232	202610	310	51300-31300				*	688.17		
			OCT DISSEMINATION SVCS										
		10/01/26	232	202610	310	51300-51000				*	.54		
			OFFICE SUPPLIES										
		10/01/26	232	202610	310	51300-42000				*	14.04		
			POSTAGE										
		10/01/26	232	202610	310	51300-42500				*	59.55		
			COPIES										
		10/01/26	232	202610	310	51300-41000				*	37.95		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SERVICES			6,007.17	001599
10/09/26	00103	10/06/26	195861	202609	310	51300-31100				*	481.25		
			SEP ENGINEERING SERVICES										
									MATTHEWS DESIGN GROUP LLC			481.25	001600
10/19/26	00108	10/01/26	1	202610	320	53800-34000				*	1,250.00		
			OCT OPERATIONS MANAGER										
		10/01/26	1	202610	320	53800-12200				*	7,514.25		
			OCT FACILITY MANANGER										
		10/01/26	1	202610	330	57200-46300				*	1,291.92		
			OCT JANITORIAL SERVICES										
									CALM III			10,056.17	001601
10/19/26	00001	10/08/26	233	202610	310	51300-31400				*	6,253.00		
			FY27 ASSESSMENT ADMIN										
									GOVERNMENTAL MANAGEMENT SERVICES			6,253.00	001602
10/19/26	00001	9/30/26	234	202609	330	57200-34100				*	339.64		
			SEP26 FACILITY ASSISTANT										
									GOVERNMENTAL MANAGEMENT SERVICES			339.64	001603

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/19/26	00061	10/09/26	3828904	202606	310-51300-31500		*	2,161.50		
			JUN26 GENERAL COUNSEL							
		10/09/26	3828904.	202607	310-51300-31500		*	740.00		
			JUL26 GENERAL COUNSEL							
						KUTAK ROCK LLP			2,901.50	001604
10/19/26	00096	9/20/26	13762	202609	330-57200-46700		*	1,250.00		
			SEP26 POOL MAINTENANCE							
						K & K WHITE LLC			1,250.00	001605
10/19/26	00075	10/01/26	12248	202610	330-57200-34500		*	2,720.76		
			OCT26 SECURITY SERVICES							
						SECURITY DEVELOPMENT GROUP LLC			2,720.76	001606
10/22/26	00109	10/15/26	7542	202610	320-53800-46900		*	269.11		
			POOL SERVICE VISIT							
						C BUSS ENTERPRISES INC			269.11	001607
10/22/26	00001	10/16/26	235	202609	330-57200-46400		*	107.80		
			SEP JANITORIAL SUPPLIES							
		10/16/26	235	202609	330-57200-46000		*	1,472.48		
			SEP REPAIRS & MAINTENANCE							
						GOVERNMENTAL MANAGEMENT SERVICES			1,580.28	001608
10/22/26	00077	10/01/26	413469B	202610	320-53800-46800		*	1,025.00		
			OCT26 LAKE MAINTENANCE							
						THE LAKE DOCTORS INC			1,025.00	001609
10/22/26	00101	10/01/26	31332	202610	320-53800-46200		*	9,264.57		
			OCT LANDSCAPE MAINTENANCE							
						VERDEGO LLC			9,264.57	001610
10/27/26	00082	10/09/26	279393	202610	330-57200-46100		*	250.00		
			PREVENTATIVE MAINT OCT26							
						FITNESS PRO			250.00	001611

TOTAL FOR BANK A 42,491.65

TOTAL FOR REGISTER 42,491.65

CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2026-321381
Invoice Date: 9/24/2026
Due Date: 10/23/2026

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

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

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 216404	Notice of Meeting October 8, 2026	CT - Clay Today	Sep 24	2026		Column Inch	Black & White	4.4000	$46.20

Total:	$46.20

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

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

RECEIVED
By Tara Lee at 1:30 pm, Sep 29, 2026

Affidavit attached to this invoice.

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

RECEIVED
SEP 29 2026

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

In the matter of October 8, 2026

LEGAL: 216404

Was published in said newspaper in the issues:

9/24/2026

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 09/24/2026

Christie Lou Wayne

CHRISTIE LOU WAYNE
MY COMMISSION # HH 1534
EXPIRES: September 28, 2026

NOTARY PUBLIC, STATE OF FLORIDA

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

Notice of Meeting Armstrong Community Development District

The Meeting of the Board of Supervisors of the Armstrong Community Development District will be held on **Thursday, October 8, 2026 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.** The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Marilee Giles
District Manager
Legal 216404 Published 9/24/2026 in Clay County's Clay Today newspaper

Service Slip/Invoice

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

INVOICE:	70042520
DATE:	09/16/2026
ORDER:	70042520

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
09/16/2026	03:47 PM		WSANTOS	Wilson Santos	

Purchase Order	Terms	Last Service	Map Code		Time Out
		09/16/2026			

Service	Description	Price
RPC-MONTHLY	Pest Control Service	$47.00

Pest Control - Monthly Service / Pest Control in Clubhouse only 904-322-3199
Treated iexterior 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 granular bait around the landscape area.

Thank you
Have a blessed day!

SUBTOTAL	$47.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$47.00
AMOUNT DUE	**$47.00**

Pest Control
001.330.57200, 46500
9-29-26

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

RECEIVED
By Tara Lee at 8:23 am, Sep 30, 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

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

Invoice

Invoice #: 232
Invoice Date: 10/1/26
Due Date: 10/1/26
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 - October 2026		4,924.08	4,924.08
Website Administration - October 2026		115.92	115.92
Information Technology - October 2026		166.92	166.92
Dissemination Agent Services - October 2026		688.17	688.17
Office Supplies		0.54	0.54
Postage		14.04	14.04
Copies		59.55	59.55
Telephone		37.95	37.95

Total	$6,007.17
Payments/Credits	$0.00
Balance Due	$6,007.17

RECEIVED
By Tara Lee at 1:28 pm, Oct 08, 2026

Project Manager Carl Allen

Matthews | DCCM

Engineering - Architecture - Planning - Surveying

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

October 06, 2026
Invoice # 195861

Project 0000071910.0000 25158.00 - Armstrong CDD

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

- CDD meeting and agenda review

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 September 30, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Division Lead	1.75	275.00	481.25	
Total Labor				**481.25**
			Total Due:	**481.25**

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	481.25	7,436.25	7,917.50
Totals	**481.25**	**7,436.25**	**7,917.50**

RECEIVED
By Tara Lee at 1:31 pm, Oct 08, 2026

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.

CALM III, LLC

475 West Town Place
St. Augustine, FL 32092

Invoice

Date	Invoice #
10/1/2026	1

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

RECEIVED
By Tara Lee at 2:05 pm, Oct 09, 2026

Description	Amount
Contract Administration - October 2026	1,250.00
Facility Management - October 2026	7,514.25
Janitorial - October 2026	1,291.92
Alison Mossing 10-9-26	
Total	$10,056.17

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

Invoice

Invoice #: 233
Invoice Date: 10/8/26
Due Date: 10/8/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2027		6,253.00	6,253.00

Total	$6,253.00
Payments/Credits	$0.00
Balance Due	$6,253.00

RECEIVED
By Tara Lee at 10:34 am, Oct 18, 2026

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

Invoice

Invoice #: 234
Invoice Date: 9/30/26
Due Date: 9/30/26
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 September 2026	12.13	28.00	339.64

Alison Mossing
10-14-26

Total	$339.64
Payments/Credits	$0.00
Balance Due	$339.64

RECEIVED
By Tara Lee at 10:35 am, Oct 18, 2026

ARMSTRONG CDD (GREYHAWK)

GOVERNMENTAL MANAGEMENT SERVICES, LLC
FACILITY ASSISTANT

Qty./Hours	Description	Rate	Amount
12.13	Facility Assistant	$ 28.00	$ 339.64

Covers Period: September 2026

TOTAL DUE: $ 339.64

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT - (GREYHAWK)
GOVERNMENTAL MANAGEMENT SERVICES, LLC
FACILITY ASSISTANT BILLABLE HOURS
FOR THE MONTH OF SEPTEMBER 2026

Date	Hours	Employee	Description
9/21/26	5.04	H.L.	Completed daily checklist, returned calls and emails
9/22/26	7.09	H.L.	Completed daily checklist, returned calls and emails
GRAND TOTAL	12.13		

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

ACH/Wire Transfer Remit To:
[redacted]

October 9, 2026

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

RECEIVED
By Tara Lee at 10:39 am, Oct 18, 2026

Invoice No. 3828904
1323-1

Re: General Counsel

For Professional Legal Services Rendered

06/04/26	K. Buchanan	0.30	111.00	Review agenda package and prepare for board meeting
06/07/26	A. Willson	0.10	34.50	Research matters pertaining to statutory requirements for public notices resulting from legislative changes memorandum to district managers regarding statutory requirements for public notices
06/08/26	K. Haber	0.70	199.50	Prepare budget documents; correspond with Giles and Beach regarding same
06/09/26	K. Buchanan	0.30	111.00	Review agenda package and prepare for board meeting
06/11/26	K. Buchanan	2.00	740.00	Prepare for and attend board meeting
06/12/26	K. Buchanan	0.40	148.00	Review meeting minutes
06/12/26	K. Haber	0.90	256.50	Prepare lake maintenance agreement; prepare amendment to pool maintenance agreement; correspond with Beach and Giles regarding same

06/18/26	K. Buchanan	0.30	111.00	Prepare and transmit notice of rule development for publication; prepare and transmit notice of rulemaking for publication
06/23/26	K. Buchanan	0.40	148.00	Confer with Giles regarding pool facility incident and preparation of suspension letter for Vargas
06/23/26	K. Haber	0.80	228.00	Prepare amenity privileges suspension notice for minor; correspond with Giles regarding same
06/24/26	K. Buchanan	0.20	74.00	Review tentative agenda and confer with district manager
07/02/26	K. Buchanan	0.30	111.00	Review agenda package and prepare for board meeting
07/09/26	K. Buchanan	1.20	444.00	Prepare for and attend board meeting
07/10/26	K. Buchanan	0.20	74.00	Review suspension letter to minor regarding incident
07/13/26	K. Buchanan	0.30	111.00	Advise Giles regarding suspension letter for resident Vargas

TOTAL HOURS	8.40	
TOTAL FOR SERVICES RENDERED		$2,901.50
TOTAL CURRENT AMOUNT DUE		$2,901.50

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: 09/20/26
Client Code 2127
Invoice # 13762

(904) 322-3199
greyhawkmanager@gmsnf.com

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

September billing

Pool Maintenance
001.330.57200.46700

10-14-26

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

RECEIVED
By Tara Lee at 10:45 am, Oct 18, 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
09/20/26	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

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 # 12248
DATE 10/01/2026
DUE DATE 10/31/2026
TERMS End of the month

SERVICE MONTH
October

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Fri - Sun	84	32.39	2,720.76

Ways to pay

View and pay

SUBTOTAL	2,720.76
TAX	0.00
TOTAL	2,720.76
BALANCE DUE	**$2,720.76**

Security Monitoring
001.330.57200.34500
10-14-26

RECEIVED
By Tara Lee at 10:38 am, Oct 18, 2026

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com

C BUSS ENTERPRISES
COMMERCIAL POOL SERVICE, REPAIRS & REMODELS
CPC 1459150 CRC 1459428
904-710-8161

Bill to
Armstrong CDD
475 W Town Place
Ste 114
St Augustine, FL 32092

Ship to
Armstrong CDD: GreyHawk
3654 Royal Pines Dr
Orange Park, FL 32065

Invoice details
Invoice no.: 7542
Terms: Net 30
Invoice date: 10/15/2026
Due date: 11/14/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**POOL SERVICE**	POOL SERVICE, PER VISIT	2	$125.00	$250.00
2.	**TILE SOAP**	PER GAL	0.25	$76.45	$19.11

Total **$269.11**

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN TRAIL, ST. AUGUSTINE, FL 32095

Preventative Maintenance
001.320.53800.46900

10-20-26

RECEIVED
By Tara Lee at 12:08 pm, Oct 20, 2026

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

Invoice

Invoice #: 235
Invoice Date: 10/16/26
Due Date: 10/16/26
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 September 1 - September 30, 2026	15	40.00	600.00
Maintenance Supplies		980.28	980.28

Janitorial Supplies
001.330.57200.46400
$107.80

Repairs & Maintenance
001.330.57200.46000
$1472.48

$1580.28

10-20-26

Total	$1,580.28
Payments/Credits	$0.00
Balance Due	$1,580.28

Alison Mossing
10-21-26

RECEIVED
By Tara Lee at 12:15 pm, Oct 21, 2026

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

Date	Hours	Employee	Description
9/8/26	4	R.A.	Moving gym equipment, painting walls and trim, cleaned up
9/8/26	4	C.W.	Cleaned baseboard and window sills, painted gym walls, baseboards, door and window seals
9/9/26	3	R.A.	Finished painting gym and trim, moved gym equipment back, cleaned up supplies
9/9/26	4	C.W.	Finished painting gym, swept, vacuumed, mopped and dusted gym and equipment, moved everything back in place
TOTAL	15		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
Armstrong - Greyhawk				
	8/25/26	Microsoft Subscription	125.91	R.W.
	9/8/26	Adaptable Micro Fiber Mop Kit	43.67	R.W.
	9/8/26	Microfiber Clothes 24pk	11.48	R.W.
	9/8/26	Microfiber Adaptable Mop Refill	16.07	R.W.
	9/8/26	9" Roller Frame	10.76	R.W.
	9/8/26	9x3/8 Roller Cover 3pk	11.48	R.W.
	9/9/26	Vinyl Lettering Set Black & White (5)	17.95	R.W.
	9/10/26	SKN Nutcrack	171.35	R.W.
	9/10/26	Plug In Oil	6.83	R.W.
	9/10/26	FBZ Plug	14.88	R.W.
	9/10/26	FBZ PLG Haw	14.88	R.W.
	9/11/26	Constant Contact Yearly Subscription	535.03	R.W.
		TOTAL	**$980.28**	

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 MasterCard

CARD NUMBER	EXP. 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	10/1/2026	$1,025.00

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

00000007312096001000000041346900000010250025

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 10/1/2026 **Invoice 413469B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
10/1/2026	Water Management - Monthly		$1025.00	$0.00	$1025.00

Lake Maintenance
001.320.53800.46800
10-14-26

Please remit payment for this month's invoice.

RECEIVED
By Tara Lee at 12:34 pm, Oct 20, 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: $1025.00 | **This Invoice Total:** $1025.00

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

VERDEGO LANDSCAPE

Invoice

Invoice #: 31332
Date: 10/01/26
Customer PO:
DUE DATE: 10/31/2026

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
#30747 - Standard Maintenance Contract 2026-2027 October 2026	$9,264.57

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE **$9,264.57**

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
001.320.53800.47200

10-14-26

RECEIVED
By Tara Lee at 12:35 pm, Oct 20, 2026

INVOICE

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

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

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

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

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

Invoice details
Invoice no.: 279393
Terms: Net 15
Invoice date: 10/09/2026
Due date: 10/24/2026

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 48857 - OCTOBER PREVENTATIVE MAINTENANCE			
2.	**PM**		Oct 6, 2026: Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Grey Hawk (3230) SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 9x Strength Units and 1x Benches Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical, 1x Upright Bike, 1x Stair Climber, and 1x rower. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 2x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods around motor and electrical components. SEE BELOW ISSUES FOUND	1	$250.00	$250.00

Fitness Center
Repairs + Maintenance
001.330.57200.46100

10-26-26

RECEIVED
By Tara Lee at 10:12 am, Oct 26, 2026

1. ALL UNITS TEST CORRECT
2. 40809 Medicine balls AWAITING EQUIPMENT

Total	**$250.00**