

***ABERDEEN***

*Community Development District*

*FEBRUARY 22, 2022*

## *AGENDA*

# Aberdeen Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

***District Website:*** [www.AberdeenCDD.com](http://www.AberdeenCDD.com)

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February 15, 2022

Board of Supervisors  
Aberdeen Community Development District

Dear Board Members:

The Aberdeen Community Development District Meeting is scheduled for **Tuesday, February 22, 2021 at 4:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*
- III. Update on Entry Monument Assessment
- IV. Consideration of Pool Paver Refurbishment
- V. Consideration of Resolution 2022-03, Instruction St. Johns County Supervisor of Elections to Conduct the General Election
- VI. Ratification of Retention and Fee Agreement with Kutak Rock LLP
- VII. Discussion Regarding Common Area Greenspace
- VIII. Appointment of Audit Committee
- IX. Staff Reports
  - A. Attorney
  - B. Engineer

- C. Manager
  - 1. Discussion of Easement Encroachments for License Agreement
    - a. 267 Queen Victoria
    - b. 195 Queen Victoria
    - c. 137 N. Aberdeenshire Way
- D. Operation Manager – Consideration of Proposals for Storage Container
- E. Amenity Center Manager
  - 1. Report
- X. Supervisor’s Request and Public Comments
- XI. Approval of Consent Agenda
  - A. Approval of the Minutes of the January 25, 2021 Meeting
  - B. Balance Sheet as of January 31, 2022 and Statement of Revenues and Expenses for the Period Ending January 31, 2022
  - C. Assessment Receipt Schedule
  - D. Approval of Check Register
- XII. Next Scheduled Meeting – 03/22/22 @ 4:00 p.m.@ Aberdeen Amenity Center
- XIII. Adjournment

## *FOURTH ORDER OF BUSINESS*



# ESTIMATE

# EST-000998

Estimate Date: Oct 29, 2021

Expiry Date: Nov 26, 2021

## FROM:

**Jax Exterior Cleaning & Paver Sealing LLC**

License: 315906

EIN # 84-3925677

Email: jaxexteriorcleaning@gmail.com

Phone: (904) 444-9190

## TO:

**Jay Parker**

110 Flower Of Scotland Avenue

Fruit Cove, FL, 32259

Phone: (904) 303-7366

## JOB LOCATION:

**Jay Parker**

110 Flower Of Scotland Avenue

Fruit Cove, FL, 32259

Phone: (904) 303-7366

## JOB:

Paver cleaning, sanding & sealing w/ color enhancing wet look sealer

#	Services	Qty	Price	Discount	Total
1	Pool area cleaning & sealing "W/ color enhancing wet look sealer"  22,568 sqft Process: We will soft wash surface with chemicals to clean and brighten pavers and kill all mold, mildew and algae. Then we will use a high pressure surface cleaner to remove all dirt and grime between cracks of the pavers to get ready for sanding. This process also includes the coping around the pool. Then we will brush our "Power lock joint sand" between the cracks. "This process stops all weeds and ants". Then we will seal them with our color enhancing wet look 2 part water-base sealer that is 100% water-base eco-friendly sealer. This will darken your pavers and give them a wet look for years to come. We guaranteed our sealer for 1 year but you should get 3-4 years depending on weather, sunlight and how much they are walked on etc. Please do not put any furniture back on the pavers for 24 hours. We try our best not to get any dirt or sand into your pool. The only time this might happen is during the cleaning process if your pavers are very dirty.	1.00	\$28,244.58	\$5,648.92 (20.00%)	\$22,595.66

Subtotal \$22,595.66

**Grand Total (\$)** \$22,595.66

## Accepted payment methods

Credit Card, Check, Cash

## Message

\*\*\*\*\*PLEASE READ\*\*\*\*\*

This would be a 4-6 day job

We can remove any services from the estimate. Prices for some services may change.

All our pricing is based on the square footage of your pavers.

Payment options: Credit, Debit or Cash

WE OFFER A 5% DISCOUNT IF YOU PAY WITH CASH, CHECKS ARE NOT ACCEPTED.

If you have any questions about this estimate please call 904-444-9190. If you accept this estimate please click accept estimate. After you click accept estimate we will reach out to you and get you on the schedule for the first available day. We are currently about 3 weeks out as of now. Thank you!

Keep in mind we only use the best products on the market. Not all sealers and sand are the same "not even close". There are a lot of them out there and we have done a lot of research to serve our customers with only the best products available that we back 100%. If you are looking for something that will last and will look great for years look no further!

This estimates includes all labor and materials to complete the job. All our pricing is based on square footage. There will be a 30% deposit for materials that will be paid when my crew arrives the day of the job, then the remaining balance is due after job is completed. Please remove all furniture from the area before we arrive. If you would like us to remove the furniture there will be a \$75 removal fee applied to your invoice.

"IMPORTANT INFO": This is the first step to protecting your pavers! It is very important to seal your pavers every 3 years to protect them from the Florida weather. If you don't seal your pavers, you will start to see them decay and "white rock" will start to show and that is the first sign of damaged pavers. The only way to prevent this from happening is getting them sanded and sealed every 3 years.

We only use jointing sand "not play sand" that will lock, bond and waterproof your pavers together and restrict weeds and ants. If you have a pool please schedule your pool company to come after we are finish because of the dirt and sand that might get into the pool. "This only happens in the cleaning process when your pavers are very dirty". If we seal your driveway you can not drive on it for 48 hours. Please note this is Florida we have very high mold, mildew and algae growth. The sealer and sand will help with it but you will have to do maintenance on areas that have a high grow rate "shaded areas". We suggest 50/50 bleach and water, spray with a chemical sprayer then let sit for 1 day then spray off the next day with a water hose.

We use a 100% waterbased sealer that is eco-friendly that can last up to 3-4 years depending on the weather and how much sunlight and rain the pavers consume. We look forward to making your house and pavers shine!

If you have any questions about this estimate please call me at 904-444-9190. If you accept the estimate reply "estimate accepted" and then we can get you on the schedule asap. Thank you for your business!

Jax Exterior Cleaning LLC Licensed & insured company in the state of Florida

### **Terms**

Please see attachments with the Waiver (which represents our terms and conditions), Insurance Documentations & Business License.

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# CONTRACT

## PAVER DIVISION

**CBC1258848 CCC1329903**  
Office: 904-230-5548

### Customer Contact Information

Belynda Tharpe  
C/O FS Residential  
620 Southpoint Dr S Suite 610  
Jacksonville, FL 32216

**Phone: 904.217.0925**

### Project Address

Aberdeen CCD  
110 Flower of Scotland Ave  
St Johns, FL 32259  
Pressure clean and seal pavers  
at clubhouse and around pools

**Terms:** 100% due upon completion

**Date:** 1/26/2022

DESCRIPTION OF SERVICES	AMOUNT
<b>Area to be sealed:</b> Clubhouse entry and pool area <b>The following options are available for sealing your pavers:</b> Pressure wash the area to be sealed (we will also pressure wash any pool area pillars, columns, etc.) Re-sand area with standard sweep sand Seal pavers with color enhancing water based sealer To remove any debris caused by our work  <i>Circle Sealer Selection: No Gloss Low Gloss High Gloss</i>  Community to choose sealer, but we recommend no gloss (due to pool area). There are a few areas with sinking pavers, estimated between 100-200 square feet. Recommend repairing prior to sealing. Cost to repair would be approximately \$1450.00          Water to be provided by community   *Please do not drive on area for 24 hours after sealing *Please do not walk on area for 2 hours after sealing **Please understand paver sealing is very dependent on weather and the pavers need to dry to do final sealing. This frequently requires us to postpone or extend the job out as needed	\$33,075.00
<b>We look forward to working with you!</b>	<b>TOTAL</b>
	\$33,075.00

**Contract authorized by:** \_\_\_\_\_ **Prices good for 14 days**

4/21/2020

The above prices, specifications and conditions are satisfactory, and I hereby accept the quote. All work will be done in a workmanlike manner according to standard practices. Fidus Roofing & Construction is authorized to do the work as specified. Payment will be made as outlined above. Default interest of 18% per annum added for all late payments. Fidus Terms and Condition are incorporated herein.

Signature \_\_\_\_\_

Date \_\_\_\_\_

## *FIFTH ORDER OF BUSINESS*

## RESOLUTION 2022-03

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(a)2.c., FLORIDA STATUTES AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTION.**

**WHEREAS**, the Aberdeen Community Development District (hereinafter the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida;

**WHEREAS**, the Board of Supervisors of Aberdeen Community Development District (hereinafter the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., Florida Statutes and to instruct the Supervisor of Elections for St. Johns County, Florida (the “**Supervisor**”), to conduct the District’s General Election.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. The Board is currently made up of the following individuals:

Dennis Clarke, 151 Scotland Yard Boulevard, St. Johns, Florida 32259  
Lauren Egleston, 265 N. Aberdeenshire Drive, St. Johns, Florida 32259  
Hillary (Beth) Fore, 169 Celtic Wedding Drive, St. Johns, Florida 32259  
Angela Andrews, 315 Blackthorn Place, St. Johns, Florida 32259  
Thomas Marmo, 194 Prince Albert Avenue, St. Johns, Florida 32259

Section 2. The term of office for each member of the Board is as follows:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Dennis Clarke	2022
2	Lauren Egleston	2024
3	Hillary (Beth) Fore	2022
4	Angela Andrews	2024
5	Thomas Marmo	2022

Section 3. Seat 1, currently held by Dennis Clarke, Seat 3, currently held by Hillary (Beth) Fore, and Seat 5, currently held by Thomas Marmo, are scheduled for the General Election in November 2022.

Section 4. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. All candidates for a seat on the Board must qualify with the Florida Department of State’s Division of Elections. A

qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote in St. Johns County, Florida. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

Section 5. Members of the Board may elect to receive \$200 per meeting for their attendance, up to a maximum of \$4,800 per year.

Section 6. The term of office for the individuals to be elected to the Board in the November 2022 General Election is 4 years.

Section 7. The new Board members shall assume office on the second Tuesday following their election.

Section 8. The District hereby instructs the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 22<sup>ND</sup> day of FEBRUARY, 2022.

**ABERDEEN COMMUNITY  
DEVELOPMENT DISTRICT**

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CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

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SECRETARY/ASSISTANT SECRETARY

## *SIXTH ORDER OF BUSINESS*

## RETENTION AND FEE AGREEMENT

### I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

- A. Aberdeen Community Development District (“**Client**”)  
c/o Governmental Management Services, LLC  
475 W Town Place, Suite 114  
St Augustine, FL 32092

and

- B. Kutak Rock LLP (“**Kutak Rock**”)  
P.O. Box 10230  
Tallahassee, Florida 32302

### II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

### III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

#### **IV. FEES**

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Wesley S. Haber	\$290
Associates	\$250 - \$275
Paralegals	\$145

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

#### **V. BILLING AND PAYMENT**

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

## **VI. DEFAULT; VENUE**

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

## **VII. CONFLICTS**

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

## **VIII. ACKNOWLEDGMENT**

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

## **IX. TERMINATION**

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

## **X. EXECUTION OF AGREEMENT**

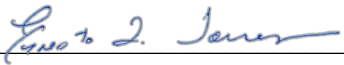
This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

**XI. ENTIRE CONTRACT**

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:


**ABERDEEN COMMUNITY  
DEVELOPMENT DISTRICT**

By: 

Its: Ernesto J. Torres, Secretary

Date: February 7, 2022

**KUTAK ROCK LLP**

By: 

Its: Transition Partner

Date: February 7, 2022

## ATTACHMENT A

### KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

## *SEVENTH ORDER OF BUSINESS*

## Green Space Workshop Summary

- Staff Attendance: Jim Oliver (GMS), Asst. Supervisor Laura Egelston, Angela Andrews, Belynda Tharpe (GM/FSR), Lucy Acevedo (RD/FSR)
- Approximately 20 residents in attendance

### Resident Survey Comments/Results:

1. Dear CDD members:

**This letter is in support of park/greenspace improvements at the end of Prince Albert Avenue in Grandholm Estates. We believe a simple greenspace would increase security, cleanliness and value, all while providing a safe place for kids to play. Many of our kids already play in this “green” space, but have to navigate litter, construction debris and ant hills while there. We believe this is a reasonably-priced use for the land that all residents can enjoy—not just a select few.**

Our neighbors in Grandholm are fully supportive of the initiative for a quiet greenspace park—as the attached surveys have noted. The adjoining lot owners have also given their support. We brought this idea to the HOA with the understanding this would not be costly for homeowners or bring more traffic or a change in surroundings to our residences—and hope you can support that.

We believe a fenced-in greenspace like this would clean up the area and make it look like a unified neighborhood space, decreasing cut through traffic. **Keeping an area like this well-maintained will keep it safe for the children of Aberdeen.**

**We absolutely do not believe bigger amenity plans, like sports courts, a parking lot, lighted areas and other destination options will add value to our homes or increase security in our area of the neighborhood.** These would, in fact, be directly in the back or side yards of some homes, decreasing value and attracting passers by.

We already have issues with people from outside this neighborhood cutting through this lot to use it for late night activities, and dirt bikes also utilize this space for off roading. We don't feel an increase in noise, traffic, lighting and drawing interest from outside/adjoining non-Aberdeen residents is what Grandholm or Aberdeen needs.

**In addition to a huge cost to Aberdeen residents, we also believe these destination-type amenities, like courts, would draw an increase in traffic, which is already an issue for us on Prince Albert Avenue's straightaway.** Speed limits have already been reduced by the county on Prince Albert Avenue for this reason. Recently, a child en route to school was also hit by a car on Prince Albert Avenue.

**If a simple greenspace can be carved out of the open area and continue to be well-maintained without an increase in fees, that would be the best use of the land.** It doesn't have to be fancy, just clean up the trash and maintain with bug and weed spray. This would be the cheapest option for Aberdeen residents.

We appreciate all that you do for our neighborhood.

Thank you —

The Gwozdz family. 1221 Castle Trail Drive.

**2. Heather Jacobs <heatherjacobs313@gmail.com>**

Tue 2/22/2022 12:15 PM

To:

Dennis Clarke <dennclarke@gmail.com>

+3 others

Cc:

- Belynda Tharpe;
  - Ernesto Torres <etorres@gmsnf.com>
- Aberdeen CDD 2022-01-31 financials.pdf

Whoops it looks like this didn't get to the whole board. Adding in others here!

As I am unable to make today's meeting, I'd like to add my thoughts here via email and would like them to be presented at the time of this discussion today.

As a resident who lives in the close vicinity to the end of Prince Albert, I already have concerns about safety of the children and residents on our street. It was mentioned that since it is the largest plot of land that it be used for the largest idea. However, we are a pocket neighborhood not an amenity center therefore we would not appreciate a parking lot with a tennis/pickle ball court. We also would not appreciate the increase of traffic to this area. We have already had one child hit by a car while riding her bike with her father and we have had to request to lower the speed limit by 5 mph. In this lot alone, we have found car parts, used condoms, trash, dog poop bags.

I would like to propose a green space (grass or turf) where children can run and play in an open field that is well maintained. A trash can or dog poop bag holder would also be beneficial to keep down on the waste.

I look forward to hearing the outcome of this meeting today, your hard work and dedication to our community it's greatly appreciated!!

Thank you, Heather Jacobs

Tanya Bowden <bowden1201@gmail.com>  
Wed. 2/16/2022 7:49 PM

To:

- lqegleston@gmail.com;
- Belynda Tharpe

good evening

Forgive me for not including the other parties in the email but I didn't clearly hear the names to know which emails from the CDD website.

Firstly thank you for taking the time to listen to residents to make Aberdeen a more appealing neighborhood.

As requested I am including the common space that has been neglected for some time and with the recent excessive rain has given a cause for concern with flooding to nearby homes.

I live at 325 W Adelaide and the space I am describing is the 1st easement on the right as you come from Prince Albert. It is overgrown, full with trash and debris and has no real drainage solutions in heavy rains as a result. I have considered putting on boots myself to clean the area but a) I am not sure what is growing or living in there and b) think it is something the landscaping team within the CDD that we pay for should be addressing.

So thank you for getting this to the attention of the team that needs to have this communicated to.

I wanted again to thank the CDD team for hosting this session and I look forward to having the details surveyed to the masses of the neighborhood.

Lastly as I suggested could we list the amenity center access to the games mentioned in the meeting, ping pong, giant Jenna etc so the residents are aware of the additional options for entertainment.

Thank you again for your consideration in this matter

Tanya Bowden

Belynda Tharpe  
Thu 2/17/2022 10:20 PM

To:

Lauren Egleston <lqegleston@gmail.com>  
+1 other

Cc:

- angelaandrews69@yahoo.com;

- Jim Oliver <joliver@gmsnf.com>

Hi Tanya,

Thanks for the follow up email!

I have attached a picture from our property tour today with the landscape team. The area of concern is considered a "wetland/preserve" area, so some restrictions prevent us from cleaning out the drains. However, what we can do is the following:

1. Clean out trash/debris (my staff will do this next week)
2. The landscape team will cut back some of the overgrown foliage. The restrictions will not allow anything cut to be removed. Once I am notified by Trimac that trimming is completed, I will return to inspect and will follow up with you at that time.

Thanks for the suggestion of posting the amenity center recreational offerings. As I stated at the meeting, all of the outdoor games will be available starting the week of spring break.

Cordially,

Belynda

Be Genuinely Helpful | Aim High | Do What's Right | Own It | Improve It

**BELYNDA THARPE**

General Manager/Lifestyle Director

Aberdeen Amenity Center

110 Flower of Scotland Ave. | St. Johns, FL 32259

Direct 904.217.0925

Email [belynda.tharpe@fsresidential.com](mailto:belynda.tharpe@fsresidential.com)

[www.aberdeenCDD.com](http://www.aberdeenCDD.com)

[www.fsresidential.com](http://www.fsresidential.com)

**24/7 Customer Care Center: 866.378.1099**

## *NINTH ORDER OF BUSINESS*

*C.*

*1.*

**a**

After recording, please return to:

District Manager  
Aberdeen CDD  
c/o Governmental Management Services, LLC  
475 West Town Place, Suite 114  
World Golf Village  
St. Augustine, Florida 32092

Parcel ID #0096815220

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## LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS

THIS LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS (“**Agreement**”) is entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and among **MEHMET AND INGRID BULAK (“Owner”)** residing at 267 Queen Victoria Avenue, St. Johns, Florida 32259, and the **ABERDEEN COMMUNITY DEVELOPMENT DISTRICT (“CDD”)**, a local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092.

### RECITALS

**WHEREAS**, Owner is the owner of Lot 522, as per the plat (“**Plat**”) of ABERDEEN OF ST. JOHNS UNIT SIX recorded in Plat Book 85, Page 40 et seq., of the Official Records of St. Johns County, Florida (“**Property**”); and

**WHEREAS**, Owner desires to install a fence and related appurtenances (“**Improvements**”) within the 12.5-foot drainage easement on the side of the lot and the lake maintenance easement on the back of the lot (together the “**Drainage Easement**”) located on said Property and as shown on the Plat (“**License Area**”); and

**WHEREAS**, due to the CDD’s legal interests in the Drainage Easement, among other reasons, Owner requires the CDD’s consent before constructing improvements within any portion of the Drainage Easement; and

**WHEREAS**, the CDD has agreed to consent to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

**1. RECITALS.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

**2. LICENSE FOR IMPROVEMENTS INSTALLATION AND MAINTENANCE; LIMITATION.** Subject to the terms of this Agreement, the CDD hereby grants Owner the right, privilege, and permission to install and maintain removable Improvements on the License Area.

**3. OWNER RESPONSIBILITIES.** The Owner has the following responsibilities:

**a.** The Owner shall be fully responsible for the installation and maintenance of the Improvements.

**b.** The Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).

**c.** CDD, by entering into this Agreement, does not represent that CDD has authority to provide all necessary approvals for the installation of the Improvements. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of the Aberdeen Owners Association, Inc. (“**Association**”), as well as any other necessary legal interests and approvals).

**d.** The Owner shall ensure that the installation and maintenance of the Improvements does not damage any property of CDD or any third party’s property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the CDD for such repairs, at the CDD’s option.

**e.** Owner’s exercise of rights hereunder shall not interfere with CDD’s rights under the Drainage Easement, or with any other applicable rights. Owner agrees that CDD, in its sole and absolute discretion, shall determine whether any such interference exists. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any improvements, whether above or below ground, that may be located within the Drainage Easement, or any utilities within the public utility easement, if any. It shall be Owner’s responsibility to locate and identify any such improvements and/or utilities. Further, the Owner shall pay a licensed and insured professional contractor to mark any existing improvements and/or utilities prior to installation of the Improvements.

**f.** Upon completion of the installation, the Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvements, and agrees to maintain the Improvements in good and working condition.

**g.** Additionally, the Owner shall keep the License Area 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 Owner’s exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

**4. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS.** The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the CDD in the Drainage Easement described above and agrees never to deny such interest or to interfere in any way with CDD’s use. Owner will exercise the privilege granted herein at Owner’s own risk, and agrees that Owner will never claim any damages against CDD for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the CDD. Owner further acknowledges that, without notice, the CDD may remove all, or any portion or portions, of the Improvements installed upon the License Area at Owner’s expense, and that the CDD is not obligated to re-install the Improvements to its original location and is not responsible for any damage to the Improvements, or its supporting structure as a result of the removal.

**5. INDEMNIFICATION.** Owner agrees to indemnify, defend and hold harmless the CDD, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the

foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

**6. COVENANTS RUN WITH THE LAND.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, the Owner shall advise the subsequent owner of the terms and conditions of this Agreement.

**7. SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the CDD 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, 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.

**8. ATTORNEY'S FEES AND COSTS.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

**9. COUNTERPARTS.** This Agreement may be executed in any number of counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute but one and the same instrument constituting this Agreement.

*[Signature pages follow]*

4881-8272-3852.1



[SIGNATURE PAGE TO LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS]

**WITNESSES:**

**ABERDEEN  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_, Board of Supervisors

\_\_\_\_\_  
Print Name

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of the Board of Supervisors of the Aberdeen Community Development District, on behalf of said district. She/He [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of Notary Public)

*[End of signature pages]*

**b**

After recording, please return to:

District Manager  
Aberdeen CDD  
c/o Governmental Management Services, LLC  
475 West Town Place, Suite 114  
World Golf Village  
St. Augustine, Florida 32092

Parcel ID #0096815470

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## LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS

**THIS LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS (“Agreement”)** is entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2022, by and among **ANGELA DOIG (“Owner”)** residing at 195 Queen Victoria Avenue, St. Johns, Florida 32259, and the **ABERDEEN COMMUNITY DEVELOPMENT DISTRICT (“CDD”)**, a local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092.

### RECITALS

**WHEREAS**, Owner is the owner of Lot 547, as per the plat (“**Plat**”) of ABERDEEN OF ST. JOHNS UNIT THREE recorded in Plat Book 60, Page 46 et seq., of the Official Records of St. Johns County, Florida (“**Property**”); and

**WHEREAS**, Owner desires to install a fence and pool-related appurtenances (“**Improvements**”) within the 10-foot drainage easement on the side of the lot and the 8-foot drainage easement on the back of the lot (together the “**Drainage Easement**”) located on said Property and as shown on the Plat (“**License Area**”); and

**WHEREAS**, due to the CDD’s legal interests in the Drainage Easement, among other reasons, Owner requires the CDD’s consent before constructing improvements within any portion of the Drainage Easement; and

**WHEREAS**, the CDD has agreed to consent to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

**1. RECITALS.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

**2. LICENSE FOR IMPROVEMENTS INSTALLATION AND MAINTENANCE; LIMITATION.** Subject to the terms of this Agreement, the CDD hereby grants Owner the right, privilege, and permission to install and maintain removable Improvements on the License Area.

**3. OWNER RESPONSIBILITIES.** The Owner has the following responsibilities:

**a.** The Owner shall be fully responsible for the installation and maintenance of the Improvements.

**b.** The Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).

**c.** CDD, by entering into this Agreement, does not represent that CDD has authority to provide all necessary approvals for the installation of the Improvements. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of the Aberdeen Owners Association, Inc. (“**Association**”), as well as any other necessary legal interests and approvals).

**d.** The Owner shall ensure that the installation and maintenance of the Improvements does not damage any property of CDD or any third party’s property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the CDD for such repairs, at the CDD’s option.

**e.** Owner’s exercise of rights hereunder shall not interfere with CDD’s rights under the Drainage Easement, or with any other applicable rights. Owner agrees that CDD, in its sole and absolute discretion, shall determine whether any such interference exists. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any improvements, whether above or below ground, that may be located within the Drainage Easement, or any utilities within the public utility easement, if any. It shall be Owner’s responsibility to locate and identify any such improvements and/or utilities. Further, the Owner shall pay a licensed and insured professional contractor to mark any existing improvements and/or utilities prior to installation of the Improvements.

**f.** Upon completion of the installation, the Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvements, and agrees to maintain the Improvements in good and working condition.

**g.** Additionally, the Owner shall keep the License Area 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 Owner’s exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

**4. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS.** The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the CDD in the Drainage Easement described above and agrees never to deny such interest or to interfere in any way with CDD’s use. Owner will exercise the privilege granted herein at Owner’s own risk, and agrees that Owner will never claim any damages against CDD for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the CDD. Owner further acknowledges that, without notice, the CDD may remove all, or any portion or portions, of the Improvements installed upon the License Area at Owner’s expense, and that the CDD is not obligated to re-install the Improvements to its original location and is not responsible for any damage to the Improvements, or its supporting structure as a result of the removal.

**5. INDEMNIFICATION.** Owner agrees to indemnify, defend and hold harmless the CDD, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the

foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

**6. COVENANTS RUN WITH THE LAND.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, the Owner shall advise the subsequent owner of the terms and conditions of this Agreement.

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*[Signature pages follow]*

4888-6016-9740.1



c

After recording, please return to:

District Manager  
Aberdeen CDD  
c/o Governmental Management Services, LLC  
475 West Town Place, Suite 114  
World Golf Village  
St. Augustine, Florida 32092

Parcel ID # 0097624290

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## LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS

THIS LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS (“**Agreement**”) is entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and among **JAMES AND NOVA WAY (“Owner”)** residing at 137 N. Aberdeenshire Drive, St. Johns, Florida 32259, and the **ABERDEEN COMMUNITY DEVELOPMENT DISTRICT (“CDD”)**, a local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092.

### RECITALS

**WHEREAS**, Owner is the owner of Lot 429, as per the plat (“**Plat**”) of ABERDEEN (D.R. HORTON-PHASE 1) recorded in Plat Book 60, Page 58 et seq., of the Official Records of St. Johns County, Florida (“**Property**”); and

**WHEREAS**, Owner desires to install a fence and related appurtenances (“**Improvements**”) within the 15-foot drainage easement on the side of the lot and the 8-foot drainage and maintenance easement on the back of the lot (together the “**Drainage Easement**”) located on said Property and as shown on the Plat (“**License Area**”); and

**WHEREAS**, due to the CDD’s legal interests in the Drainage Easement, among other reasons, Owner requires the CDD’s consent before constructing improvements within any portion of the Drainage Easement; and

**WHEREAS**, the CDD has agreed to consent to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

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*[Signature pages follow]*



4877-7404-1612.1



*E.*

*1.*

## Aberdeen CDD GM/LD Agenda

January 25, 2022

- Common Area/Green Space Workshop Update (2/16/22)
- Heartline Fitness first quarterly preventative maintenance (2/16/22)
- Swim Team
- Update on meeting with Trimac account rep. and manager (2/17/22). Items addressed:
  - damage to CDD property by Trimac staff (was included in Jan. GM update)
  - Contract items not addressed (weekly updates, mulch/pine straw, flowers, tree trimming, schedule)
  - Not replying to emails

### Lifestyle Update

- Taryn Papa concert update
- Spring Break begins March 12<sup>th</sup>. Office hours will return 10am-6pm Tuesday-Sunday.
- 50+ First Friday Socials are moving to the 2<sup>nd</sup> Friday by request from Facebook survey. March will offer a true potluck social and will not charge a fee. Attendees will supply everything, including paper products and dessert.
- April 15<sup>th</sup> (Good Friday) Full Moon Glow in the Dark Egg Hunt (dusk)/Food Trucks (5-8pm)

## *ELEVENTH ORDER OF BUSINESS*

*A.*

ABERDEEN  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, January 25, 2022 at 4:02 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

Dennis M. Clarke	Chairman
Lauren Egleston	Vice Chairperson
Angela Andrews	Supervisor
Hillary (Beth) Fore	Supervisor

Also present were:

Ernesto Torres	District Manager
Wes Haber	District Counsel
George Katsaras	District Engineer by telephone
Lucy Acevedo	FirstService Residential
Belynda Tharpe	FirstService Residential
Jay Parker	First Service Residential
Jim Oliver	GMS

The following is a summary of the actions taken at the January 25, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Torres called the meeting to order at 4:02 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Discussion Regarding Community Web  
Portal and Customer Care Center**

Ms. Tharpe stated I reached out to Tim with Floridian Property Management asking for the master HOA email addresses so we could get those uploaded into Connect. Tim was out with

COVID for two weeks, in the hospital for two weeks and called me today because there is a meeting tomorrow night. He said that he only has about 30 to 40% email addresses.

Ms. Acevedo stated I would like the list regardless of the number of emails he has so that I can upload everyone's name and address and phone number if he has it. We will begin to send out communications via the CDD website, Constant Contact however necessary to get people to respond and go on to Connect and log on and register.

#### **FOURTH ORDER OF BUSINESS**

#### **Update on Water Ponding on Natural Development Edge**

Mr. Katsaras stated I went out and looked but while I was out I didn't see any water. It is pretty overgrown and didn't walk the whole way, but Aberdeen is considerably higher than the development edge. There is a 35-foot development edge that is owned by the CDD that is in natural vegetation and the Julington Creek lots are probably four to five feet lower than the Aberdeen lots. I could see how water could pond in that area, but without a survey I don't know that I can tell very well what the land is doing. If we get a survey we can see if there is a way to create a little swale in between to help push it towards the wetlands, but to do that we would be clearing some of the trees and vegetation in that natural area.

Mr. Torres asked do you have a recommendation?

Mr. Katsaras stated for me to do anything I would need to get a survey, it would probably be \$5,000 to \$8,000 and then we could look at it and see if there is something that can be done, but I can't guarantee that we can do anything. I can't just look at it and say, this is what we have to do.

Mr. Haber stated the reason this board is discussing this is because water is ponding in an area owned by the CDD. Is that correct?

Mr. Katsaras stated that is correct.

Mr. Haber stated there are two ways to look at this, one is having this water pond there somehow violates our water management district permit. Are you in violation of any recourse from the water management district, which I would defer to George on but my guess is no. If the answer is no, then the question is, you are getting complaints from people surrounding this area. You have the right if you want to do something about the water ponding there but if the property was developed and created this way you can say that is the natural flow of the water, you are not obligated to do anything legally. It is on your property but if you wanted to do something about it

that is when you reach out to your engineer to say what are our options to try to deal with this ponding. It sounds like George is saying you would need to get the survey, etc. I want to frame how you should be looking at this. Is there a legal obligation to do it? The way you learned about it, has anyone threatened the CDD to say that they believe that?

Ms. Egleston stated it was a resident in Julington Creek said it is ponding on his property.

Ms. Andrews asked do we have any old survey from D.R. Horton that they developed?

Mr. Haber stated I don't know. If it were a D.R. Horton survey based on development of lots it wouldn't necessarily be a public record that the CDD would have. My guess is your engineer would have any sort of plans and specs that may have the information. If this person is claiming that there is some sort of damage that may result to their property because the property is flooding I can certainly look into that for you to let you know. I don't know the answer off the top of my head.

Mr. Torres stated I don't think it is damage to anyone's property I think it is the nuisance and inconvenience.

Mr. Haber stated then it is not flooding his home. It is our property, not his property.

Ms. Andrews stated I don't think we should spend any more money on this.

Mr. Parker stated I went out and looked at it and what is happening is all the water is running down into his backyard.

Mr. Clarke asked what amount would it take to widen the ditch between the area where this water is ponding and the wetland? Create a drainage path from where the water is ponding to the overflow area.

Mr. Katsaras stated there is a natural wetland area to the west but I don't know what the grades are where the area is ponding. It is overgrown, I can't tell what the elevations are. What can be done is cut a little swale, but keep in mind any construction that is done in there is going to clear your vegetation out. Then you are probably going to get complaints that you are clearing. Without a survey I can't tell you what that land is doing in there. It is very flat and there might be a little bit of fall from east to west but I can't tell you exactly. The issue is that the Aberdeen lots are probably four feet higher in the back and the back of their lots drain towards the Aberdeen road then there is about 20-feet in the backyard that slopes back down to the existing grade. That back 20-feet that is coming from the Aberdeen lots into the CDD land, the natural land in between and

that is a natural area it is not graded it doesn't have drainage in there. Can water pond in there, absolutely. Is it causing a problem with the Julington Creek lots, I don't think so.

Mr. Haber asked would you say that stormwater system is functioning as designed? This isn't a defect in our system in any way it just happens to be that's the way it was designed?

Mr. Katsaras stated I don't know that it is a defect, the Aberdeen lots are fine to natural grade and just by virtue of doing that there is some land that is going to drain back there. I don't know that is causing a problem, that is a natural area, that is holding water. It is the same issue we have with residents who complain that they have standing water when they live on the wetlands. The water ends up there and it takes time to drain out. In order to put drainage in there we would need to spend some money to get the information and then spend money to do the construction. I'm saying today that I don't know that it is going to do a whole lot.

Mr. Torres stated we will continue to monitor this issue.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Work Authorization No. 30 from England Thims & Miller Regarding Stormwater Analysis Needs**

Mr. Katsaras stated there is a new legislation that requires all CDDs to perform a stormwater needs analysis for the next 20 years and this is the proposal to do that work.

Mr. Clarke asked what can we do with passive facilities other than say we are going to keep the overflow clean and divert the water towards the county or whoever is treating it. What is the concern for us?

Mr. Katsaras stated on page 10 of your agenda package is a template of all the items that have to be addressed in the report.

Mr. Clarke asked when we fill out this template what is going to trigger capital or O&M costs for the CDD?

Mr. Katsaras stated I don't know that any of this will. This is a requirement of the house bill that passed. I don't know the purpose of it.

Mr. Haber stated it is an unfunded mandate. The state imposed this requirement on all units of government, cities, counties, CDDs. There are no penalties in the statute but if you don't do it the law can be amended to include penalties. I'm not aware of any boards that have not taken some action to comply. The obligation is to provide the information in this report by June 30<sup>th</sup> to the state. I don't think that active or passive type of system impacts it one way or another. If you

own, operate and maintain a stormwater system, also water and sewer system that you don't have but lots of cities and counties do, you are obligated to comply with this new law. ETM's proposal is hourly with a not to exceed amount so he will only do what he needs to do to fill this out and it would only be the amount of time he actually spends.

Mr. Katsaras stated the construction is done, the development is done, the ponds are complete. We haven't done any reports yet but we are going to be doing a lot of them in the next couple months. Some of the information is probably the same as other districts so we don't have to reinvent the wheel every time. There might a nuance for this particular district that we have to address and it might take a little bit more time. We would only charge what we actually put into this project and what it takes to complete the report.

On MOTION by Ms. Egleston seconded by Ms. Fore with all in favor work authorization no. 30 from England Thims & Miller an amount not to exceed \$10,000 was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Agreement with Vesta Property Services, Inc. Regarding the Use of the District's Basketball Facilities**

This item taken under the consent agenda.

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2022-02 Amending Prompt Payment Policies**

Mr. Haber stated the prompt payment act is a Florida law that requires governments to make payment to contractors within a set period of time. This district has previously adopted policies and this resolution amends the district's policies to make it consistent with Florida law.

On MOTION by Ms. Andrews seconded by Ms. Fore with all in favor Resolution 2022-02 was approved.

#### **EIGHTH ORDER OF BUSINESS**

#### **Discussion of Fiscal Year 2022 Special Events Budget**

Mr. Torres stated Belynda and I talked in between meetings about this item and I wanted to bring to the board's attention that we have added some events compared to last year when we had a different management company. We budgeted special events at \$7,500 and year to date we have spent \$5,033. These financials are as of December and the end of the first quarter. Based on

these financials we still have three quarters left of the fiscal year and have other events that are being planned. I want to make sure the board is aware what these events may be costing now and perhaps to look at other lines we can make some cutbacks if you want to increase that line item.

Ms. Tharpe stated like everything else, the cost of things have gone up, entertainers, vendors, supplies. One of the things we are doing to try to help offset the expenses is charging, as an example we charged \$5 for a picture with Santa and Mrs. Claus. It didn't cover the entire cost but it helped offset that. The same with the upcoming concert on February 19<sup>th</sup>, charge is \$7.50 per person for 16 and older. We are gradually trying to charge for some of the things to help offset, but that is being met with some resistance and some complaints. I was told there were four major events in the community that were not charged for, I don't know what other events happened if it was through the HOA, but we are trying to increase activity, get people involved and that is going to cost a little bit of money. In the 50+ club we started with five people on a Friday and the last one 12 people were here.

Mr. Torres stated to some point these financials do not reflect some of the revenues we have deposited for those events. Total expenditures your budgeted amount was \$308,000 year to date you have only spent \$238,000 so you are under budget there. We continue to monitor and maybe revisit this at the six-month mark and see where we are.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There being none, the next item followed.

#### **B. Engineer**

There being none, the next item followed.

#### **C. Manager**

Mr. Torres stated there are some items I added to the agenda book for you to review. We had several requests for fencing and Jay has visited each of these properties and recommended all to be approved. I got with Wes and we are going to provide a license agreement for these fences at, 267 Queen Victoria, 195 Queen Victoria, 137 North Aberdeen. If it is not in the package we will bring it next time.

The other item I have is last week we received a call from a gentleman whose home is located at 48 West Adelia, there was an irrigation line that burst and forced water into his property and Jay came onsite in about 20 minutes and attempted to locate the water meter to turn off the line and that took a little bit of time. It caused some flooding on his property and as a result I was notified and I contacted our insurance agent, a claim has been submitted for that. After Jay located the water meter and turned off the line, the CDD ordered some pumps to be delivered to his property and the water was pumped out. There are follow on items that are still pending where the gentleman wishes for damages to be repaired. We had Jay and Trimac give us recommendations as to what damages occurred that we need to address at which point I think he also communicated with Dennis and myself and maybe Jay. I think he is looking for a little bit more. He is a new homeowner and there are some drainage issues on his property that he would like the CDD to address. We will address his concerns through our engineer. I don't have anything for the board other than to make you aware of it in case he contacts you.

Mr. Parker stated I just received an email from Jeff stating that the only thing that he would recommend is some type of drainage going from the one side the yard to the other. What happens is his yard slopes on both sides and he has a lot of water build up. That issue did not come from our irrigation pipe. That has been an ongoing issue, the people next door to him have a sump pump in their backyard where they drain all the water. He just moved here in August and when it rains the water builds up in one area of his house and he is trying to get us to do something about it. As far as fixing his backyard he wanted us to put sod down, but it would do no good to lay sod back there unless he deals with the drainage issue because with all the rain that sod is going to get messed up anyway.

Ms. Egleston asked is there a pool or something next door? Why is there a sump pump?

Mr. Parker stated there is a sump pump next door because there is a part of the CDD that slopes down and every time it rains it starts to go down. The people next door also have a slope in their backyard. All the water builds up next to the back fence, they have a sump pump in the back that drains that water out into the street. That was their solution for their house. He just moved here in August and is starting to realize he is having issues with water. The pipe break did nothing but expose the issue to him, now he wants us to fix it. We were there again today and Jeff sent an email saying the only thing he could see is us building a small drainage ditch because he has drainage in his backyard the problem is there are trees that were put back there and those trees

are planted two feet above ground. It is sloping the backyard and all the water is filling into those area.

Mr. Haber stated this is really two separate categories. One, any damage that may have been caused to this person's property as a result of our pipe bursting is something that this board needs to consider and arguably an obligation to fix it. If his lot was designed or built in such a way that he is having a flooding issue that can no way involve this CDD. I don't even know if that would be appropriate to spend CDD public money on improving a homeowner's private lot. Unless there is something as a result of our drainage system that is causing the flooding on his property that we would look at. The request for us to do any improvements on his property, I don't know that is one that we could even consider because it is public money that should be used on public improvements.

Mr. Torres stated I will include you on the email, but I will have George respond.

#### **D. Operation Manager**

Mr. Parker stated we had eight lights out at the monuments, all of those lights have been repaired. We had five or six items under the amenity center report that Belynda is going to be talking about. The Gator will be here February 10<sup>th</sup>. The lids for the filters, Compac gave us a bid of \$7,129 to have the lids replaced. We don't have a wall for that area right now we have a fence and those lids are to protect the filters and the lids that are on there now are dangerous.

#### **E. Amenity Center Manager**

##### **1. Report**

##### **2. Common Area/Green Space Capital Improvement Discussion**

This item taken later in the meeting.

##### **3. Pool Furniture Refurbished Quote from Taylor & Associates**

Ms. Tharpe stated pool furniture refurbish quote is for all the furniture on the pool deck. To get new furniture it would be about 35% higher than to refurbish what we have. I have used this company before at Eagle Harbor and they do great work and have good customer service. I think it is in the capital budget for 2023 but if we could get that done now that would be fantastic.

#### **4. Preventative Maintenance Contract for Fitness Equipment**

Ms. Tharpe stated we talked about the preventative maintenance contract for the fitness equipment at the November meeting. What this does is bring some company in every quarter to check the consoles, cables, screws, bolts. We have had some issues in the last month with bolts coming undone. I have spent some time watching video after we get the report that there is bolt or screw laying on the floor. I don't see anybody messing with the equipment, it is just overuse and they are coming loose and in one incident it completely came out. Jay and his team check the stuff in the morning and afternoon to make sure things are tight. The company I'm recommending do quarterly preventative maintenance is Heartline fitness.

#### **5. Basketball Court Lighting/Fencing**

Ms. Tharpe stated next is basketball court lighting and fencing. The resurfacing has already been done but at the end it dips down about 6" and the bid from Koehn has resodding and doing that work necessary then putting a 3-foot high fence on three sides to prevent the kids from running out in the street. Koehn Outdoor is who we are recommending.

#### **6. Pool Equipment Enclosure/Canopy**

Ms. Tharpe stated the pool equipment enclosure was Allweather Contractors and that is a hefty price tag so we are still looking for more vendors.

#### **7. Pool Paver Refurbishment**

Ms. Tharpe stated there is a big difference in price in the two quotes that we got. The inexpensive quote does not include adding sand after they clean, they are just coming in to clean and put the poly on top and that is going to cause trouble down the line. The quote from Fidus they are trying to get updated but originally they came in at \$36,050 and she has reduced it to \$31,000, we just don't have it in writing, but that is doing it correctly, pressure washing, every paver on this area, putting in the sand and that prevents them from moving. There are a couple of pavers that are becoming an issue.

Ms. Egleston stated we had the pool coping redone and the expansion joints in the pool. The expansion joints were causing a washout underneath and they had to backfill. A couple of those areas may be just settling or we have another issue.

This item tabled.

#### **8. Holiday Decorations Installation 2022**

Ms. Tharpe stated the quote for \$12,976.08 is from a company that will provide the decorations, the wreaths, lights, and take them away. I recommend you give each neighborhood some money to decorate their monuments and we would probably take care of the main entrance.

#### **9. Palm Tree Trimming (Amenity Center) Quote**

Ms. Tharpe stated next is palm tree trimming at the amenity center. When we came on I had no idea that Longleaf Pine was going to be expanded, that is why we got the quote for Longleaf Pine to do the palm trees. If that is going to be torn up I understand why we are not doing that but we do have a lot of palm trees here on the amenity center property and that is the quote from Trimac.

This item tabled.

#### **10. Consideration of Band Performance Contract**

This item not discussed.

Mr. Torres stated I will frame the motion after board discussion.

Ms. Andrews asked can we get another quote on the pavers?

Ms. Tharpe stated yes. I did ask the other company to give us a quote to include the sand and they declined.

Mr. Clarke asked what is the timeframe with Fidus? We would like to have this done before the pool season. If we award them the job, how much lead time?

Mr. Parker stated she didn't say, just that they would be ready to do it when we are ready.

Mr. Clarke stated we budgeted \$36,000 and we are at \$31,000 and we are under budget. I'm concerned if we solicit more bids we are going to bump against the season.

Ms. Egleston stated let's see if we can get another quote and make a decision at the next meeting.

Mr. Torres stated we will table this until the next meeting.

Ms. Andrews stated the landscape company was supposed to do the palm trees along Longleaf twice a year. That was part of our contract.

Mr. Clarke stated that is the lawn, not the trees.

Mr. Parker stated the fence by the basketball court is wooden. I will get a price for a chain link and get back to you before we do anything.

Ms. Egleston asked do we need to decide on this so that it does not coincide with the basketball program with Vesta?

Mr. Parker stated he said he can get to it two weeks after you agree on it and it would take a couple of days to get it done.

<p>On MOTION by Ms. Fore seconded by Ms. Egleston with all in favor the following proposals were approved: proposal from Taylor &amp; Associates in the amount of \$16,950 to refurbish the pool deck furniture; the proposal from Heartline Fitness for quarterly maintenance on the fitness equipment in the amount of \$1,644; the proposal for basketball court fencing from Koehn Outdoor in the amount of \$2,600; Koehn Outdoor for basketball court resurfacing \$5,045; basketball court lighting from GNH Electric in the amount of \$3,036.</p>
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Mr. Torres stated just for discussion, the pruning of the palms along Longleaf. Wes and I are reading their agreement and it looks like they are responsible for clearing vegetation up to 8 feet on the medians.

Ms. Anderson stated the crape myrtles are growing back by the school crossing and they need to be removed.

Ms. Tharpe gave an overview of the balance of the amenity center report.

### **Common Area Greenspace**

Mr. Clarke stated at the last meeting we approved a tentative capital improvement budget and we identified eight or nine greenspaces where we made playgrounds or other improvements. I propose we hold a meeting and invite the residents to participate. One of the neighborhoods

presented a petition with 130 signatures out of 136 and laid out a schematic of improvements to the lot on Irish Tartan. I think that would be a good place to start and we have seven or eight more areas around the community and I would like to host a meeting and ask for volunteers from the community to help us evaluate some proposals for those sites.

Ms. Andrews stated I like the idea, but I think we lost the fixing of the monuments and I think that is a major item that needs to be addressed.

Mr. Clarke stated let's put that on the agenda for the next meeting because we haven't even talked about it. That is another capital project. I'm talking about playgrounds in those vacant areas.

Ms. Andrews stated I think we need to take care of our maintenance items.

Mr. Haber stated I just want to make sure. When you say host a meeting if it is not a publicly noticed meeting you as a board need to be careful that you are not collectively discussing an issue that would likely come back before you for approval. There is a way to hold an informal meeting commonly referred to as a workshop, which means you don't need a quorum so if only two of you show up it is fine, if all of you show up it is fine. You can't take any action, you couldn't adopt any motions, you couldn't approve anything but you can all speak freely. If you host a meeting and haven't noticed it then if one of you is the designated person to run the meeting, others of you can attend and probably would want to be careful about speaking. I want to make sure you understand that distinction with respect to any meetings.

Mr. Clarke stated there wouldn't be any decisions made. This is to gather input from the community.

Mr. Haber stated even if no decisions are made if other board members attend the meeting and discuss the issue, that would be considered a violation of the sunshine law. The point of a workshop versus a board meeting is in order to hold a board meeting you need a quorum, at least three of you need to show up. If you advertise a workshop you can still conduct it and if two of you show up you can still hold it and if all of you show up that is fine and you can't adopt anything. Even if you all show up you wouldn't be able to take any specific action.

Ms. Andrews stated I understand there is an HOA meeting on this tomorrow. I guess the HOA is funding.

Mr. Clarke stated this doesn't have anything to do with the HOA.

A resident stated we want to work with you but no money has been promised.

Ms. Egleston stated we are willing to work with anybody and see what we can do with the capital reserves. but we also have not promised anything.

Mr. Haber stated it is not uncommon for CDD board members to attend an HOA meeting but because it is a joint issue you have to be just as careful. If you go to the HOA meeting you should not communicate with one another about what you are thinking about the HOA. At the workshop you can speak to one another about that and that would be brought back to a board meeting.

Mr. Clarke stated I would like to schedule a workshop. Belynda, do you have any idea when we can do that?

Ms. Tharpe stated Tuesday nights this room is available, there are a few days in February that it is closed for the Greenstone HOA. There are a few Wednesday nights, excluding the fourth Wednesday, so Monday, Tuesday or Wednesday nights.

Mr. Torres stated I need a little time to get it in the newspaper.

Mr. Clarke asked what about Wednesday, February 16 at 6:30 p.m.?

Mr. Torres stated okay.

## **TENTH ORDER OF BUSINESS**

### **Supervisors Requests and Public Comments**

Mr. Brewer asked is there a plan in place to replace the equipment as it ages?

Mr. Andrews responded yes.

Mr. Jackson asked is the landscaping on Longleaf paid by the association? Are we going to have to pay for landscaping when they bulldoze it?

Ms. Andrews stated D.R. Horton put those in so we didn't have an expense and they are just yanking it out.

Mr. Jackson asked can those palm trees be reused?

Ms. Andrews stated the county said no when we met with them.

A resident stated she talked about activities. I'm an artist and if you need anything let me know.

Ms. Andrews asked is the gym program TV working?

Ms. Tharpe stated last I heard.

## **ELEVENTH ORDER OF BUSINESS**

### **Approval of Consent Agenda**

- A. Approval of the Minutes of the November 23, 2021 Meeting**
- B. Balance Sheet as of December 31, 2021 and Statement of Revenues and Expenses for the Period Ending December 31, 2021**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**
- E. Consideration of Agreement with Vesta Property Services, Inc. Regarding the Use of the District's Basketball Facilities**

On MOTION by Ms. Egleston seconded by Ms. Fore with all in favor the consent agenda items were approved.
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**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 02/22/22 @ 4:00 p.m. @ Aberdeen Amenity Center**

Mr. Torres stated we will have a workshop February 16<sup>th</sup> at 6:30 p.m. and the next regular meeting is scheduled for February 22, 2022 at 4:00 p.m.

On MOTION by Ms. Egleston seconded by Ms. Fore with all in favor the meeting adjourned at 5:29 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

# Aberdeen

Community Development District

Unaudited Financial Reporting

January 31, 2022

**Aberdeen**  
**Community Development District**  
**Combined Balance Sheet**  
January 31, 2022

	<b><u>Governmental Fund Types</u></b>				<b>Totals</b>
	<b><u>General</u></b>	<b><u>Debt Service</u></b>	<b><u>Capital Reserve</u></b>	<b><u>Capital Projects</u></b>	<b><u>(Memorandum Only)</u></b>
<b><u>Assets:</u></b>					
Cash	\$20,873	---	\$93,021	---	\$113,895
Investments:					
<b><u>Operations</u></b>					
Custody Account	\$1,055,835	---	---	---	\$1,055,835
State Board of Administration - Capital Reserve	---	---	\$259,326	---	\$259,326
State Board of Administration - Renewal & Rplcmt	---	---	\$521,337	---	\$521,337
<b><u>Series 2005/2020A</u></b>					
Reserve A1	---	\$378,625	---	---	\$378,625
Interest A1	---	\$7	---	---	\$7
Prepayment A1	---	\$2,762	---	---	\$2,762
Revenue	---	\$2,028,501	---	---	\$2,028,501
Reserve A2	---	\$218,250	---	---	\$218,250
Interest A2	---	\$4	---	---	\$4
Prepayment A2	---	\$4,699	---	---	\$4,699
<b><u>Series 2018</u></b>					
Reserve	---	\$67,263	---	---	\$67,263
Revenue	---	\$130,931	---	---	\$130,931
Prepayment	---	\$1,417	---	---	\$1,417
Redemption	---	\$8	---	---	\$8
Construction	---	---	---	\$47,350	\$47,350
Due from Other	\$140	---	---	---	\$140
Prepaid Expenses	\$2,377	---	---	---	\$2,377
<b>Total Assets</b>	<b>\$1,079,225</b>	<b>\$2,832,467</b>	<b>\$873,684</b>	<b>\$47,350</b>	<b>\$4,832,726</b>
<b><u>Liabilities:</u></b>					
Accounts Payable	\$20,940	---	\$22,016	---	\$42,956
<b><u>Fund Balances:</u></b>					
Restricted for Debt Service	---	\$2,832,467	---	---	\$2,832,467
Restricted for Capital Projects	---	---	---	\$47,350	\$47,350
Assigned	\$2,377	---	---	---	\$2,377
Unassigned	\$1,055,908	---	\$851,668	---	\$1,907,576
<b>Total Liabilities and Fund Equity</b>	<b>\$1,079,225</b>	<b>\$2,832,467</b>	<b>\$873,684</b>	<b>\$47,350</b>	<b>\$4,832,726</b>

**Aberdeen**  
**Community Development District**  
**General Fund**

Statement of Revenues & Expenditures  
for the period ending  
January 31, 2022

**REVENUES:**

	ADOPTED BUDGET	PRORATED BUDGET Thru 01/31/22	ACTUAL Thru 01/31/22	VARIANCE
Assessments - Direct	\$12,937	\$12,937	\$12,937	\$0
Assessments - Tax Roll	\$1,077,358	\$1,041,594	\$1,041,594	\$0
Interest	\$200	\$67	\$4	(\$63)
Amenities Revenue/Misc	\$10,000	\$3,333	\$2,413	(\$920)
Carry Forward Surplus	\$77,369	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$1,177,864</b>	<b>\$1,057,932</b>	<b>\$1,056,948</b>	<b>(\$983)</b>

**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$12,000	\$4,000	\$2,400	\$1,600
FICA Expense	\$918	\$306	\$184	\$122
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Engineering Fees	\$7,000	\$2,333	\$971	\$1,362
Arbitrage	\$1,200	\$400	\$0	\$400
Dissemination Agent	\$7,800	\$2,600	\$2,500	\$100
Impact Fee Administration	\$10,000	\$3,333	\$833	\$2,500
Attorney Fees	\$40,000	\$13,333	\$2,780	\$10,553
Annual Audit	\$3,450	\$1,150	\$0	\$1,150
Trustee Fees	\$14,500	\$4,833	\$3,138	\$1,696
Management Fees	\$50,282	\$16,761	\$16,761	(\$0)
Information Technology	\$1,800	\$600	\$600	\$0
Travel and Per Diem	\$600	\$200	\$0	\$200
Telephone	\$700	\$233	\$153	\$80
Postage	\$2,000	\$667	\$408	\$259
Printing and Binding	\$3,000	\$1,000	\$499	\$501
Insurance	\$10,989	\$10,989	\$10,340	\$649
Legal Advertising	\$2,000	\$667	\$153	\$514
Other Current Charges	\$1,000	\$333	\$224	\$109
Office Supplies	\$250	\$83	\$9	\$75
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

**TOTAL ADMINISTRATIVE EXPENDITURES**

<b>\$174,664</b>	<b>\$68,997</b>	<b>\$47,127</b>	<b>\$21,870</b>
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**Amenity Center**

Insurance	\$37,046	\$37,046	\$34,854	\$2,192
Repairs & Replacements	\$35,000	\$11,667	\$17,835	(\$6,168)
Special Events	\$7,500	\$7,500	\$7,534	(\$34)
Recreational Passes	\$1,600	\$533	\$0	\$533
Capital Outlay	\$2,000	\$667	\$0	\$667
Other Current Charges	\$1,000	\$333	\$0	\$333
Permit Fees	\$2,030	\$677	\$1,411	(\$734)
Office Supplies	\$2,400	\$800	\$1,554	(\$754)
Credit Card Machine Fees	\$450	\$150	\$148	\$2
Pest Control	\$3,000	\$1,000	\$0	\$1,000
Utilities				
Water & Sewer	\$23,000	\$7,667	\$6,288	\$1,378
Electric	\$55,000	\$18,333	\$9,629	\$8,704
Cable/Internet/Phone	\$12,000	\$4,000	\$3,957	\$43

**Aberdeen**  
**Community Development District**  
**General Fund**

Statement of Revenues & Expenditures  
for the period ending  
January 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET Thru 01/31/22	ACTUAL Thru 01/31/22	VARIANCE
Management Contracts				
Field Operations Management - FirstService	\$54,600	\$18,200	\$14,603	\$3,597
Pool Attendants/Lifeguards - FirstService	\$39,655	\$0	\$0	\$0
Facility Management - FirstService	\$104,140	\$34,713	\$25,722	\$8,991
Pool Maintenance/Supplies - FirstService	\$20,553	\$6,851	\$4,459	\$2,391
Janitorial Services - FirstService	\$37,012	\$12,337	\$7,041	\$5,296
General Facility Maintenance - FirstService	\$8,500	\$2,833	\$7,795	(\$4,962)
Management Fee - FirstService	\$12,000	\$4,000	\$4,000	\$0
Pool Chemicals - Poolsure	\$25,000	\$8,333	\$5,869	\$2,464
Refuse Service	\$7,500	\$2,500	\$2,952	(\$452)
Security	\$17,800	\$5,933	\$4,709	\$1,225
Website	\$1,800	\$600	\$600	\$0
Holiday Decorations	\$12,000	\$4,000	\$1,652	\$2,349
Subscriptions	\$2,988	\$996	\$996	\$0
<b>TOTAL AMENITY CENTER EXPENDITURES</b>	<b>\$525,574</b>	<b>\$191,670</b>	<b>\$163,609</b>	<b>\$28,061</b>
<b><u>Grounds Maintenance</u></b>				
Electric	\$11,000	\$3,667	\$2,901	\$766
Streetlighting	\$34,000	\$11,333	\$10,617	\$716
Lake Maintenance	\$29,000	\$9,667	\$11,090	(\$1,423)
Landscape Maintenance	\$200,000	\$66,667	\$53,799	\$12,868
Landscape Contingency	\$20,000	\$6,667	\$1,243	\$5,423
Common Area Maintenance	\$33,000	\$11,000	\$0	\$11,000
Reuse Water	\$55,000	\$18,333	\$17,066	\$1,267
Miscellaneous	\$3,000	\$1,000	\$1,472	(\$472)
Irrigation Repairs	\$7,000	\$2,333	\$1,045	\$1,288
Contingency	\$10,000	\$3,333	\$0	\$3,333
Wetland Monitoring/Mitigation	\$10,000	\$3,333	\$0	\$3,333
<b>TOTAL GROUNDS MAINT. EXPENDITURES</b>	<b>\$412,000</b>	<b>\$137,333</b>	<b>\$99,233</b>	<b>\$38,100</b>
Capital Reserve Funding	\$65,626	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,177,864</b>	<b>\$398,001</b>	<b>\$309,970</b>	<b>\$88,031</b>
<b>EXCESS REVENUES/(EXPENSES)</b>	<b>\$0</b>		<b>\$746,979</b>	
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$0</b>		<b>\$746,979</b>	
Fund Balance - Beginning	\$0		\$311,307	
Fund Balance - Ending	<u>\$0</u>		<u>\$1,058,285</u>	

**General Fund**

## of Revenues &amp; E

## Fiscal Year 2022

## Feb

[illegible]

### Administrative

### Supervisor Fees

[illegible]

### Amazilia Couture

### Insurance

[illegible]

## General Fund

## Fiscal Year 2022

### Grounds Maintenance

**TOTAL GROUNDS MAINT. EXPENDITURES****TOTAL EXPENDITURES**

**EXCESS REVENUES/(EXPENSES)**

**Aberdeen**  
**Community Development District**  
**Debt Service Fund-Series 2005 and Series 2020A1 and A2**  
Statement of Revenues & Expenditures  
For the Period Ending  
January 31, 2022

	ADOPTED BUDGET	PRORATED Thru 01/31/22	ACTUAL Thru 01/31/22	VARIANCE
<b><u>Revenues:</u></b>				
Special Assessments - Tax Roll	\$1,950,944	\$1,884,247	\$1,884,247	\$0
Interest Income	\$100	\$33	\$26	(\$7)
Carry Forward Surplus	\$590,966	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$2,542,010</b>	<b>\$1,884,280</b>	<b>\$1,884,273</b>	<b>(\$7)</b>
<b><u>Expenditures</u></b>				
<b><u>2020 A1</u></b>				
Interest 11/1	\$339,250	\$339,250	\$339,250	\$0
Principal 11/1 - Prepayment	\$0	\$0	\$15,000	(\$15,000)
Interest 5/1	\$339,250	\$0	\$0	\$0
Principal 5/1	\$855,000	\$0	\$0	\$0
<b><u>2020 A2</u></b>				
Interest 11/1	\$107,469	\$107,469	\$107,469	\$0
Interest 5/1	\$107,469	\$0	\$0	\$0
Principal 5/1	\$225,000	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$1,973,438</b>	<b>\$446,719</b>	<b>\$461,719</b>	<b>(\$15,000)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$568,573</b>		<b>\$1,422,555</b>	
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$568,573</b>		<b>\$1,422,555</b>	
<b>Fund Balance - Beginning</b>	<b>\$509,945</b>		<b>\$1,210,294</b>	
<b>Fund Balance - Ending</b>	<b>\$1,078,518</b>		<b>\$2,632,848</b>	
			Reserve A1	378,625
			Reserve A2	218,250
			Interest A1	7
			Interest A2	4
			Revenue	2,028,501
			Prepayment A1	2,762
			Prepayment A2	4,699
			Escrow	-
			Assessment Receivable	-
				<u>2,632,848</u>

**Aberdeen**  
**Community Development District**  
**Debt Service Fund-Series 2018**  
Statement of Revenues & Expenditures  
For the Period Ending  
January 31, 2022

APPROVED BUDGET	PRORATED Thru 01/31/22	ACTUAL Thru 01/31/22	VARIANCE
--------------------	---------------------------	-------------------------	----------

**Revenues:**

Special Assessments - Direct	\$1,610	\$1,610	\$1,610	\$0
Special Assessments - Tax Roll	\$133,672	\$129,022	\$129,022	\$0
Interest Income	\$0	\$0	\$2	\$2
Carry Forward Surplus	\$49,952	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$185,235</b>	<b>\$130,633</b>	<b>\$130,635</b>	<b>\$2</b>

**Expenditures**

Interest 11/1	\$48,928	\$48,928	\$48,925	\$3
Interest 5/1	\$48,928	\$0	\$0	\$0
Principal 5/1	\$35,000	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$132,855</b>	<b>\$48,928</b>	<b>\$48,925</b>	<b>\$3</b>

<b>Excess Revenues (Expenditures)</b>	<b>\$52,380</b>	<b>\$81,705</b>	<b>\$81,710</b>	<b>(\$0)</b>
---------------------------------------	-----------------	-----------------	-----------------	--------------

<b>NET CHANGE IN FUND BALANCE</b>	<b>\$52,380</b>	<b>\$81,710</b>		
-----------------------------------	-----------------	-----------------	--	--

<b>Fund Balance - Beginning</b>	<b>\$54,881</b>	<b>\$117,908</b>		
---------------------------------	-----------------	------------------	--	--

<b>Fund Balance - Ending</b>	<b>\$107,261</b>	<b>\$199,618</b>		
------------------------------	------------------	------------------	--	--

Reserve	67,263
Interest	-
Revenue	130,931
Prepayment	1,417
Redemption	8
Assessment Receivable	-
	<u>199,618</u>

# Aberdeen

## Community Development District

### Capital Reserve Fund

Statement of Revenues & Expenditures

For the Period Ending

January 31, 2022

#### **Revenues:**

	ADOPTED BUDGET	PRORATED Thru 01/31/22	ACTUAL Thru 01/31/22	VARIANCE
Capital Reserve Funding - Transfer In	\$65,626	\$0	\$0	\$0
Impact Fees	\$0	\$0	\$150,061	\$150,061
Interest	\$900	\$300	\$298	(\$2)
Carry Forward Surplus	\$763,832	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$830,358</b>	<b>\$300</b>	<b>\$150,359</b>	<b>\$150,059</b>

#### **Expenditures**

Capital Outlay	\$50,000	\$16,667	\$28,324	(\$11,657)
Repair and Replacements	\$50,000	\$16,667	\$27,024	(\$10,358)
<b>Total Expenditures</b>	<b>\$100,000</b>	<b>\$33,333</b>	<b>\$55,348</b>	<b>(\$22,015)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$730,358</b>		<b>\$95,011</b>	
<b>Fund Balance - Beginning</b>	<b>\$399,145</b>		<b>\$756,657</b>	
<b>Fund Balance - Ending</b>	<b>\$1,129,503</b>		<b>\$851,668</b>	

**Aberdeen**  
**Community Development District**  
**Capital Projects Fund**  
Statement of Revenues & Expenditures  
For the Period Ending  
January 31, 2022

	<div>SERIES 2018</div>
<b><u>REVENUES:</u></b>	
Interest	\$1
<b>Total Revenues</b>	<div>\$1</div>
<b><u>EXPENDITURES:</u></b>	
Capital Outlay	\$0
Cost of Issuance	\$0
<b>Total Expenditures</b>	<div>\$0</div>
<b><u>OTHER SOURCES/(USES)</u></b>	
Interfund Transfer In/(Out)	\$0
<b>Total Other Sources/(Uses)</b>	<div>\$0</div>
<b>Excess Revenues (Expenditures)</b>	<div>\$1</div>
<b>Fund Balance - Beginning</b>	\$47,349
<b>Fund Balance - Ending</b>	<div>\$47,350</div>

# Aberdeen

## Community Development District

### Long Term Debt Report

<b>Series 2018 Special Assessment Bonds</b>	
Interest Rate:	4%-5.1%
Maturity Date:	5/1/2049
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$67,265
Reserve Fund Balance:	\$67,263
Bonds outstanding - 11/01/2018	\$2,065,000
Less: February 3, 2020 (Prepayment)	(\$5,000)
Less: May 1, 2020 (Mandatory)	(\$30,000)
Less: August 3, 2020 (Prepayment)	(\$5,000)
Less: November 1, 2020 (Prepayment)	(\$5,000)
Less: May 1, 2021 (Mandatory)	(\$35,000)
Less: May 1, 2021 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$1,980,000

<b>Series 2020-A1 Special Assessment Revenue Refunding Bonds</b>	
Interest Rate:	2.625-5.0%
Maturity Date:	11/1/2036
Reserve Fund Definition:	25% of DSRF
Reserve Fund Requirement:	\$378,625
Reserve Fund Balance:	\$378,625
Bonds outstanding - 5/20/2020	\$18,485,000
Less: May 1, 2021 (Mandatory)	(\$815,000)
Less: November 1, 2021 (Prepayment)	(\$15,000)
Current Bonds Outstanding	\$17,655,000

<b>Series 2020 A-2 Special Assessment Revenue Refunding Bonds</b>	
Interest Rate:	4.0-4.75%
Maturity Date:	5/1/2049
Reserve Fund Definition:	50% of DSRF
Reserve Fund Requirement:	\$218,250
Reserve Fund Balance:	\$218,250
Bonds outstanding - 5/20/2020	\$4,890,000
Less: May 1, 2021 (Mandatory)	(\$215,000)
Current Bonds Outstanding	\$4,675,000

*C.*

## Fiscal Year 2022 Summary of Assessment Receipts

DUE / RECEIVED	BALANCE DUE	SERIES 2020 DEBT PAID	SERIES 2018 DEBT PAID	FY22 O&M PAID	TOTAL PAID
SHOPPES AT ABERDEEN (1)	-	-	1,610.49	12,937.20	14,547.69
<b>TOTAL DUE / RECEIVED DIRECT BILL</b>	<b>-</b>	<b>-</b>	<b>1,610.49</b>	<b>12,937.20</b>	<b>14,547.69</b>
<b>TAX ROLL DUE / RECEIVED</b>	<b>104,808.12</b>	<b>1,884,246.91</b>	<b>129,022.31</b>	<b>1,041,594.25</b>	<b>3,054,863.47</b>
<b>TOTAL DUE / RECEIVED</b>	<b>104,808.12</b>	<b>1,884,246.91</b>	<b>130,632.80</b>	<b>1,054,531.45</b>	<b>3,069,411.16</b>

Units include 49,000 square feet of Commercial  
(1) On installment plan 50% due 12/1/21, 25% due 2/1/22, 25% due 5/1/22.

ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2020 DEBT RECEIPTS	SERIES 2018 DEBT RECEIPTS	O&M RECEIPTS
1	11/4/2021	8,443.85	5,208.19	356.63	2,879.03
2	11/17/2021	82,334.37	50,784.03	3,477.40	28,072.94
3	11/22/2021	189,314.54	116,769.65	7,995.71	64,549.18
4	12/8/2021	188,337.84	116,167.22	7,954.46	64,216.16
5	12/20/2021	572,721.00	353,255.65	24,188.90	195,276.45
6	1/14/2022	2,013,671.80	1,242,037.45	85,047.52	686,586.83
INTEREST	1/21/2022	40.07	24.72	1.69	13.66
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
TOTAL TAX ROLL RECEIPTS		3,054,863.47	1,884,246.91	129,022.31	1,041,594.25

*D.*

# Aberdeen

## Community Development District

### Check Run Summary 1/1/2022-1/31/2022

Fund	Date	Check No.	Amount
<b>General Fund</b>			
Payroll	1/27/22	50847-50850	\$ 738.80
			<u>Sub-Total \$ 738.80</u>
Accounts Payable			
	1/6/22	4265-4269	\$ 31,150.91
	1/13/22	4270-4273	\$ 16,275.39
	1/19/22	4274-4277	\$ 8,546.94
	1/26/22	4278-4282	\$ 10,482.74
			<u>Sub-Total \$ 66,455.98</u>
<b>Capital Reserve Fund</b>			
Accounts Payable			
	1/25/22	112	\$ 9,674.99
			<u>Sub-Total \$ 9,674.99</u>
<b>Total</b>			<b>\$ 76,869.77</b>

#### Autopayments

1/3/22	Alpha Dog Audio	\$ 250.00
1/7/22	Comcast	\$ 404.09
1/12/22	JEA Utilities	\$ 10,673.06
1/18/22	Comcast	\$ 595.81
1/25/22	Wellbeats	\$ 249.00
1/28/22	Wells Fargo Credit Card	\$ 8,372.25
		<u>Sub-Total \$ 20,544.21</u>

\*Autopayment invoices and Wells Fargo Credit Card invoices will be available upon request.

PR300R

## PAYROLL CHECK REGISTER



RUN 1/27/22 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50847	12	ANGELA MARIE ANDREWS	184.70	1/27/2022
50848	13	DENNIS M CLARKE	184.70	1/27/2022
50849	10	HILLARY B FORE	184.70	1/27/2022
50850	15	LAUREN Q EGLESTON	184.70	1/27/2022
TOTAL FOR REGISTER			738.80	

ABER ABERDEEN

DLAUGHLIN

# Check Approval Form

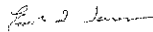
Date:	January 27, 2022	
District:	Aberdeen CDD	
Fund Code:	1	
Beginning Check #:	50847	
Ending Check #:	50850	
Total Amount of Checks:	\$ 738.80	New Balance
Balance in Account***:	\$ 40,427.06	\$ 39,688.26
Recent Deposits:		
Prepared by:	Daniel Laughlin	
Signature:		
Approved by:	Ernesto Torres	
Signature:		

**ATTENDANCE SHEET**District: AberdeenMeeting Date: 01.25.22

	Supervisor	In Attendance	Fees
1.	<b>Lauren Eggleston</b> <i>Vice Chairperson</i>	<input checked="" type="checkbox"/>	\$200
2.	<b>Dennis Clarke</b> <i>Chairman</i>	<input checked="" type="checkbox"/>	\$200
3.	<b>Thomas Marmo</b> <i>Assistant Secretary</i>	<input type="checkbox"/>	\$200
4.	<b>Hillary (Beth) Fore</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
5.	<b>Angela Andrews</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200

District Manager:

DocuSigned by:



3FE774DC69854A7...

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

DATE CHECK	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/06/22	00259	12/21/21	10763374 202112 320-53800-46000 DEC FIELD OPS MANAGER		*	576.00	
		12/21/21	10763374 202112 320-53800-45918 DEC FACILITY MANAGER		*	576.00	
		12/24/21	10764324 202112 320-53800-46000 DEC FIELD OPS MANAGER		*	1,659.26	
		12/24/21	10764324 202112 320-53800-45918 DEC FACILITY MANAGER		*	3,406.98	
		12/24/21	10764324 202112 320-53800-45505 DEC POOL MAINTENANCE		*	635.16	
		12/24/21	10764324 202112 320-53800-45506 DEC JANIT COMMON AREA		*	1,002.92	
		12/24/21	10764324 202112 320-53800-45917 DEC MAINTENANCE		*	1,110.27	
		12/24/21	10764324 202112 320-53800-46100 DEC LAKE MAINTENANCE		*	247.01	
		1/01/22	10765765 202112 320-53800-45921 DEC MANAGEMENT FEE		*	1,000.00	
				FIRST SERVICE RESIDENTIAL			10,213.60 004265
I/06/22	00213	12/31/21	71057 202112 320-53800-46100 DEC LAKE MAINTENANCE		*	2,140.00	
				FUTURE HORIZONS, INC			2,140.00 004266
1/06/22	00079	1/21/22	13129560 202201 320-53800-45507 JAN POOL CHEMICALS		*	2,015.31	
				POOLSURE			2,015.31 004267
1/06/22	00165	12/31/21	12312021 202112 320-53800-45904 FY22 PERFORMANCE LICENSE		*	1,411.00	
				SESAC INC			1,411.00 004268
1/06/22	00261	1/01/22	12009 202201 320-53800-46200 JAN LANDSCAPE MAINTENANCE		*	15,371.00	
				TRIMAC OUTDOOR			15,371.00 004269
1/13/22	00013	9/03/21	199462 202108 310-51300-31100 AUG PROFESSIONAL SERVICES		*	291.00	
		10/08/21	199874 202109 310-51300-31100 SEP PROFESSIONAL SERVICES		*	291.00	
		11/08/21	200202 202110 310-51300-31100 OCT PROFESSIONAL SERVICES		*	582.00	
		12/07/21	200655 202111 310-51300-31100 NOV PROFESSIONAL SERVICES		*	194.00	
				ENGLAND THIMS & MILLER, INC.			1,358.00 004270
				ABER ABERDEEN			OKUZMUK

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	2/11/22	PAGE	2	
*** CHECK DATES 01/01/2022 - 01/31/2022 ***														ABERDEEN - GENERAL FUND	
														BANK A ABERDEEN CDD	
DATE	CHECK	VEND#	.....INVOICE.....		...EXPENSED TO...		VENDOR NAME			STATUS	AMOUNT	....CHECK.....			
			DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT	#		
1/13/22	00259		12/01/21	10758729	2021	12	320-53800-45921			*	1,000.00				
				DEC MANAGEMENT FEE											
			12/31/21	10767111	2022	01	320-53800-46000			*	1,619.46				
				JAN FIELD OPS MANAGER											
			12/31/21	10767111	2022	01	320-53800-45918			*	3,325.30				
				JAN FACILITY MANAGER											
			12/31/21	10767111	2022	01	320-53800-45505			*	619.94				
				JAN POOL MAINTENANCE											
			12/31/21	10767111	2022	01	320-53800-45506			*	978.88				
				JAN JANI COMMON AREA											
			12/31/21	10767111	2022	01	320-53800-45917			*	1,083.65				
				JAN MAINTENANCE											
			12/31/21	10767111	2022	01	320-53800-46100			*	241.09				
				JAN LAKE MAINTENANCE											
								FIRST SERVICE RESIDENTIAL				8,868.32	004271		
I/13/22	00017		1/01/22	677	2022	01	310-51300-34000			*	4,190.17				
				JAN MANAGEMENT FEES											
			1/01/22	677	2022	01	310-51300-35100			*	150.00				
				JAN INFORMATION TECH											
			1/01/22	677	2022	01	310-51300-31300			*	583.33				
				JAN DISSEM AGENT SRVS											
			1/01/22	677	2022	01	310-51300-51000			*	.87				
				OFFICE SUPPLIES											
			1/01/22	677	2022	01	310-51300-42000			*	16.57				
				POSTAGE											
			1/01/22	677	2022	01	310-51300-42500			*	73.50				
				COPIES											
			1/01/22	677	2022	01	310-51300-41000			*	34.63				
				TELEPHONE											
								GOVERNMENTAL MANAGEMENT SERVICES				5,049.07	004272		
1/13/22	00267		1/25/22	12629	2022	01	320-57200-49400			*	1,000.00				
				DEPOSIT PERFORMANCE 2/19											
								TARYN PAPA DBA				1,000.00	004273		
1/19/22	00172		1/17/22	01172022	2022	01	300-20700-10400			*	7,707.71				
				IMPACT FEE											
								ABERDEEN CDD CAPITAL RESERVE ACCT				7,707.71	004274		
1/19/22	00269		1/18/22	01182022	2022	01	300-36900-10100			*	500.00				
				RENTAL DEPOSIT REFUND											
								DAVID BENNETT				500.00	004275		
1/19/22	00060		1/12/22	8158798	2022	01	320-57200-46000			*	99.23				
				JAN PEST CONTROL											
								ABER ABERDEEN				OKUZMUK			

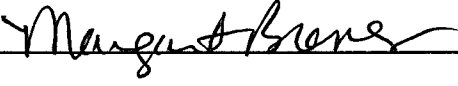
ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/12/22 8179283	202201 320-57200-46000		*	90.00	
		JAN FIRE ANT CONTROL		TURNER PEST CONTROL LLC			189.23 004276
1/19/22 00221	1/01/22	2747	202201 320-53800-45919		*	150.00	
		JAN MAINTENANCE & NWSLTR		ROBERTA G NAGLE DBA UNICORN			150.00 004277
1/26/22 00057	1/18/22	232013	202201 300-15500-10000		*	279.96	
		MONITORING 2/1/22-1/31/23		ATLANTIC SECURITY			279.96 004278
1/26/22 00207	1/18/22	10241	202201 320-57200-46000		*	178.00	
		SLIDE PUMP BASKET REPAIR		BIG Z POOL SERVICE, LLC			178.00 004279
1/26/22 00259	1/21/22	10769135	202201 320-53800-46000		*	1,620.81	
		FIELD OPERATIONS MGR			*	3,328.03	
	1/21/22	10769135	202201 320-53800-45918		*	620.44	
		FACILITY MANAGER			*	979.68	
	1/21/22	10769135	202201 320-53800-45505		*	1,084.54	
		POOL MAINTENANCE			*	241.28	
	1/21/22	10769135	202201 320-53800-45506		*		
		JANITORIAL COMMON AREA			*		
	1/21/22	10769135	202201 320-53800-45917		*		
		MAINTENANCE			*		
	1/21/22	10769135	202201 320-53800-46100		*		
		LAKE MAINTENANCE		FIRST SERVICE RESIDENTIAL			7,874.78 004280
1/26/22 00270	12/10/21	364	202111 320-57200-46000		*	1,625.00	
		HOLIDAY DECORATIONS			*	250.00	
	1/15/22	497	202201 320-57200-46000		*		
		FITNESS CTR COVID CLEANIN		KBT PROFESSIONAL CLEANING			1,875.00 004281
1/26/22 00261	1/21/22	12556	202201 320-53800-46600		*	275.00	
		MAINLINE LEAK REPAIR		TRIMAC OUTDOOR			275.00 004282
TOTAL FOR BANK A						66,455.98	
TOTAL FOR REGISTER						66,455.98	

ABER ABERDEEN OKUZMUK

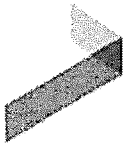
# Check Approval Form

General Fund

Date:	January 6, 2022	
District:	Aberdeen CDD	
Fund Code:	1	
Beginning Check #:	4265	
Ending Check #:	4269	
Total Amount of Checks:	\$ 31,150.91	New Balance
Balance in Account***:	\$ 125,943.87	\$ 94,792.96
Recent Deposits:		
Prepared by:	Margaret Bronson	
Signature:		
Approved by:	Ernesto Torres	
Signature:		

## BANK A: ABERDEEN CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St	Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK PO#	CHECK NO.
00259	122121	10763374	001-320-53800-46000			122121	576.00	.00	576.00		
DEC FIELD OPS MANAGER OPERATIONS MANAGEMENT											
00259	122121	10763374	001-320-53800-45918			122121	576.00	.00	576.00		
DEC FACILITY MANAGER FACILITY MANAGER											
00259	122421	10764324	001-320-53800-46000			122421	1,659.26	.00	1,659.26		
DEC FIELD OPS MANAGER OPERATIONS MANAGEMENT											
00259	122421	10764324	001-320-53800-45918			122421	3,406.98	.00	3,406.98		
DEC FACILITY MANAGER FACILITY MANAGER											
00259	122421	10764324	001-320-53800-45505			122421	635.16	.00	635.16		
DEC POOL MAINTENANCE AMENT-POOL MAINTENANCE											
00259	122421	10764324	001-320-53800-45506			122421	1,002.92	.00	1,002.92		
DEC JANIT COMMON AREA AMENT- JANITORIAL MAINT											
00259	122421	10764324	001-320-53800-45917			122421	1,110.27	.00	1,110.27		
DEC MAINTENANCE GENERAL FACILITY MAINTENANCE											
00259	122421	10764324	001-320-53800-46100			122421	247.01	.00	247.01		
DEC LAKE MAINTENANCE LAKE MAINTENANCE											
00259	10122	10765765	001-320-53800-45921			10122	1,000.00	.00	1,000.00		
DEC MANAGEMENT FEE AMENITY-LIFESTYLE COORDINATOR											
FIRST SERVICE RESIDENTIAL							10,213.60	.00	10,213.60	004265	
00213	123121	71057	001-320-53800-46100			123121	2,140.00	.00	2,140.00		
DEC LAKE MAINTENANCE LAKE MAINTENANCE											
FUTURE HORIZONS, INC							2,140.00	.00	2,140.00	004266	
00079	12122	13129560	001-320-53800-45507			12122	2,015.31	.00	2,015.31		
JAN POOL CHEMICALS AMENITY - POOL CHEMICALS											
POOLSURE							2,015.31	.00	2,015.31	004267	
00165	123121	12312021	001-320-53800-45904			123121	1,411.00	.00	1,411.00		
FY22 PERFORMANCE LICENSE AMENITY - PERMIT FEES											
SESAC INC							1,411.00	.00	1,411.00	004268	
00261	10122	12009	001-320-53800-46200			10122	15,371.00	.00	15,371.00		
JAN LANDSCAPE MAINTENANCE LANDSCAPE MAINTENANCE											
TRIMAC OUTDOOR							15,371.00	.00	15,371.00	004269	
ABERDEEN CDD							31,150.91	.00	31,150.91		
ABERDEEN - GENERAL FUND							31,150.91	.00	31,150.91		



**FirstService**  
RESIDENTIAL

**Aberdeen Community Development District**  
110 Flower of Scotland Avenue  
Saint Johns, FL 32259  
Anh.Nguyen@fsresidential.com

# INVOICE

Invoice Number 10763374  
Invoice Date 12/21/2021  
Terms 15 ePay ACH BP  
Period End 12/1/2021  
Customer 100-0SNC  
Account # MED-0SNC  
**Total Amount Due: \$1,152.00**

259A

## Medical Insurance

Date	Position	Employee	Amount
12/1/2021	Property Manager	Tharpe, Belynda	\$576.00
Subtotal			\$576.00
12/1/2021	Maintenance Supervisor	Parker, Jay	\$576.00
Subtotal			\$576.00

Subtotal	\$1,152.00
Tax	\$0.00
<b>Total</b>	<b>\$1,152.00</b>

RECEIVED DEC 31 2021

**From:** Ernesto Torres [etorres@gmsnf.com](mailto:etorres@gmsnf.com)  
**Subject:** FW: MB - 100-0SNC - Aberdeen Community Development District - 12/21/2021 - 10763374  
**Date:** December 31, 2021 at 11:41 AM  
**To:** Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)



**Please process – GF – Aberdeen.**

- Ernesto Torres

.....  
Governmental Management Services

**From:** Anh Nguyen <[Anh.Nguyen@fsresidential.com](mailto:Anh.Nguyen@fsresidential.com)>  
**Date:** Thursday, December 30, 2021 at 9:01 AM  
**To:** Ernesto Torres <[etorres@gmsnf.com](mailto:etorres@gmsnf.com)>  
**Cc:** Lucy Acevedo <[Lucy.Acevedo@fsresidential.com](mailto:Lucy.Acevedo@fsresidential.com)>, Belynda Tharpe <[Belynda.Tharpe@fsresidential.com](mailto:Belynda.Tharpe@fsresidential.com)>  
**Subject:** FW: MB - 100-0SNC - Aberdeen Community Development District - 12/21/2021 - 10763374

Please code this invoice as follows:

Field Operations Manager	001.320.53800.46000	\$576
Facility Manager	001.320.53800.45918	\$576

Thank you.

#FirstServeOthers



**FirstService**  
RESIDENTIAL

ANH NGUYEN, LCAM (FL, GA) 

Vice President

6620 Southpoint Drive South Suite 610 | Jacksonville, FL 32216

Direct 904-924-6293

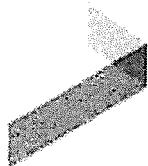
Email [anh.nguyen@fsresidential.com](mailto:anh.nguyen@fsresidential.com)

[www.fsresidential.com](http://www.fsresidential.com)

**24/7 Customer Care Center: 866.378.1099**

[Facebook](#) | [LinkedIn](#) | [YouTube](#)

**From:** CORPBILLING@fsresidential.com <[CORPBILLING@fsresidential.com](mailto:CORPBILLING@fsresidential.com)>  
**Sent:** Tuesday, December 21, 2021 11:01 PM  
**To:** Anh Nguyen <[Anh.Nguyen@fsresidential.com](mailto:Anh.Nguyen@fsresidential.com)>



# FirstService

RESIDENTIAL

Aberdeen Community Development District

110 Flower of Scotland Avenue

Saint Johns, FL 32259

Anh.Nguyen@fsresidential.com

259A

RECEIVED DEC 31 2021

## INVOICE

Invoice Number 10764324  
 Invoice Date 12/24/2021  
 Terms 15 ePay ACH BP  
 Period Start 12/4/2021  
 Period End 12/17/2021

Customer 100-OSNC  
 Account # PAY-OSNC  
**Total Amount Due: \$8,061.60**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Manager, On-Site Property	15.00%	Tharpe, Belynda	80.00 REG	\$33.65	\$3,096.10
				Subtotal	\$3,096.10
Staff, Front Desk	25.00%	Bagwell, Camdyn E	23.50 REG	\$12.50	\$367.20
Staff, Front Desk	25.00%	Naumann, Max M	18.00 REG	\$12.50	\$281.25
				Subtotal	\$648.45
Supervisor, Building Maint	25.00%	Parker, Jay	2.00 OT	\$36.00	\$90.00
Supervisor, Building Maint	25.00%	Parker, Jay	80.00 REG	\$24.00	\$2,400.00
Supervisor, Building Maint	0.00%	Parker, Jay	PHONE	\$50.00	\$50.00
				Subtotal	\$2,540.00
Staff, Building Maint	25.00%	Henry, Brandon E	2.75 OT	\$25.50	\$87.66
Staff, Building Maint	25.00%	Henry, Brandon E	79.50 REG	\$17.00	\$1,689.39
				Subtotal	\$1,777.05
				Subtotal	\$8,061.60
				Tax	\$0.00
				Total	\$8,061.60

**From:** Ernesto Torres etorres@gmsnf.com  
**Subject:** FW: PAYROLL - 100-0SNC - Aberdeen Community Development District - 12/24/2021 - 10764324  
**Date:** December 31, 2021 at 11:41 AM  
**To:** Oksana Kuzmuk okuzmuk@gmsnf.com, Alison Mossing amossing@gmstnn.com



## Please process – GF – Aberdeen

Ernesto Torres

Governmental Management Services

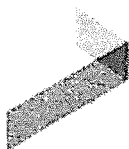
**From:** Anh Nguyen <Anh.Nguyen@fsresidential.com>  
**Date:** Thursday, December 30, 2021 at 9:03 AM  
**To:** Ernesto Torres <etorres@gmsnf.com>  
**Cc:** Lucy Acevedo <Lucy.Acevedo@fsresidential.com>, Belynda Tharpe <Belynda.Tharpe@fsresidential.com>  
**Subject:** FW: PAYROLL - 100-0SNC - Aberdeen Community Development District - 12/24/2021 - 10764324

Hi Ernesto,  
Hope you're well and enjoyed a great Christmas with your family! Please code the attached invoice as follows.


	Invoice Amount	
Field Operations		\$8,061.60
Manager	001.320.53800.46000	\$1,659.26
Facility Manager	001.320.53800.45918	\$3,406.98
Pool Maintenance	001.320.53800.45505	\$635.16
Janitorial	001.320.53800.45506	\$1,002.92
Common Area		
Maintenance	001.320.53800.45917	\$1,110.27
Lake Maintenance	001.320.53800.46100	\$247.01
		\$8,061.60

Thank you.

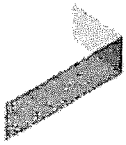
#FirstServeOthers



**FirstService**  
RESIDENTIAL

ANH NGUYEN, LCAM (FL, GA)   
Vice President

6620 Southpoint Drive South Suite 610 | Jacksonville, FL 32216  
Direct 904-924-6293



**FirstService**  
RESIDENTIAL

**Aberdeen Community Development District**  
110 Flower of Scotland Avenue  
Saint Johns, FL 32259  
Anh.Nguyen@fsresidential.com

# INVOICE

Invoice Number 10765765  
Invoice Date 1/1/2022  
Terms 15 ePay ACH BP  
Service Period 1/1/2022  
Customer 100-0SNC

Invoice Type MGFEE  
Account # MGF-0SNC  
**Total Amount Due: \$1,000.00**

RECEIVED JAN 04 2022

Description	Total
Dec 259A Management Fee 1,320,538.45921	\$1,000.00
<hr/>	
Subtotal	\$1,000.00
Tax	\$0.00
Total	<b>\$1,000.00</b>

**From:** Ernesto Torres [etorres@gmsnf.com](mailto:etorres@gmsnf.com)  
**Subject:** FW: MGMT INV - 100-0SNC - Aberdeen Community Development District - 01/01/2022 - 10765765  
**Date:** January 4, 2022 at 11:57 AM  
**To:** Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



## Process – Aberdeen – General Fund.

*Ernesto Torres*

.....  
Governmental Management Services

**From:** Anh Nguyen <[Anh.Nguyen@fsresidential.com](mailto:Anh.Nguyen@fsresidential.com)>  
**Date:** Tuesday, January 4, 2022 at 7:33 AM  
**To:** Ernesto Torres <[etorres@gmsnf.com](mailto:etorres@gmsnf.com)>  
**Cc:** Lucy Acevedo <[Lucy.Acevedo@fsresidential.com](mailto:Lucy.Acevedo@fsresidential.com)>, Belynda Tharpe <[Belynda.Tharpe@fsresidential.com](mailto:Belynda.Tharpe@fsresidential.com)>  
**Subject:** FW: MGMT INV - 100-0SNC - Aberdeen Community Development District - 01/01/2022 - 10765765

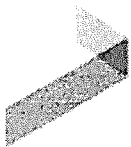
Hi Ernesto,  
Happy New Year!

Please code the attached invoice to:


001.320.53800.45921 Management Fee

Thank you.

#FirstServeOthers



**FirstService**  
RESIDENTIAL

ANH NGUYEN, LCAM (FL, GA) 

Vice President

6620 Southpoint Drive South Suite 610 | Jacksonville, FL 32216

Direct 904-924-6293

Email [anh.nguyen@fsresidential.com](mailto:anh.nguyen@fsresidential.com)

[www.fsresidential.com](http://www.fsresidential.com)

**24/7 Customer Care Center: 866.378.1099**

[Facebook](#) | [LinkedIn](#) | [YouTube](#)

**From:** CORPBILLING@fsresidential.com <[CORPBILLING@fsresidential.com](mailto:CORPBILLING@fsresidential.com)>  
**Sent:** Monday, January 3, 2022 11:02 PM

**Future Horizons, Inc.**

403 North First Street  
P O Box 1115  
Hastings, FL 32145-1115

**INVOICE**

Invoice Number: 71057  
Invoice Date: Dec 31, 2021  
Page: 1

Voice: 800-682-1187  
Fax: 904-692-1193

<b>Bill To:</b>
Aberdeen CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

<b>Ship to:</b>
Aberdeen CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

213A

1.320.538.461

Customer ID	Customer PO	Payment Terms	
Aberdeen01	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		1/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in December <i>Lake McInt</i>	2,140.00	2,140.00
Subtotal				2,140.00
Sales Tax				
Freight				
Total Invoice Amount				2,140.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>2,140.00</b>

Check/Credit Memo No:

RECEIVED DEC 30 2021

Overdue invoices are subject to finance charges.



1707 Townhurst Dr.  
Houston TX 77043  
(800) 858-POOL (7665)  
www.poolsure.com

# Invoice

Date

1/1/2022

Invoice #

131295604145

Terms	Net 20
Due Date	1/21/2022
PO #	

Bill To	Ship To
GMS LLC Aberdeen CDD 475 West Town Place Suite 114 St. Augustine FL 32092	Aberdeen CCD 110 Flowers of Scotland Jacksonville FL 32259

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,944.84
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
Fuel Surcharge	Fuel/Environmental Transit Fee 001. 320. 53800. 45507 79A Jan Pool Chemicals	1	ea	60.47

A prepayment discount of 5% is available if the entire amount for 2022 is paid by December 31st, 2021. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Subtotal	2,015.31
Shipping Cost (FEDEX GROUND)	0.00
Total	2,015.31
Amount Due	\$2,015.31

## Remittance Slip

Customer  
13ABE100  
Invoice #  
131295604145

Amount Due \$2,015.31

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



# INVOICE

1-866-218-5823  
 www.sesac.com  
 FED ID: 83-2154058

## Music Performance License

Account Name: Vesta Property Services  
 Account #: 120094  
 Bill To #: 882741  
 Statement Period Through End Date: 12/31/2022  
 Payment Due Date: 01/01/2022

Aberdeen

Simplify your life with AutoPay  
 Go paperless with eBilling  
 Enroll Online Today!

### BALANCE DUE SUMMARY

Current Period Payment Due \$1,411.00  
 Past Period(s) Payment Due \$ .00  
 Late Fees \$ .00  
**Total Amount Due \$1,411.00**  
 Last Payment Received 01/27/2021 \$1,328.00

Please see next page(s) for invoice details

FY 22 Performance License

### Important Information

If you need to connect with our team, please contact Customer Service at [www.sesac.com](http://www.sesac.com) by logging into your account, today!

SESAC wishes you Happy Holidays and a Prosperous New Year!

### LOG IN AT SESAC.COM TO EXPLORE NEW TOOLS AND FEATURES



**MAKE IT AUTOMATIC**  
 Enroll in Autopay and  
 eBilling today



**UPDATE AND REPORT**  
 License details, billing info,  
 reporting requirements



**CONNECT WITH US**  
 Customer Service is only  
 a click away



**WRITE**  
 35 Music Square East  
 Nashville, TN 37203

\* Correspondence only processed at the Nashville address

Please detach and return the bottom portion when paying by check.

QUICKPAY BY CARD / eCHECK: [WWW.SESAC.COM/PAY](http://WWW.SESAC.COM/PAY)

TO AVOID LATE CHARGES, PAY TOTAL BY THE DUE DATE



VISA

Account: 120094



DISCOVER

Bill To: 882741

**TOTAL DUE BY 01/01/2022**

**\$1,411.00**

CHECK # \_\_\_\_\_ CHECK AMOUNT \_\_\_\_\_



VESTA PROPERTY SERVICES  
 475 W TOWN PL STE 114  
 ST. AUGUSTINE, FL 32092

014030  
 T71 P1



Make check payable to:  
 SESAC  
 P.O. BOX 5246  
 New York, NY 10008-5246

001200940041839900001411002



Account: 120094

Bill To: 882741

Aberdeen Community Development

Inv Number	Inv Date	Inv Amount	Paid/Applied	Late Charge	Other Adj	Balance
10528573	01/01/2022	\$1,411.00				\$1,411.00
Aberdeen		10 Flower of Scotland Ave, Jacksonville, FL				\$1411.00
Contract No.: 102688-1		Multi-Unit Residential, Jan 01, 2022 - Dec 31, 2022				

Group Total: \$1,411.00



PO Box 8699, 1880 Eastwest Pkwy  
Fleming Island, FL 32006 US  
9045054694  
Jillf@trimacoutdoor.com  
www.trimacoutdoor.com

**BILL TO**

Aberdeen Community  
Development District  
110 Flower of Scotland  
St Johns, FL 32259

**SHIP TO**

Aberdeen Community  
Development District  
110 Flower of Scotland  
St Johns, FL 32259

**INVOICE 12009****DATE 01/01/2022 TERMS Net 30****DUE DATE 01/31/2022****JOB | SCOPE**

Landscape Maintenance

261A  
1.320.538.462

ACTIVITY	QTY	RATE	AMOUNT
Landscape maintenance:Landscape Maintenance Jacksonville Landscape maintenance for the contracted month, as indicated above by date.	1	15,371.00	15,371.00

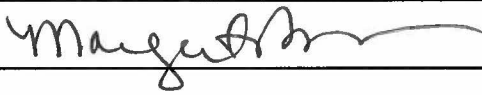
Once contractor is authorized to perform the work stated on the face of this contract, payment will be 100% due at the completion of the work. If payment has not been received by Trimac Outdoor within (30) days after billing, Trimac Outdoor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at 1.5% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing and on going thereafter until the bill has been paid.

**RECEIVED JAN 01 2022****TOTAL DUE \$15,371.00**

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"

# Check Approval Form

General Fund

Date:	January 13, 2022	
District:	Aberdeen CDD	
Fund Code:	1	
Beginning Check #:	4270	
Ending Check #:	4273	
Total Amount of Checks:	\$ 16,275.39	New Balance
Balance in Account***:	\$ 94,792.96	\$ 78,517.57
Recent Deposits:		
Prepared by:	Margaret Bronson	
Signature:		
Approved by:	Ernesto Torres	
Signature:		

## BANK A: ABERDEEN CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St	Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK PO#	CHECK NO.
00013	90321	199462	001-310-51300-31100			90321	291.00	.00	291.00		
AUG PROFESSIONAL SERVICES ENGINEERING FEES											
00013	100821	199874	001-310-51300-31100			100821	291.00	.00	291.00		
SEP PROFESSIONAL SERVICES ENGINEERING FEES											
00013	110821	200202	001-310-51300-31100			110821	582.00	.00	582.00		
OCT PROFESSIONAL SERVICES ENGINEERING FEES											
00013	120721	200655	001-310-51300-31100			120721	194.00	.00	194.00		
NOV PROFESSIONAL SERVICES ENGINEERING FEES											
ENGLAND THIMS & MILLER, INC.							1,358.00	.00	1,358.00	004270	
00259	120121	10758729	001-320-53800-45921			120121	1,000.00	.00	1,000.00		
DEC MANAGEMENT FEE AMENITY-LIFESTYLE COORDINATOR											
00259	123121	10767111	001-320-53800-46000			123121	1,619.46	.00	1,619.46		
JAN FIELD OPS MANAGER OPERATIONS MANAGEMENT											
00259	123121	10767111	001-320-53800-45918			123121	3,325.30	.00	3,325.30		
JAN FACILITY MANAGER FACILITY MANAGER											
00259	123121	10767111	001-320-53800-45505			123121	619.94	.00	619.94		
JAN POOL MAINTENANCE AMENT-POOL MAINTENANCE											
00259	123121	10767111	001-320-53800-45506			123121	978.88	.00	978.88		
JAN JANI COMMON AREA AMENT- JANITORIAL MAINT											
00259	123121	10767111	001-320-53800-45917			123121	1,083.65	.00	1,083.65		
JAN MAINTENANCE GENERAL FACILITY MAINTENANCE											
00259	123121	10767111	001-320-53800-46100			123121	241.09	.00	241.09		
JAN LAKE MAINTENANCE LAKE MAINTENANCE											
FIRST SERVICE RESIDENTIAL							8,868.32	.00	8,868.32	004271	
00017	10122	677	001-310-51300-34000			10122	4,190.17	.00	4,190.17		
JAN MANAGEMENT FEES MANAGEMENT FEES											
00017	10122	677	001-310-51300-35100			10122	150.00	.00	150.00		
JAN INFORMATION TECH COMPUTER SERVICE											
00017	10122	677	001-310-51300-31300			10122	583.33	.00	583.33		
JAN DISSEM AGENT SRVS DISSEMINATION AGENT											
00017	10122	677	001-310-51300-51000			10122	.87	.00	.87		
OFFICE SUPPLIES OFFICE SUPPLIES											
00017	10122	677	001-310-51300-42000			10122	16.57	.00	16.57		
POSTAGE POSTAGE											
00017	10122	677	001-310-51300-42500			10122	73.50	.00	73.50		
COPIES PRINTING & BINDING											
00017	10122	677	001-310-51300-41000			10122	34.63	.00	34.63		
TELEPHONE TELEPHONE											
GOVERNMENTAL MANAGEMENT SERVICES							5,049.07	.00	5,049.07	004272	
00267	12522	12629	001-320-57200-49400			12522	1,000.00	.00	1,000.00		
DEPOSIT PERFORMANCE 2/19 SPECIAL EVENTS											
TARYN PAPA DBA							1,000.00	.00	1,000.00	004273	
ABERDEEN CDD							16,275.39	.00	16,275.39		
ABER ABERDEEN							MBRONSON				

AP120W

ACCOUNTS PAYABLES CHECK REGISTER AS OF 1/31/2022  
001 ABERDEEN - GENERAL FUND

RUN DATE 1/13/2022 10.27.18  
CHECK DATE 1/13/2022

PAGE 2

BANK A: ABERDEEN CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St	Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	PO#	CHECK NO.
			ABERDEEN - GENERAL FUND				16,275.39	.00	16,275.39		

ABER ABERDEEN

MBRONSON



Aberdeen Community Development District (CDD)  
c/o GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

September 03, 2021  
Project No: 02105.27000  
Invoice No: 0199462

Project 02105.27000 Aberdeen Community Development District-2018/2019 General  
Consulting Engineering Services (WA#27)

**Professional Services rendered through August 31, 2021**

1,310,533.31

Task 01 Professional Services

**Professional Personnel**

			Hours	Rate	Amount
Senior Engineer					
Katsaras, George	8/28/2021		1.50	194.00	291.00
Totals			1.50		291.00
<b>Total Labor</b>					<b>291.00</b>
				<b>Total this Task</b>	<b>\$291.00</b>

Task XP Expenses

**Total this Task 0.00**

**Invoice Total this Period \$291.00**

**Outstanding Invoices**

Number	Date	Balance
0197831	5/6/2021	1,051.00
0198299	6/7/2021	242.50
0198685	7/12/2021	485.00
<b>Total</b>		<b>1,778.50</b>

**England-Thim & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8690 • Fax 904-648-9485  
CA-00002584 LC-0000316

Aberdeen Community Development District (CDD)  
c/o GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

October 08, 2021  
Project No: 02105.27000  
Invoice No: 0199874

Project 02105.27000 Aberdeen Community Development District-2018/2019 General  
Consulting Engineering Services (WA#27)

**Professional Services rendered through September 30, 2021**

Task 01 Professional Services  
**Professional Personnel**

		Hours	Rate	Amount
Senior Engineer				
Katsaras, George	10/2/2021	1.50	194.00	291.00
Totals		1.50		291.00
<b>Total Labor</b>				<b>291.00</b>
			<b>Total this Task</b>	<b>\$291.00</b>

Task XP Expenses  
**Total this Task 0.00**

**Invoice Total this Period \$291.00**

**Outstanding Invoices**

Number	Date	Balance
0198685	7/12/2021	485.00
0199462	9/3/2021	291.00
<b>Total</b>		<b>776.00</b>

**England-Thims & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8990 • fax 904-648-9485  
CA-00002594 LC-0000316

Aberdeen Community Development District (CDD)  
c/o GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

November 08, 2021  
Project No: 02105.27000  
Invoice No: 0200202

13A 1.310.573.311

Project 02105.27000 Aberdeen Community Development District-2018/2019 General  
Consulting Engineering Services (WA#27)

**Professional Services rendered through October 31, 2021**

Task 01 Professional Services

**Professional Personnel**

			Hours	Rate	Amount
Senior Engineer					
Katsaras, George	10/30/2021		3.00	194.00	582.00
Totals			3.00		582.00
<b>Total Labor</b>					<b>582.00</b>
				<b>Total this Task</b>	<b>\$582.00</b>

Task XP Expenses

**Total this Task 0.00**

**Invoice Total this Period \$582.00**

**Outstanding Invoices**

Number	Date	Balance
0199462	9/3/2021	291.00
0199874	10/8/2021	291.00
<b>Total</b>		<b>582.00</b>

**England-Thims & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-648-0485  
CA-00002584 LC-0000316



Aberdeen Community Development District (CDD)  
 c/o GMS, LLC  
 475 West Town Place  
 Suite 114  
 St. Augustine, FL 32092

December 07, 2021  
 Project No: 02105.27000  
 Invoice No: 0200655

131A 1,310.573.311

Project 02105.27000 Aberdeen Community Development District-2018/2019 General  
 Consulting Engineering Services (WA#27)

**Professional Services rendered through November 30, 2021**

Task 01 Professional Services  
**Professional Personnel**

			Hours	Rate	Amount
Senior Engineer					
Katsaras, George	11/6/2021		.50	194.00	97.00
Katsaras, George	11/20/2021		.50	194.00	97.00
Totals			1.00		194.00
<b>Total Labor</b>					<b>194.00</b>
				<b>Total this Task</b>	<b>\$194.00</b>

Task	XP	Expenses			
				<b>Total this Task</b>	<b>0.00</b>
			<b>Invoice Total this Period</b>		<b>\$194.00</b>

**Outstanding Invoices**

Number	Date	Balance
0199462	9/3/2021	291.00
0199874	10/8/2021	291.00
0200202	11/8/2021	582.00
<b>Total</b>		<b>1,164.00</b>

**England-Thimys & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8990 • fax 904-646-9485  
 CA-0002584 LC-0000316



**Aberdeen Community Development District**  
110 Flower of Scotland Avenue  
Saint Johns, FL 32259  
Anh.Nguyen@fsresidential.com

# INVOICE

Invoice Number 10758729  
Invoice Date 12/1/2021  
Terms 15 ePay ACH BP  
Service Period 12/1/2021  
Customer 100-0SNC

Invoice Type MGFE  
Account # MGF-0SNC  
**Total Amount Due: \$1,000.00**

259A

Description	Total
Dec Management Fee	1,320,538.45921 \$1,000.00

Subtotal	\$1,000.00
Tax	\$0.00
<b>Total</b>	<b>\$1,000.00</b>

**FirstService**

RESIDENTIAL

**Aberdeen Community Development District**

110 Flower of Scotland Avenue

Saint Johns, FL 32259

Anh.Nguyen@fsresidential.com

# INVOICE

Invoice Number 10767111  
Invoice Date 12/31/2021  
Terms 15 ePay ACH BP  
Period Start 12/18/2021  
Period End 12/31/2021

Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$7,868.32**

259A

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Manager, On-Site Property	15.00%	Tharpe, Belynda	8.00 HOLIDAY	\$33.65	\$309.61
Manager, On-Site Property	15.00%	Tharpe, Belynda	32.00 REG	\$33.65	\$1,238.44
Manager, On-Site Property	15.00%	Tharpe, Belynda	40.00 VACATION	\$33.65	\$1,548.05
				Subtotal	\$3,096.10
Staff, Front Desk	25.00%	Bagwell, Camdyn E	29.25 REG	\$12.50	\$457.05
Staff, Front Desk	25.00%	Naumann, Max M	23.25 REG	\$12.50	\$363.29
				Subtotal	\$820.34
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$24.00	\$240.00
Supervisor, Building Maint	25.00%	Parker, Jay	74.50 REG	\$24.00	\$2,235.00
				Subtotal	\$2,475.00
Staff, Building Maint	25.00%	Henry, Brandon E	8.00 HOLIDAY	\$17.00	\$170.00
Staff, Building Maint	25.00%	Henry, Brandon E	61.50 REG	\$17.00	\$1,306.88
				Subtotal	\$1,476.88
				Subtotal	\$7,868.32
				Tax	\$0.00
				Total	\$7,868.32

From: **Ernesto Torres**   
Subject: FW: PAYROLL - 100-0SNC - Aberdeen Community Development District - 12/31/2021 - 10767111  
Date: January 7, 2022 at 10:31 AM  
To: Alison Mossing  , Oksana Kuzmuk 

ET

## Please process – Aberdeen General Fund.

- Ernesto Torres

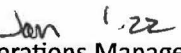
.....  
Governmental Management Services

---

**From:** Anh Nguyen <Anh.Nguyen@fsresidential.com>  
**Date:** Friday, January 7, 2022 at 8:38 AM  
**To:** Ernesto Torres <etorres@gmsnf.com>  
**Cc:** Lucy Acevedo <Lucy.Acevedo@fsresidential.com>, Belynda Tharpe <Belynda.Tharpe@fsresidential.com>  
**Subject:** FW: PAYROLL - 100-0SNC - Aberdeen Community Development District - 12/31/2021 - 10767111

Hi Ernesto,  
Hope you're well!!!


Please code the attached invoice as follows.

	<b>Invoice Amount</b>	<b>\$7,868.32</b>
Field Operations Manager	001.320.53800.46000	\$1,619.46
Facility Manager	001.320.53800.45918	\$3,325.30
Pool Maintenance	001.320.53800.45505	\$619.94
Janitorial	001.320.53800.45506	\$978.88
Common Area		
Maintenance	001.320.53800.45917	\$1,083.65
Lake Maintenance	001.320.53800.46100	\$241.09

Thank you.

#FirstServeOthers



**ANH NGUYEN, LCAM (FL, GA)**   
Vice President

6620 Southpoint Drive South Suite 610 | Jacksonville, FL 32216

Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 677  
Invoice Date: 1/1/22  
Due Date: 1/1/22  
Case:  
P.O. Number:

**Bill To:**

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

17A  
Jan

Description	Hours/Qty	Rate	Amount
Management Fees - January 2022 1,310.513.340		4,190.17	4,190.17
Information Technology - January 2022 1,310.513.351		150.00	150.00
Dissemination Agent Services - January 2022 1,310.513.313		583.33	583.33
Office Supplies 1,310.513.00.51000		0.87	0.87
Postage 1,310.513.42000		16.57	16.57
Copies 1,310.513.42500		73.50	73.50
Telephone 1,310.513.41000		34.63	34.63
Total			\$5,049.07
Payments/Credits			\$0.00
Balance Due			\$5,049.07

---

## T ENTERTAINMENT, LLC

# INVOICE

615-979-5504

TEntertainmentLLC3@gmail.com

Nashville, TN  
37210

Belynda Tharpe  
[belynda.Tharpe@fsresidential.com](mailto:belynda.Tharpe@fsresidential.com)  
Event Type : Acoustic Performance  
Performance Date : February 19, 2022

Invoice Number: 12629

Description	Quantity	Unit Price	Cost
Acoustic Performance			\$ 2,000
		Subtotal	\$ 2,000
	Tax	0.00%	\$ 0
<b>Deposit Received</b>			
		Total	\$ 2,000

A deposit of \$1,000.00 is due January 25, 2022 with a final payment of \$1,000.00 to be paid on or before the performance date of February 19, 2022. Both parties agree that the only acceptable reason for cancellation for this event is due to the Covid 19 pandemic, or severe inclement weather permitting travel to Jacksonville, FL from Nashville, TN.

PLEASE MAKE CHECKS PAYABLE TO **T ENTERTAINMENT, LLC.**

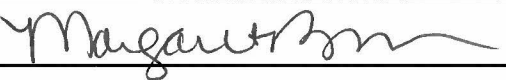
Looking forward to the show!

Best,

Taryn Papa

# Check Approval Form

General Fund

Date:	January 19, 2022	
District:	Aberdeen CDD	
Fund Code:	1	
Beginning Check #:	4274	
Ending Check #:	4277	
Total Amount of Checks:	\$ 8,546.94	New Balance
Balance in Account***:	\$ 59,456.74	\$ 50,909.80
Recent Deposits:		
Prepared by:	Margaret Bronson	
Signature:		
Approved by:	Ernesto Torres	
Signature:		

## BANK A: ABERDEEN CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK PO# NO.
00172	11722	01172022	001-300-20700-10400		11722	7,707.71	.00	7,707.71	
			IMPACT FEE						
			ABERDEEN CDD CAPITAL RESERVE ACCT			7,707.71	.00	7,707.71	004274
00269	11822	01182022	001-300-36900-10100		11822	500.00	.00	500.00	
			RENTAL DEPOSIT REFUND						
			DAVID BENNETT			500.00	.00	500.00	004275
00060	11222	8158798	001-320-57200-46000		11222	99.23	.00	99.23	
			JAN PEST CONTROL						
			REPAIRS AND REPLACEMENTS						
00060	11222	8179283	001-320-57200-46000		11222	90.00	.00	90.00	
			JAN FIRE ANT CONTROL						
			TURNER PEST CONTROL LLC			189.23	.00	189.23	004276
00221	10122	2747	001-320-53800-45919		10122	150.00	.00	150.00	
			JAN MAINTENANCE & NWSLTR						
			ROBERTA G NAGLE DBA UNICORN			150.00	.00	150.00	004277
			AMENITY - WEBSITE						
			ABERDEEN CDD			8,546.94	.00	8,546.94	
			ABERDEEN - GENERAL FUND			8,546.94	.00	8,546.94	

**Aberdeen**  
**COMMUNITY DEVELOPMENT DISTRICT**

***General Fund***

**Check Request**

Date	Amount	Authorized By
January 17, 2022	\$7,707.71	Oksana Kuzmuk

Payable to:

Aberdeen CDD Capital Reserve Acct #172 <i>A</i>
---

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10400
------	---------------------

Intended Use of Funds Requested:

Impact fee
(Attach supporting documentation for request.)

**Aberdeen**  
**COMMUNITY DEVELOPMENT DISTRICT**

RECEIVED JAN 18 2022

**General Fund**

**Check Request**

Date	Amount	Authorized By
January 18, 2022	\$500.00	Oksana Kuzmuk

Payable to: David Bennett 138 Lochnager Mountain Dr, St.Johns, FL 32259	269A
---	------

Date Check Needed:	Budget Category:
ASAP	001.300.36900.10100

Intended Use of Funds Requested:

Rental Deposit Refund
(Attach supporting documentation for request.)

David Bennett

904.626.5471

or

Glenn Bennett

384-383-1753

(credit card deposit)

ABERDEEN COMMUNITY DEV

475 W TOWN PL STE 114

SAINT AUGUSTINE, FL 32092

08/29/2021

12:06:21

MID: XXXXXXXXXXXX032

TID: XXXXX696

DEBIT CARD

DEBIT SALE

Card #: Token

XXXXXXXXXXXX6911

Network:

INTERLINK

Chip Card:

US DEBIT

AID:

A0000000980840

SEQ #:

3

Batch #:

52

INVOICE

3

Approval Code:

001912

Entry Method:

Chip Read

Mode:

Issuer - PIN Verified

SALE AMOUNT

\$500.00

Signature Not Required

DAVID B BENNETT

Have A Wonderful Day!

MERCHANT COPY

made deposit  
a while ago -  
says card he  
used isn't  
active anymore



**Aberdeen Community Development District  
Amenity Center Rental Application**

On Web Staff Int.: \_\_\_\_\_

Date: \_\_\_\_\_

Name of Applicant: David Bennett Date: 07/26/2021  
Organization (if applicable): \_\_\_\_\_  
Street Address: 138 Lochnagar Mountain Drive City: Saint Johns State: Florida  
Daytime Phone: 904-626-5471 Facility/Room Requested: Social Hall  
Intended Use: Daughter's Third Birthday  
Date Requested: 12/19/2021 Time (Check Box): ☐ (10:00am-2:00pm) ☒ (2:00pm-6:00pm) Estimated Attendance: 30  
☐ (6:00pm-10:00pm Social hall only with additional staff fee)

Will any portion of the event, including clean up, be held before or after the hours of operation set forth in the Policies Regarding District Amenity Facilities?  
☐ Yes (please complete an After Hours Addendum)  
☒ No

Alcohol to be served?  
☐ Yes (please complete an Alcohol Request Form)  
☒ No

**I acknowledge that the service or consumption of alcohol at a private facility rental is subject to the Alcohol Policy as set forth in the Policies Regarding District Amenity Facilities and that I have read and agree to those policies.**  
(Please initial). DBB

I agree to indemnify and hold harmless the Aberdeen Community Development District ("District"), Aberdeen of St. Johns, LLC, Aberdeen, LLC and DR Horton, Inc., and their agents, supervisors, officers, directors, employees and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death, property damage or damages of any nature, arising out of, or in connection with, the use of the Amenity Center. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat.

I have read, understand and agree to abide by all policies and rules of the District governing the Amenity Center. I acknowledge that failure to adhere to the District's policies and rules may result in the suspension or termination of my privileges to use the facility. I also understand that I am financially responsible for any damages caused by me, my family members, and/or my guests. If requested, I will obtain an event insurance policy naming the Aberdeen Community Development District, Aberdeen of St. Johns, LLC, Aberdeen, LLC and DR Horton, Inc., and their agents, supervisors, officers, directors, employees and staff as additional insured's.

DBB David Bennett  
Signature of Applicant

7/26/2021  
Date

**I have read and understood the following (please initial each):**

1. DB There is a maximum capacity of fifty-four (54) persons in the Social Hall. The capacity of the Shade structure is eighteen (18) persons.
2. DB The four (4) hour maximum time limit includes setup and clean up time and applies to all attendees. No persons are permitted in the Social Hall after midnight. Please schedule accordingly.
4. DB Only one (1) room or portion of the Amenity Center is available for rental at any given time.
5. DB Each Patron may rent a portion of the Amenity Center a maximum of four (4) times per calendar year.
6. DB Use of the grill is open to all Patrons who wish to use it. Patrons renting a facility may reserve the grill, subject to the policies related to use of the grill. Please identify preferred time for grilling: 2-5pm  
You will be notified of any conflicts.
7. DB The kitchen facilities (refrigerator, microwave oven, etc.) are to remain accessible to all Patrons. Additional tables and chairs are available upon request.
8. DB Once the scheduled party is completed, all guests are required to exit. Upon conclusion of the event, standard guest policy applies (Five (5) guests per Patron during the operating hours published in the Policies Regarding District Amenity Facilities). The Patron shall be responsible for enforcement of this provision.
9. DB The deposit check may be picked up only after the post-party checklist is completed. If all items on the checklist are satisfactorily completed, the check will be shredded within 48 hours if not timely picked up.
10. DB The deposit check may not be returned, and additional fees may be assessed, if all items on the post-party checklist are not satisfactorily completed or if the event is not kept within the identified times.
11. DB Private events in the Social Hall shall be subject to surveillance via closed circuit television monitored by the District's security company.

Rental Fee:	<u>75.00</u>	Check Number:	<u>ce # 6911</u>
Deposit Amount:	<u>500.00</u>	Check Number:	<u>ce # 6911</u>
Extra Staff Fee:		Check Number:	
Received By:		Receipt Number:	
Approved By:	<u>Ken's Signature (Vesta)</u>		

Deposit

Fee





## Service Slip/Invoice

INVOICE:	8158798
DATE:	1/12/2022
ORDER:	8158798

Work  
Location: [139845] 904-626-0375  
Aberdeen  
Aberdeen - CDD  
110 Flower Of Scotland Ave  
Saint Johns, FL 32259-6937

<b>Work Date</b> 1/12/2022	<b>Time</b> 07:46 AM	<b>Target Pest</b>	<b>Technician</b>	<b>Time In</b> 07:46 AM
<b>Purchase Order</b>	<b>Terms</b> NET 30	<b>Last Service</b> 1/12/2022	<b>Map Code</b> 121:C5	<b>Time Out</b> 08:21 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$99.23
	1.320.572.460	
	601A	
	<b>SUBTOTAL</b>	\$99.23
	<b>TAX</b>	\$0.00
	<b>AMT. PAID</b>	\$0.00
	<b>TOTAL</b>	\$99.23
	<b>AMOUNT DUE</b>	\$99.23
		
	TECHNICIAN SIGNATURE	
		
	CUSTOMER SIGNATURE	

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**



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC  
P.O. Box 952503  
Atlanta, GA 31192-2503  
904-355-5300

## Service Slip/Invoice

INVOICE: 8179283  
DATE: 1/12/2022  
ORDER: 8179283


Bill To: [139845]

Aberdeen  
Aberdeen - CDD  
C/O Government Services  
475 W. Town Place - Suite 114  
Saint Augustine, FL 32092

Work

Location: [428304] 904-217-0925  
Aberdeen CDD II (Amenity Center)  
96 Bush Pl  
Fruit Cove, FL 32259-7101

Work Date	Time	Target Pest	Technician	Time In
1/12/2022	07:13 AM	ANTS, FIRE ANT, ROA		07:13 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/12/2022		07:45 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$90.00
1,320,572.460 60A		
SUBTOTAL		\$90.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$90.00
AMOUNT DUE		\$90.00
		
TECHNICIAN SIGNATURE		
CUSTOMER SIGNATURE		

\* 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



Web Development, LLC

# Invoice

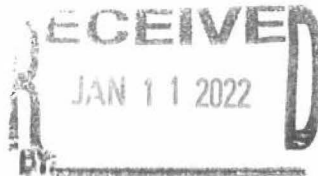
Date	Invoice #
1/1/2022	2747

Bill To
GOVERNMENTAL MANAGEMENT SERVICES, LLC ABERDEEN CREEK CDD 475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE ST. AUGUSTINE, FL 32092

221A


P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - ABERDEEN CREEK CDD  1,320.538.45919 Jan	150.00	150.00
Total			\$150.00



# Check Approval Form

General Fund

Date:	January 26, 2022	
District:	Aberdeen CDD	
Fund Code:	1	
Beginning Check #:	4278	
Ending Check #:	4282	
Total Amount of Checks:	\$ 10,482.74	New Balance
Balance in Account***:	\$ 50,909.80	\$ 40,427.06
Recent Deposits:		
Prepared by:	Margaret Bronson	
Signature:		
Approved by:	Ernesto Torres	
Signature:		

## BANK A: ABERDEEN CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK PO#	CHECK NO.
00057	11822	232013	001-300-15500-10000		11822	279.96	.00	279.96		
		MONITORING 2/1/22-1/31/23	PREPAID EXPENSES							
		ATLANTIC SECURITY				279.96	.00	279.96	004278	
00207	11822	10241	001-320-57200-46000		11822	178.00	.00	178.00		
		SLIDE PUMP BASKET REPAIR	REPAIRS AND REPLACEMENTS							
		BIG Z POOL SERVICE, LLC				178.00	.00	178.00	004279	
00259	12122	10769135	001-320-53800-46000		12122	1,620.81	.00	1,620.81		
		FIELD OPERATIONS MGR	OPERATIONS MANAGEMENT							
00259	12122	10769135	001-320-53800-45918		12122	3,328.03	.00	3,328.03		
		FACILITY MANAGER	FACILITY MANAGER							
00259	12122	10769135	001-320-53800-45505		12122	620.44	.00	620.44		
		POOL MAINTENANCE	AMENT-POOL MAINTENANCE							
00259	12122	10769135	001-320-53800-45506		12122	979.68	.00	979.68		
		JANITORIAL COMMON AREA	AMENT- JANITORIAL MAINT							
00259	12122	10769135	001-320-53800-45917		12122	1,084.54	.00	1,084.54		
		MAINTENANCE	GENERAL FACILITY MAINTENANCE							
00259	12122	10769135	001-320-53800-46100		12122	241.28	.00	241.28		
		LAKE MAINTENANCE	LAKE MAINTENANCE							
		FIRST SERVICE RESIDENTIAL				7,874.78	.00	7,874.78	004280	
00270	121021	364	001-320-57200-46000		121021	1,625.00	.00	1,625.00		
		HOLIDAY DECORATIONS	REPAIRS AND REPLACEMENTS							
00270	11522	497	001-320-57200-46000		11522	250.00	.00	250.00		
		FITNESS CTR COVID CLEANIN	REPAIRS AND REPLACEMENTS							
		KBT PROFESSIONAL CLEANING				1,875.00	.00	1,875.00	004281	
00261	12122	12556	001-320-53800-46600		12122	275.00	.00	275.00		
		MAINLINE LEAK REPAIR	IRRIGATION REPAIRS							
		TRIMAC OUTDOOR				275.00	.00	275.00	004282	
		ABERDEEN CDD				10,482.74	.00	10,482.74		
		ABERDEEN - GENERAL FUND				10,482.74	.00	10,482.74		



Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

Aberdeen Ccs  
475 West Town Place  
#114  
St Augustine FL 32092

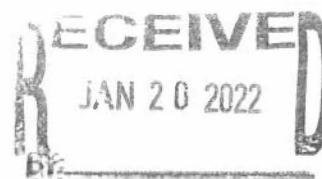
PLEASE PAY BY	AMOUNT	INVOICE DATE
02/08/2022	\$279.96	01/18/2022

## INVOICE NO. 232013

**Site:** 110 Flower Of Scotland Ave  
Jacksonville  
**Site Address:** 110 Flower Of Scotland Ave  
Jacksonville FL 32259  
**Period:** 02/01/2022 to 01/31/2023  
**Recurring No.:** 4888  
**Job Name:**  
**Order No.:**

### Description

Please find attached invoice for your Annual monitoring services.



### Security Monitoring

Item	Quantity	Unit Price	Total
Security Phone Line Monitoring	12.00	\$23.33	\$279.96
<b>Sub-Total ex Tax</b>			\$279.96
<b>Tax</b>			\$0.00
<b>Total</b>			\$279.96

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

There will be a 1.5% interest charge per month on late invoices.

<b>Sub-Total ex Tax</b>	\$279.96
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$279.96
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$279.96

57A  
1,320,538,45905  
1,300,155,10000



Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/08/2022	\$279.96	01/18/2022

**INVOICE NO. 232013**

## How To Pay



**Credit Card (MasterCard, Visa, Amex )**

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

**NAME:** Aberdeen Ccs **DUE DATE:** 02/08/2022 **AMOUNT DUE:** \$279.96

Please Reference: 232013



**Mail**

*Detach this section and mail check to:*

**Atlantic Security**  
1714 Cesery Blvd  
Jacksonville, FL 32211

**INVOICE NO. 232013**



Big Z Pool Service, LLC  
172 Stokes Landing Rd  
Saint Augustine, FL 32095  
bigzpools@yahoo.com  
www.facebook.com/bigzpoolservice

Invoice 10241

**BILL TO**

Aberdeen CDD C/o First  
Service Residential  
110 Flower of Scotland Ave  
Saint Johns, FL 32259

DATE  
01/18/2022

PLEASE PAY  
\$178.00

DUE DATE  
01/28/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Re: <u>Slide pump</u> repair			
<b>Services</b> To replumb the discharge side of the pump, pump had been previously dead headed so we replumbed from the discharge size of the pump to the first valve including a 1.5" high temp union, 2x1.5" bushing, and 2" 90.	1	160.00	160.00
<b>Job Material:Material</b> Pump Basket	1	18.00	18.00

Thank you for your business!

For work outside of monthly cleaning services, accepted forms of payment are check, cash or a credit card however the credit card is subject to a 3.5% processing fee.

TOTAL DUE

**\$178.00**

THANK YOU.

RECEIVED JAN 19 2022

1,320.572.460  
207A

If you have any questions please give us a call at 904-868-4660!

Zach Sullivan  
Big Z Pool Service, LLC  
Licensed & Insured CPC#1459355

**FirstService**

RESIDENTIAL

**Aberdeen Community Development District**

110 Flower of Scotland Avenue

Saint Johns, FL 32259

Anh.Nguyen@fsresidential.com

# INVOICE

Invoice Number 10769135  
Invoice Date 1/21/2022  
Terms 15 ePay ACH BP  
Period Start 1/1/2022  
Period End 1/14/2022

Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$7,874.78**

259A

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Manager, On-Site Property	15.00%	Tharpe, Belynda	8.00 HOLIDAY	\$33.65	\$309.61
Manager, On-Site Property	15.00%	Tharpe, Belynda	72.00 REG	\$33.65	\$2,786.49
				Subtotal	\$3,096.10
Staff, Front Desk	25.00%	Bagwell, Camdyn E	19.35 REG	\$12.50	\$302.36
Staff, Front Desk	25.00%	Naumann, Max M	18.68 REG	\$12.50	\$291.88
				Subtotal	\$594.24
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$24.00	\$240.00
Supervisor, Building Maint	25.00%	Parker, Jay	24.00 PTO	\$24.00	\$720.00
Supervisor, Building Maint	25.00%	Parker, Jay	49.02 REG	\$24.00	\$1,470.60
Supervisor, Building Maint	0.00%	Parker, Jay	PHONE	\$50.00	\$50.00
				Subtotal	\$2,480.60
Staff, Building Maint	25.00%	Henry, Brandon E	8.00 HOLIDAY	\$17.00	\$170.00
Staff, Building Maint	25.00%	Henry, Brandon E	0.20 OT	\$25.50	\$6.38
Staff, Building Maint	25.00%	Henry, Brandon E	71.88 REG	\$17.00	\$1,527.46
				Subtotal	\$1,703.84
				Subtotal	\$7,874.78



**FirstService**

RESIDENTIAL

**Aberdeen Community Development District**

110 Flower of Scotland Avenue

Saint Johns, FL 32259

Anh.Nguyen@fsresidential.com

# INVOICE

Invoice Number 10769135  
Invoice Date 1/21/2022  
Terms 15 ePay ACH BP  
Period Start 1/1/2022  
Period End 1/14/2022

Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$7,874.78**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Tax	\$0.00
				Total	<b>\$7,874.78</b>

From: Ernesto Torres <etorres@gmsnf.com>  
Subject: FW: PAYROLL - 100-0SNC - Aberdeen Community Development District - 01/21/2022 - 10769135  
Date: January 21, 2022 at 10:18 AM  
To: Oksana Kuzmuk <okuzmuk@gmail.com>, Alison Mossing <amossing@gmsnf.com>

ET

Please process.

- Ernesto Torres

Governmental Management Services

259A

From: Anh Nguyen <Anh.Nguyen@fsresidential.com>  
Date: Friday, January 21, 2022 at 8:40 AM  
To: Ernesto Torres <etorres@gmsnf.com>  
Cc: Lucy Acevedo <Lucy.Acevedo@fsresidential.com>, Belynda Tharpe <Belynda.Tharpe@fsresidential.com>  
Subject: FW: PAYROLL - 100-0SNC - Aberdeen Community Development District - 01/21/2022 - 10769135

Hi Ernesto,  
Please code the attached as below.

	Invoice Amount	
Field Operations Manager	001.320.53800.46000	\$1,620.81
Facility Manager	001.320.53800.45918	\$3,328.03
Pool Maintenance	001.320.53800.45505	\$620.44
Janitorial	001.320.53800.45506	\$979.68
Common Area		
Maintenance	001.320.53800.45917	\$1,084.54
Lake Maintenance	001.320.53800.46100	\$241.28
		<u>\$7,874.78</u>

Thank you.

#FirstServeOthers



FirstService  
RESIDENTIAL

ANH NGUYEN, LCAM (FL, GA)  
Vice President

6620 Southpoint Drive South Suite 610 | Jacksonville, FL 32216  
Direct 904-924-6293  
[anh.nguyen@fsresidential.com](mailto:anh.nguyen@fsresidential.com)

24/7 Customer Care Center: 866.378.1099  
[Facebook](#) | [LinkedIn](#) | [YouTube](#)

From: CORPBILLING@fsresidential.com <CORPBILLING@fsresidential.com>  
Sent: Thursday, January 20, 2022 11:02 PM  
To: Anh Nguyen <Anh.Nguyen@fsresidential.com>  
Cc: FL - FSR Billing <FSRBilling.FL@fsresidential.com>  
Subject: PAYROLL - 100-0SNC - Aberdeen Community Development District - 01/21/2022 - 10769135



FSR Pavroll

\*\*\*KBT\*\*\*  
Professional  
Cleaning  
&  
Pressure  
Washing

## KBT Professional Cleaning

52 Tuscan Way STE 202-160 | St. Augustine, Florida 32092  
904-315-4866 | kbtproclean@gmail.com | kbtproclean.com

RECIPIENT:

**Aberdeen**

110 Flower Of Scotland Avenue  
Fruit Cove, Florida 32259

1.320.538.45020 Holiday Decs

572.460

### Invoice #364

Issued	Dec 10, 2021
Due	Jan 09, 2022
<b>Total</b>	<b>\$1,625.00</b>

### Aberdeen Holiday decoration setup invoice

PRODUCT / SERVICE	DESCRIPTION	QTY.	TOTAL
<b>Nov 29, 2021</b>			
Service call	to assist in hanging holiday decorations. 8 am-4 pm	8	\$1,000.00
<b>Nov 30, 2021</b>			
Service call	to assist in hanging holiday decorations. 8 am-1 pm	5	\$625.00

270 A

Thank you for your business. Please contact us with any questions regarding this invoice.

**Total** **\$1,625.00**

\*\*\*KBT\*\*\*  
Professional  
Cleaning  
&  
Pressure  
Washing

## KBT Professional Cleaning

52 Tuscan Way STE 202-160 | St. Augustine, Florida 32092  
904-315-4866 | kbtproclean@gmail.com | kbtproclean.com

**RECIPIENT:**

**Aberdeen**

110 Flower Of Scotland Avenue  
Fruit Cove, Florida 32259

**Invoice #497**

Issued Jan 15, 2022

Due Feb 14, 2022

**Total \$250.00**

572-466  
1.320.53800-45508 Fitness Center Covid Cleaning

**Aberdeen COVID-19 disinfecting invoice**

PRODUCT / SERVICE	DESCRIPTION	QTY.	TOTAL
Jan 07, 2022			
Service call	to disinfect and sanitize entire fitness center due to a positive COVID-19 test result	1	\$250.00

270A

Thank you for your business. Please contact us with any questions regarding this invoice.

**Total \$250.00**

PO Box 8699, 1880 Eastwest Pkwy  
Fleming Island, FL 32006 US  
9045054694  
Jillf@trimacoutdoor.com  
www.trimacoutdoor.com

**BILL TO**

Aberdeen Community  
Development District  
110 Flower of Scotland  
St Johns, FL 32259

**SHIP TO**

Aberdeen Community  
Development District  
110 Flower of Scotland  
St Johns, FL 32259

**INVOICE 12556****DATE 01/21/2022 TERMS Net 30****DUE DATE 02/20/2022**

ACTIVITY	QTY	RATE	AMOUNT
<b>Irrigation Jacksonville: Irrigation</b> Irrigation labor to pump water in back yard of 408 Adelaide Ave to drain box located in back yard from irrigation mainline leak along Lingleaf Pine	1	275.00	275.00

Once contractor is authorized to perform the work stated on the face of this contract, payment will be 100% due at the completion of the work. If payment has not been received by Trimac Outdoor within (30) days after billing, Trimac Outdoor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at 1.5% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing and on going thereafter until the bill has been paid.

RECEIVED JAN 20 2022

1,320,538.462  
261A**TOTAL DUE \$275.00**

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME			STATUS	AMOUNT	....CHECK.....
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	AMOUNT #
1/25/22	00172	1/25/22	E05010	202201	600	53800	600000		*
			JOHN DEERE GATOR						
						AG-PRO JACKSONVILLE			
								9,674.99	000112
								TOTAL FOR BANK B	9,674.99
								TOTAL FOR REGISTER	9,674.99

# Check Approval Form

Capital Reserve

Date:	January 25, 2022	
District:	Aberdeen CDD	
Fund Code:	33	
Beginning Check #:	112	
Ending Check #:	112	
Total Amount of Checks:	\$ 9,674.99	New Balance
Balance in Account***:	\$ 102,696.15	\$ 93,021.16
Recent Deposits:		
Prepared by:	Oksana Kuzmuk	
Signature:		
Approved by:	Ernesto Torres	
Signature:		





# AG-PRO COMPANIES

8711 Phillips Hwy  
Jacksonville, FL 32256  
Phone: (904)-240-0475  
Fax: (904)-800-2274



JOHN DEERE

Ship to:

IN STORE PICKUP

Invoice to:

ABERDEEN CDD  
110 FLOWER OF SCOTLAND AVE  
JACKSONVILLE FL 32259

Branch		05 - JACKSONVILLE, FL	
Date	Time	Page	
01/25/2022	7:20:09 (O)	1	
Account No.	Phone No.	Invoice No.	
ABERD001	9042170925	E05010	
Ship Via		Purchase Order	
Salesperson		R52	
COLIN DZION			

## EQUIPMENT INVOICE / PURCHASE ORDER

Description

Amount

Thank you for your business.

Stock #: 05008601

Serial #: 1M04X2SJLNM170673

9585.00

New JD TS

New JOHN DEERE TS GATOR, TS 4X2

Sale # 01 Subtotal:

9585.00

TOTAL:

9585.00

Miscellaneous Charges/Credits

=====

DEALER SERVICES FEE4

Qty: 1 Price: 89.99

89.99

Miscellaneous Charges/Credits Total:

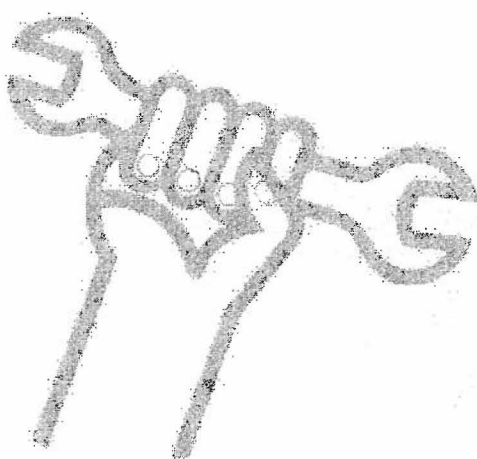
89.99

Subtotal:

9674.99

TOTAL CASH:

9674.99



# Strong On Service

Net due 10<sup>th</sup> of month following purchase if charged to in-house account. In the event of non-payment of all or any part of the amount due on this invoice, purchaser must pay all collection costs, including but not limited to legal fees and costs incurred by seller in any applicable proceedings.

**Return Policy:** All returns must be returned within 30 days from the date of the invoice in new, saleable condition and in the unopened original packaging. Proof of purchase is required. Returns are only eligible for an in-store credit and are subject to a 20% restocking fee. All electrical parts, paints, chemicals, and special ordered items with associated freight are nonreturnable.

ACCEPTED BY CUSTOMER

DATE

# Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>AG-PRO, LLC</b>	
	2 Business name/disregarded entity name, if different from above <b>dba AG-PRO JACKSONVILLE</b>	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► <b>S</b> <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from FATCA reporting code (if any) _____  <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.) See instructions. <b>8711 PHILLIPS HWY</b>	Requester's name and address (optional)
6 City, state, and ZIP code <b>JACKSONVILLE, FL 32256</b>		
7 List account number(s) here (optional)		

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-					
or								
Employer identification number								
8	0	-	0	8	7	9	2	2

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <i>Eli K. Yarb</i>	Date ► <b>01-01-19</b>
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## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.