

ABERDEEN

Community Development District

MARCH 22, 2022

AGENDA

Aberdeen
Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

March 15, 2022

Board of Supervisors
Aberdeen Community Development District

Dear Board Members:

The Aberdeen Community Development District Meeting is scheduled for **Tuesday, March 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:

Audit Committee Meeting

- I. Roll Call
- II. Review and Selection of Audit RFP Criteria
- III. Other Business
- IV. Adjournment

Regular Meeting

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Ratification of Lifeguard Agreement with Elite Amenities for Fiscal Year 2022
- IV. Acceptance of Audit Committee's Recommendation; Approval of Audit Criteria and Authorization for Staff to Publish an RFP for Auditing Services
- V. Discussion Regarding Common Area Greenspace

- VI. Discussion / Consideration of Policy Regarding Trimming of Encroaching Trees and Brush
- VII. Consideration of Resolution 2022-04, Approving Conservation Easement
- VIII. Discussion Items
 - A. Pool Equipment
 - B. Pool Equipment Enclosure
 - C. Improvements to the Pool Deck to Include Expansion of Entry Canopy and Removal of the Hedgerow on South Side of Deck. Possible Addition of Another Shad Structure
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operation Manager
 - E. Amenity Center Manager
 - 1. Report
 - 2. Proposal with Heartline Fitness
- X. Supervisor's Request and Public Comments
- XI. Approval of Consent Agenda
 - A. Approval of the Minutes of the February 16, 2022 Special Meeting and February 22, 2022 Meeting
 - B. Balance Sheet as of February 28, 2022 and Statement of Revenues and Expenses for the Period Ending February 28, 2022
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- XII. Next Scheduled Meeting – 04/26/22 @ 4:00 p.m.@ Aberdeen Amenity Center
- XIII. Adjournment

SECOND ORDER OF BUSINESS

THIRD ORDER OF BUSINESS

**AGREEMENT BETWEEN THE ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT AND ELITE AMENITIES NE
FLORIDA, LLC FOR LIFEGUARD STAFFING SERVICES**

This agreement (hereinafter "Agreement") is effective as of March ____, 2022 by and between:

Aberdeen Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Clay County, Florida, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (hereinafter "District"), and

Elite Amenities NE Florida, LLC, a Florida limited liability company with offices located at 4116 Running Bear Lane, St. Johns, Florida 32259 (hereinafter "Contractor").

RECITALS

1. The District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes.
2. The District owns, operates and maintains various recreational facilities including a family pool with a slide, a lap pool, and other facilities ("Recreation Facilities").
3. The District desires to enter into an agreement with an independent contractor to provide lifeguard staffing to the Recreational Facilities.
4. Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement.
5. The District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. CONTRACTOR'S OBLIGATION.

A. General Requirements. Contractor shall be responsible for all duties associated with lifeguard staffing pursuant to the scope of services attached hereto as **Exhibit A**. In addition to the services set forth on **Exhibit A**, Contractor shall

be responsible for all recruiting, hiring, training, scheduling and supervising all lifeguard personnel. Contractor shall perform normal life-guarding duties such as monitoring pool patrons, responding to first aid situations (with courtesy and respect), enforcement of all rules, policies and procedures, and pool area cleaning including such tasks as spraying off of deck, cleaning tile, sweeping the deck, testing of pool chemicals (three times a day) straightening/hosing down pool furniture, and other duties. Additionally, Contractor shall be responsible for wiping off tables in the designated eating areas as needed or requested, emptying trash cans during down times, the maintenance of bathroom facilities on the pool premises (consisting of replacing paper products, as needed, picking up debris, and sweeping of the bathrooms).

B. Schedule. YMCA or *Red Cross*-Certified lifeguard(s) shall be on duty consistent with the community's published pool operating schedule. In addition to the various staffing schedules listed on **Exhibit A**. The Contractor shall at all times be responsible for proper staffing during pool hours in accordance with the seasonal schedule provided in **Exhibit A**. If the pool(s) is closed for the day earlier than the scheduled time (during severe weather events, hurricane preparedness, etc.) the Contractor agrees it shall not bill for, nor be due payment for any hours which are not staffed.

C. Investigation and Report of Accidents/Claims. Contractor shall promptly investigate and provide a full written report as to all accidents or claims for damage relating to the Recreation Facilities, including any damage or destruction of the property, and shall cooperate and make any and all reports required by any insurance company or the District in connection therewith. Contractor shall not file any claims with the District's insurance company without first seeking the prior consent of the District.

D. Compliance with Government Rules, Regulations, Requirements and Orders. Contractor shall take such action as necessary to comply promptly with any and all orders or conditions affecting the Recreation Facilities placed thereon by any governmental authority having jurisdiction, by the Board of Fire Underwriters, or by other similar entities, upon receipt of notice of same. To the extent such action would cause the Contractor or District to incur a material expense, Contractor shall first consult with the onsite manager prior to incurring such expense. Notwithstanding the foregoing, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event less than seventy-two (72) hours notify the District in writing of all such orders or conditions of which it receives notice. Costs of compliance with such orders or conditions shall be the responsibility of the District; provided, however, that if such requirements are imposed specifically on Contractor personnel, then Contractor shall be required to bear such expense. By way of example and not limitation, costs to comply with changes in requirements for certifications of lifeguards shall be the responsibility of Contractor; costs to comply with changes

in requirements for the Facility itself shall be the responsibility of the District. Recognizing that the Contractor may be in possession of information required, Contractor shall cooperate fully and in good faith with the preparation by the District for execution and filing by the District of any forms, reports and returns which may be required by law in connection with the ownership, maintenance and operation of the District's Recreation Facilities. By way of example and not limitation, this includes renewal of permits, the filing of required forms with the Department of Health, etc.

E. Adherence to District Rules, Regulations and Policies. Contractor's personnel shall be familiar with all District written policies and procedures and shall use its best efforts and sound professional judgment to inform persons using the Recreation Facilities, as appropriate in each situation, of the applicable rules, policies and notices as may be promulgated by the District from time to time. Contractor shall ensure that its personnel conform therewith, and shall use its professional judgment to enforce said rules, policies and notices while staffing the Recreation Facilities. Contractor assures the District that all third parties will be dealt with at arm's length, and that the District's best interest will be served at all times.

F. Uniforms. The Contractor shall provide all necessary uniforms, including proper bathing suits and T-shirts. Staff shall be appropriately dressed for their duties.

G. Authority. The Contractor shall exercise its prerogatives as an independent contractor to direct and control its employees under this contract. The Owner may communicate its needs directly to the Contractor's employees from time to time, as the need arises, but shall normally communicate through the Contractor's staff manager and/or supervisor.

At all times during pool hours, Contractor shall ensure, to the best of its abilities, that there is always a head guard or supervisor on the pool deck that is responsible for general oversight of on-duty lifeguards, access to the pool facility and determining if there are weather conditions warranting temporary pool closure.

H. Certification and Training. All Staff shall have current certification in lifesaving, first aid and CPR from a reputable certification provider. "In-service training" shall be conducted monthly throughout the summer and cover typical lifesaving skills, emergency procedures, etc.

Contractor is required to maintain a binder at each pool facility with a current copy of each guard's certification to present to Health Inspector or Amenity Staff member at all times. No guard is to be working at the facility without documentation on site.

SECTION 3. BILLING AND PAYMENT.

Fees: The estimated fees based on the above schedule shall be paid on as worked basis and is subject to adjustment as set forth in this Agreement:

\$39,812.09 for the Lifeguard Staffing

Payments: Hourly Lifeguard services shall be billed and compensated at the rate of \$18.47 per hour. Lifeguard services for special pool functions in addition to the normal staffing schedule shall be billed at an additional rate of \$18.47 per lifeguard-hour. Any changes made to the proposed hours will reflect in the following months invoice at an increase or decrease rate of \$18.47 per hour of change.

The pricing set forth above, shall be consistent throughout the term of this agreement, subject to modifications in schedule due to, among other things, demand, rain days, and amendments to the pool hours. Contractor shall keep detailed time records of all personnel and time sheets for all personnel shall be submitted to the District each month. **By the fifth day of each month, Contractor shall submit to the District a detailed invoice which shall be based upon the actual hours worked for the previous month. Invoices shall be payable within fifteen (15) days of receipt. Contractor shall keep detailed time records for each employee (including at which district the employee worked) and shall make individual time sheets, signed by the employee, available to the District upon request.**

SECTION 4. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage by Contractor or its employees. Contractor agrees to repair any damage resulting from Contractor's activities and work within 24 hours.

SECTION 5. INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000/\$2,000,000

Contractor shall provide District with a certificate naming the District, its staff, consultants, and supervisors as additional insureds. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least 30 days written notice to the District. An insurance

certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this contract.

A. Investigation and Report of accidents/claims. Contractor shall promptly investigate and provide a full written report as to all injuries, accidents or claims and shall cooperate and make any and all reports required by any insurance company or the District in connection therewith. Contractor shall not file any claims with the District's insurance company without first seeking the prior consent of the District.

SECTION 6. INDEPENDENT CONTRACTOR. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

SECTION 7. INDEMNIFICATION. Contractor agrees to indemnify, defend, and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of any negligent act or omission, or willful misconduct, of the Contractor or its employees or agents.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, 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.

SECTION 10. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arms length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

SECTION 11. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 12. TERMINATION. The District shall have the right to terminate this Agreement upon fifteen (15) days notice due to Contractor's failure to perform in accordance with the terms of this Agreement. Contractor shall be given 5 days upon receipt of said notice to cure the failure to the satisfaction of the District. If said failure cannot be cured within 5 days, the District, in its sole discretion, may extend the time for cure. The District shall, nonetheless, have the right to cancel this Agreement upon sixty (60) days written notice for any reason. Contractor shall have the right to cancel this Agreement upon ninety (90) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party cancels this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of cancellation for the work performed up to that date.

SECTION 13. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 14. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 15. AUTHORITY TO CONTRACT. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 16. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties, as follows:

- 1. If to Contractor: Elite Amenities NE Florida, LLC
4116 Running Bear Lane
St. Johns, Florida 32259
Attn: Eric Meyer

- 2. If to District: Aberdeen Community Development
District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

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

SECTION 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 18. ASSIGNMENT. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignments made by Contractor without the prior written approval of the District are void.

SECTION 19. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute between the Parties shall be in St. Johns County, Florida.

SECTION 20. EFFECTIVENESS AND TERM. This Agreement shall become effective as of the date of execution by the last signing party. The term of this Agreement shall begin on the date first written above and shall remain in effect for a period of twelve (12) months. This Agreement may be renewed for additional terms twelve (12) month terms. In the event that this agreement is renewed for additional terms, the parties agree to use good faith in setting the compensation for such additional term(s).

SECTION 21. EXECUTION IN COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure

requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

SECTION 23. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[Signatures on following page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective on the day and year first written above.

ATTEST:

**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:
James Oliver
D1BA6E5E7A10418
Secretary/Assistant Secretary

DocuSigned by:
Dennis Clarke
EE2279F4BC914B1
Chairperson/Vice Chairperson
Date: 3/13/2022

Bahinda Harper
Witness

**ELITE AMENITIES NE FLORIDA,
LLC**

[Signature]
By: _____
Its: _____
Date: 3-12-22

Exhibit A: Proposal

Exhibit A



Aberdeen CDD

Elite Amenities Contract for Lifeguard Staffing 2022 Season

November 19, 2021

This agreement is entered into by and between Aberdeen CDD and Elite Amenities NE Florida LLC. In consideration of the mutual promises made in the agreement and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Aberdeen CDD hereby accepts the Program Proposal submitted by Elite Amenities NE Florida LLC. Both agree that copy of said proposal is below and hereby becomes part of this contract agreement.

PROGRAM PROPOSAL:

Elite Amenities NE Florida LLC will serve as the Lifeguard staffing company for Aberdeen CDD for the 2022 season, beginning March 2022.

General Description:

Elite Amenities' staff shall perform Lifeguard duties as outlined by the property management team/BOD. Staff will always ensure that the Aberdeen aquatics facility and its residents and guests are safe. Staff will maintain a clean environment for residents and their guests. All aquatics staff will be properly certified, trained, background checked, and supervised by an Elite Amenities Management Staff team member. All staff members will be official employees of Elite Amenities who will be responsible for payment of staff salaries, federal & state taxes, to include unemployment and Worker's Compensation as required by the state of Florida. Copies of all relative documents and insurance will be provided to Management before the start date.

Certification of Training:

All Lifeguards shall have current certification in Lifeguarding, CPR, First Aid, and AED from the American Red Cross or comparable organization. Mandatory on-site training will be provided prior to the start of the season and "In-service training" will be conducted monthly on-site during the season.

General Duties:

Lifeguards are responsible for ensuring the safety of all residents and guests and all normal duties, including suggested duties below (PM to confirm list):

Monitoring pool patrons and activities from the designated area.

Enforcing all slide and pool rules and utilizing whistle to enforce rules when necessary.

Keeping a log of all incidents daily with full information written in log.

Assisting with routine pool maintenance (such as skimming and testing of chlorine/pH levels and recording in log book).

Ensuring that all umbrellas are lowered at the end of each group visit and at the first sight of inclement weather. All umbrellas will be down at the end of the shift unless still being used by residents.

Straightening all deck furniture in the format provided, wiping tables, picking up pool toys, managing lost/found items, emptying trash regularly and at end of the day, spraying down/sweeping pool deck as needed. Staff will walk pool performing these duties as needed or every 30 minutes.

Locking slide, break room, and storage bin before leaving facility.

Staff Supervision, Training and Requirements:

1. Certification of Training:
All staff shall have current certification in Lifeguarding, CPR, First Aid, and AED from the American Red Cross or comparable organization. Mandatory "In-service training" will be conducted monthly on-site during the season and full on-site training will be provided prior to the start of the season.
2. Emergency/First Aid:
In the event of an emergency situation, Lifeguards shall be aware of the location of the first aid kit, biohazard, AED, and emergency phone and shall know how to handle situations with blood and bodily fluids.
3. Staff shall be on time for all shifts and shall not leave or close the pool early. Staff shall not use headphones while on duty, shall not use cellphones for calls or texting while on duty, and shall not come in physical contact with any patrons unless their safety is warranted. Staff will have access to the breakroom and bathroom on site.

4. Facility will be led by a Senior Lifeguard staff member and will be monitored closely by Elite Amenities Management who will be on site multiple times per week to perform staff evaluations and tend to any issues that arise.
5. During inclement weather, guards will monitor the pool and slide area from the designated break area. Guards may utilize their personal vehicles for breaks but not during times of inclement weather when pool monitoring is needed.
6. During Summer, breaks are limited to 10 minutes per hour and will not overlap to allow for constant slide usage.
7. Staff may not host non-resident guests in the break area, pool area or anywhere on the premises other than pick up, drop off, or meal delivery.

Uniforms:

Elite Amenities shall provide all necessary uniforms, STAFF T-shirts, and name tags

2022 Schedule:

Spring Break & Easter	March 12-20 and April 15-18
Pre Season	Memorial Day Weekend, May 28-30
Summer Break	June 3 – August 9 (July 4 th Holiday, Full Day Coverage)
Post Season	Friday to Sunday ONLY begins August 12 – September 5

HOURS:

Tuesdays - Sundays	10:45am-6:15pm	
Mondays	12:45pm-6:15pm	
Memorial Day Weekend and July 4 th	10:45am-6:15pm	(To include one extra guard)
Fridays Post Season	2:45pm-6:15pm	

Total hours based on above assumptions: 2155.5

Total Fee based on above assumptions: \$39,812.09

Lifeguards may be available for extra hours if needed at \$18.47/hour

Invoices will be received by the 1st of the month in advance of services and payment for services will be required by the 10th of the month. A late fee of 1.5% will be assessed if payment is not received by the 10th of the month.

Elite Amenities Requests that Aberdeen CDD provide the following:

Updated pool rules and enforcement policies

Keys to necessary facilities

Umbrella or shaded seating area for lifeguard

Lifesaving flotation device

Fully stocked First Aid Kit and Biohazard Kit

Break room area for staff

E L I T E



A M E N I T I E S

Aberdeen Amenities Proposal

The Elite Amenities staff shall conduct safe, fun, and active activities for residents of Aberdeen.

STAFF:

All staff members will be official employees of Elite Amenities who will be responsible for payment of staff salaries, federal & state taxes, including unemployment and Worker's Compensation as required by the state of Florida. Copies of all relative documents and liability insurance will be provided to Management upon contract signing.

COMPENSATION:

10% of the gross revenue will go to Aberdeen CDD for facility usage of all programs.

REGISTRATION:

Registration and payment will be made on-line at www.eliteamenities.com.

QUESTIONS:

Please contact (904) 710-0172 or info@eliteamenities.com

Activities to include:

Swim Instruction

Personalized and group swim instruction will be offered with WSI-certified instructors. Group instruction will not exceed 3:1 ratio.

~~Summer Camps~~

NA

~~Elite Amenities shall conduct a Safe, Fun, Active, and Creative Summer Camp open to Aberdeen residents ages 6-12 or age-appropriate. The camp will include a wide variety of activities including swimming, field games, arts and crafts, cooking, and more. Offered from 8:30am-12:30pm Monday-Friday. Dates TBD~~

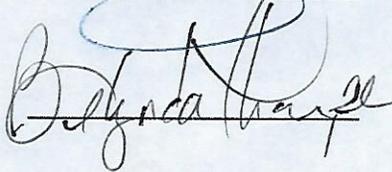
Red Cross Certification Classes:

Elite Amenities shall conduct lifeguard, CPR, and AED certification classes on-site throughout the season.
Date TBD

DATE: 3-8-22



Eric Meyer, Elite Amenities NE Florida, LLC



Representative of Aberdeen CDD

SIXTH ORDER OF BUSINESS

**BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT POLICY REGARDING
REMOVAL OR TRIMMING OF TREES AND BRUSH IN PRESERVE AREAS ADJACENT TO
PRIVATE PROPERTY**

BACKGROUND

The Bartram Spring CDD (the “District”) owns undeveloped preserves and common areas which are located adjacent to private property, including lots upon which homes are built. These preserve areas are subject to a permit issued by the St. Johns River Water Management District (“SJRWMD”) which prohibits the removal or destruction of trees, shrubs, or other vegetation without express written approval from the of SJRWMD.

Outlined below is general guidance regarding responsibility for maintenance of trees, brush, and other plantings on these preserve or commons areas that may encroach upon or otherwise impact private property.

POLICY

A. Property owners should report the following situations to the District to ensure timely inspection and appropriate action when a preserve or common area tree poses a threat of falling onto and damaging private property:

1. Tree is dead.
2. Tree is significantly diseased or dying.

B. Brush and limbs/branches of healthy trees located on preserve or common areas may encroach onto private property. In these cases, property owners may trim back brush or trees so they do not encroach onto their private property. In cases of preserve areas, the SJRWMD would need to be consulted for any actions beyond this limited trimming.

PROCESS

1. Requests for inspection for removal of preserve trees should be forwarded to the District’s operations manager. The operations manager will coordinate appropriate actions, if warranted, including inspection by an arborist to determine health of tree and permission from SJRWMD for tree removal where appropriate.
2. The District does not need to be consulted in advance of private property owners trimming encroaching tree limbs, branches, or brush in accordance with this policy. However, care must be taken not to disturb preserve areas that are required to remain in their original undisturbed state.
3. For property insurance reasons, it is important to report dead or dying trees before they fall and result in property damage. If not reported prior to the occurrence of damage, the cost of repairs for property damage is typically covered by the homeowner’s property insurance policy.

SEVENTH ORDER OF BUSINESS

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT APPROVING A CONSERVATION EASEMENT FOR THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, REVISE, AND EXECUTE THE EASEMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Aberdeen Community Development District (the “**District**”) is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “**Act**”), for the purpose of, among other things, financing and managing the acquisition, construction, reconstruction, maintenance and operation of certain infrastructure improvements within and without the boundaries of the district; and

WHEREAS, the District has the authority pursuant to Section 190.012, Florida Statutes, to acquire interests in real property and improvements for, among other things, the purposes of operation and maintaining systems, facilities, and basic infrastructures within the District; and

WHEREAS, the District has the authority pursuant to Section 190.011(7)(a), Florida Statutes, to acquire and/or dispose of any interests in real property and dedications or platted reservations for purposes authorized by the Act, including the authorizing provided in Section 190.012, Florida Statutes; and

WHEREAS, pursuant to that certain *Warranty Deed* dated September 6, 2019, Tract G (the “**Property**”), as shown on the plat of Greenstone Townhomes in Map Book 92, Pages 75-80 of the current public records of St. Johns County, Florida (the “**Plat**”) and as identified on the map attached hereto as **Exhibit A**, was conveyed to the District;

WHEREAS, at the time the Property was conveyed to the District it was subject to a conservation easement (the “**Existing Conservation Easement**”) in favor of the St. Johns River Water Management District (“**SJRWMD**”) and upland buffer restrictions as detailed on the Plat; and

WHEREAS, the SJRWMD has advised the District that the portion of the Existing Conservation Easement related to the upland buffer had an error in the legal description and is requesting that the District enter into the *Deed of Conservation Easement Standard* attached hereto as **Exhibit B** (the “**New Conservation Easement**”) for the purpose of correcting the error in the legal description; and

WHEREAS, entering into the New Conservation Easement does not impose any limitations or restrictions on the Property that were not already in existence as a result of the Existing Conservation Easement or as reflected on the Plat; and

WHEREAS, subject to the terms set forth in this Resolution, the District desires to approve the New Conservation Easement in substantial form and authorize the execution of the New Conservation Easement.

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

1. Recitals. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Resolution.

2. Approval of the New Conservation Easement. The New Conservation Easement is hereby approved in substantial form and authority is given to District staff and the Chairman to review, revise, and execute the Easement.

3. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue to be in full force and effect.

4. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED on this 22nd day of March 2022.

ATTEST:

**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A Map of the Property
Exhibit B New Conservation Easement

EXHIBIT A

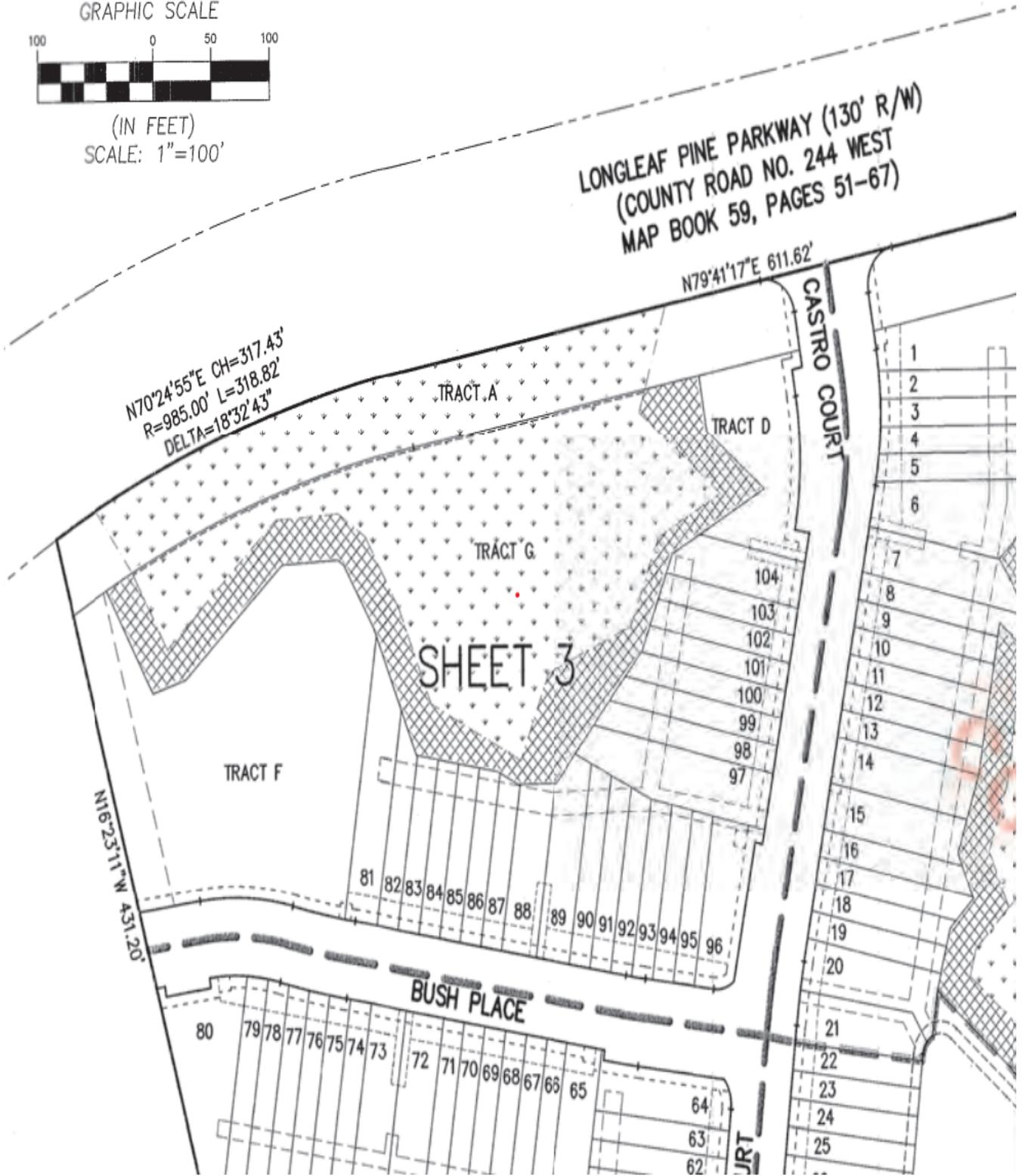
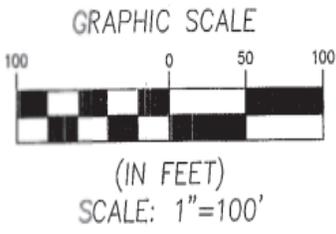


EXHIBIT B

Prepared by:
Mark C. Dearing, Esq.
D.R. Horton, Inc. – Jacksonville
4220 Race Track Road
St. Johns, FL 32259

Return original or certified recorded document to:
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177

Deed of Conservation Easement Standard

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this _____ day of _____, 2022, by Aberdeen Community Development District ("**Grantor**") whose mailing address is 475 West Town Place, Suite 114, St. Augustine, FL 32092 to **St. Johns River Water Management District** ("**Grantee**"). As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, Grantor is the fee simple owner of certain lands situated in St. Johns County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "**Property**"); and

WHEREAS, Permit Nos. 92681-40 and 926841-52 (collectively, "**Permit**") and any modifications thereto issued by Grantee authorizes certain activities which could affect wetlands or other surface waters in or of the State of Florida; and

WHEREAS, Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("**Conservation Easement Area**"); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of Grantee upon the area of the Property described on Exhibit "B" which shall run with the land and be binding upon Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

Form 62-330.301(8) – Deed of Conservation Easement - Standard
Incorporated by reference in paragraph 62-330.301(6)(a), F.A.C. (June 1, 2018)

Page 1 of 8

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) and any Management Plan attached hereto as Exhibit "C" ("Management Plan") which has been approved in writing by Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are permitted or required by the Permit (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage to property is authorized;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized;

iii. Activities authorized by the Permit or described in the Management Plan or otherwise approved in writing by Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which Grantee approved the plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas; and

h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement.

5. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. **Grantee's Liability.** Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.

7. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

8. **Taxes.** When perpetual maintenance is required by the Permit, Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

9. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

12. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in St. Johns County, Florida.

14. **Recordation.** Grantor shall record this Conservation Easement in timely fashion in the Official Records of St. Johns County, Florida, and shall rerecord it at any time Grantee may require to

preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Aberdeen Community Development District ("Grantor") has hereunto set

its authorized hand this ____ day of _____, 2022.

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established and existing under Chapter 190, Florida Statutes (*choose one*)

By: _____
(Signature)

Name: _____

Title: _____

Signed, sealed and delivered in our presence as witnesses:

By: _____
(Signature)

Name: _____
(Print)

By: _____
(Signature)

Name: _____
(Print)

STATE OF FLORIDA

COUNTY OF _____

On this ____ day of _____, 2022, before me, the undersigned notary public, personally appeared, ____ by physical presence or ____ by online notarization, _____, the person who subscribed to the foregoing instrument, as the _____ (title), of Aberdeen Community Development District, a local unit of special purpose government established and existing under Chapter 190, Florida Statutes, and acknowledged that he/she executed the same on behalf of said entity, and that he/she was duly authorized to do so. He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

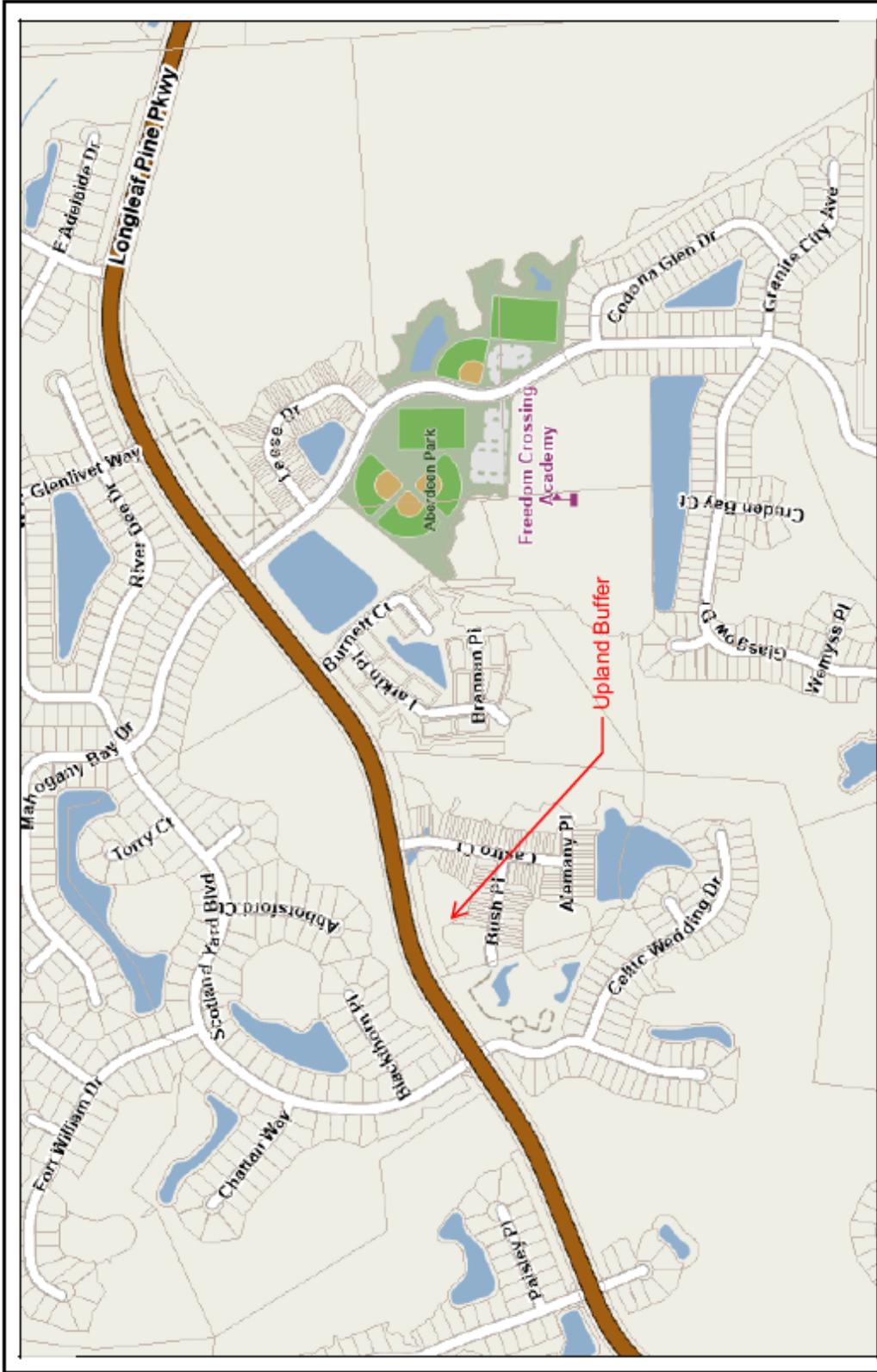
(Signature)

(Name)

My Commission Expires: _____

EXHIBIT A

[LOCATION MAP]



Map created with St. Johns County's Map
 DISCLAIMER:
 The map is for reference use only. Data provided are
 derived from multiple sources with varying levels of
 accuracy. The St. Johns County GIS Division assumes
 all responsibility for the accuracy or completeness of
 the data shown herein.
 Date Created: 1/12/2022



Location Map

EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

UPLAND BUFFER AREA BEHIND LOTS 81 TO 104, PROPOSED GREENSTONE TOWNHOMES

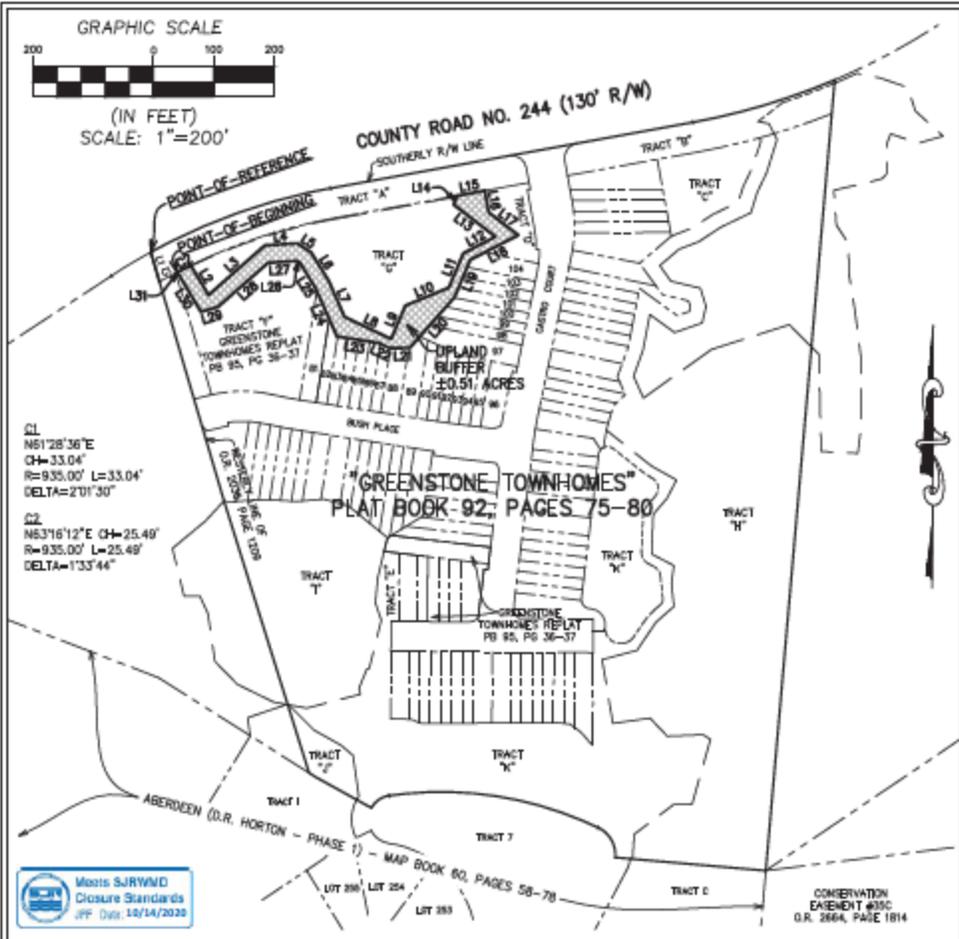
BEING A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 244 (A 130-FOOT RIGHT-OF-WAY) WITH THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2036, PAGE 1209, PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 16° 23' 11" EAST, ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 51.28 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 935.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.04 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61° 28' 36" EAST, 33.04 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE EASTERLY ALONG THE ARC OF LAST SAID CURVE, A DISTANCE OF 25.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63° 16' 12" EAST, 25.49 FEET; THENCE SOUTH 30° 51' 49" EAST, A DISTANCE OF 57.76 FEET; THENCE NORTH 48° 37' 04" EAST, A DISTANCE OF 125.10 FEET; THENCE NORTH 86° 16' 27" EAST, A DISTANCE OF 53.72 FEET; THENCE SOUTH 56° 49' 51" EAST, A DISTANCE OF 27.45 FEET; THENCE SOUTH 31° 35' 12" EAST, A DISTANCE OF 55.72 FEET; THENCE SOUTH 23° 56' 44" EAST, A DISTANCE OF 65.44 FEET; THENCE SOUTH 64° 37' 21" EAST, A DISTANCE OF 85.36 FEET; THENCE NORTH 23° 24' 20" EAST, A DISTANCE OF 60.03 FEET; THENCE NORTH 67° 27' 47" EAST, A DISTANCE OF 78.29 FEET; THENCE NORTH 22° 41' 33" EAST, A DISTANCE OF 61.83 FEET; THENCE NORTH 62° 36' 13" EAST, A DISTANCE OF 60.35 FEET; THENCE NORTH 52° 36' 14" WEST, A DISTANCE OF 87.40 FEET; THENCE NORTH 18° 20' 46" EAST, A DISTANCE OF 15.66 FEET; THENCE NORTH 79° 41' 17" EAST, A DISTANCE OF 47.37 FEET; THENCE SOUTH 10° 17' 47" EAST, A DISTANCE OF 36.91 FEET; THENCE SOUTH 52° 36' 14" EAST, A DISTANCE OF 61.69 FEET; THENCE SOUTH 62° 36' 13" WEST, A DISTANCE OF 89.60 FEET; THENCE SOUTH 22° 41' 33" WEST, A DISTANCE OF 67.07 FEET; THENCE SOUTH 41° 27' 11" WEST, A DISTANCE OF 112.63 FEET; THENCE SOUTH 89° 09' 22" WEST, A DISTANCE OF 33.72 FEET; THENCE NORTH 64° 37' 21" WEST, A DISTANCE OF 19.92 FEET; THENCE NORTH 81° 09' 44" WEST, A DISTANCE OF 70.39 FEET; THENCE NORTH 23° 56' 44" WEST, A DISTANCE OF 88.44 FEET; THENCE NORTH 31° 35' 12" WEST, A DISTANCE OF 48.45 FEET; THENCE NORTH 56° 49' 51" WEST, A DISTANCE OF 6.14 FEET; THENCE SOUTH 86° 42' 26" WEST, A DISTANCE OF 48.03 FEET; THENCE SOUTH 48° 37' 04" WEST, A DISTANCE OF 110.83 FEET; THENCE SOUTH 73° 18' 28" WEST, A DISTANCE OF 29.57 FEET; THENCE NORTH 30° 51' 49" WEST, A DISTANCE OF 73.71 FEET; THENCE NORTH 38° 04' 31" WEST, A DISTANCE OF 3.42 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 0.51 ACRES, MORE OR LESS.





Meets SJRWMD Closure Standards
 JPF Date: 10/14/2020

MAP SHOWING SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF UPLAND BUFFER AREA ADJACENT TO LOTS 81 THROUGH 104 OF "GREENSTONE TOWNHOMES" DEVELOPMENT
 A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA
 FOR: D.R. HORTON, INC. - JACKSONVILLE

- NOTES:
1. THIS SKETCH IS NOT A SURVEY.
 2. PROPERTY AND RIGHT OF WAY LINES AND BEARINGS AND DISTANCES SHOWN HEREON ARE PER PREVIOUS BOUNDARY SURVEY PREPARED BY THIS FIRM, DRAWING NO. B-2764 AND DATED DECEMBER 23, 2014.
 3. SEE ATTACHED LEGAL DESCRIPTION.

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	31.28'	S89°23'11"E	L17	81.89'	S52°28'14"E
L2	37.76'	S30°57'49"E	L18	89.85'	S82°38'13"W
L3	125.10'	N48°27'04"E	L19	47.87'	S22°47'33"W
L4	53.72'	N87°18'37"E	L20	112.83'	S41°27'11"W
L5	27.45'	S98°49'59"E	L21	33.72'	S89°58'22"W
L6	55.72'	S31°28'12"E	L22	19.82'	N44°37'21"W
L7	65.44'	S23°56'44"E	L23	75.38'	N81°08'44"W
L8	85.36'	S84°37'20"E	L24	88.44'	N23°58'44"W
L9	60.35'	N23°24'30"E	L25	48.45'	N31°25'12"W
L10	78.29'	N67°27'47"E	L26	8.14'	N35°49'31"W
L11	81.85'	N22°47'33"E	L27	48.05'	S88°42'28"W
L12	60.35'	N82°38'13"E	L28	110.83'	S48°37'04"W
L13	87.40'	N52°28'14"W	L29	28.57'	S73°18'28"W
L14	15.66'	N18°28'48"E	L30	73.71'	N39°51'46"W
L15	47.37'	N09°41'17"E	L31	3.42'	N38°04'31"W
L16	38.81'	S16°17'47"E			

LEGEND	
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME



Surveyed and Prepared By:
Richard P. CLARSON & ASSOCIATES, INC.
 Professional Surveyors and Mappers
 1643 Nalco Avenue, Jacksonville, FL 32207
 Phone: 904.396.2623 Website: clarsonfi.com

Date: JUNE 12, 2020
 Scale: 1"=200'
 Drafted By: LZM
 Reviewed By: PAH
 Project No. 17-208(2)

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

S:\Subdivisions\St. Johns County\Aberdeen\17-208 Greenstone Townhomes (Parcel 4)\dwg\UPLAND_BUFFER-SKETCH_REV.dwg

EXHIBIT C

["INTENTIONALLY LEFT BLANK"]

EIGHTH ORDER OF BUSINESS

B.



1702 Lindsey Rd
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Aberdeen HOA

Attn: JP-1st Service Residential
3 4 22
Re:misc repairs

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order

>demo the wood fence panels by the pool system on the south side of the clubhouse in the dumpster in the location

Total price -\$1,580.00

>remove approx. 410 sq ft of dirt and form and pour 410 sq ft of 3000 psi concrete with a broom finish by the pool system area

Total price \$9,530.00

>saw cut concrete curb on 2 sides of the parking lot area to remove thr dirt -form and pour 2 concrete ramps 5ft wide x 6ft long

total price \$2,890.00

>dig down 16'' deep x 16'' wide by 140 lin ft and pour 3000 psi foundation -includes 4 #5 rebars in new foundation and up rods
>build 10 concrete block columns 16'' x 16'' and new concrete block wall 140 ft x 7ft tall
>fill block cells with concrete per building code
>stucco the of the coulmsns and the wall to match the existing texture as close as possible(we will leave the inside of the block wall (no texture)

Total price \$56,670.00

>build 2 steel heavy duty gates -(1) gate 6ft x 7ft and (1) gate 4ft x 7ft using 2 x 2 frame with 3/4'' pickets -includes priming and painting -color by management

Total price \$4,980.00

>fabricate and install a standard sloped awning over the pool pumps /equipment area approx. size 57ft x 23ft
>new alumnium frame to be attached to the wall and the block wall as needed
>we recommend vinyl materials due to the size and waterproofing
>all materials will be reinforced where needed -double lacers required -wrap under valance

Total price \$32,700.00

>clean up job site and haul away all debris

*price includes all plan/engineering and inspections by city bldg dept

*if anything outside the scope of work above is wanted we will show proper authority before pricing

Projects under \$10,000.00 are due on completion. Projects over \$10,000.00 require a 20% mobilization draw followed by 50%, 20% and 10% upon completion (some exceptions apply)
This proposal may be withdrawn at any time.
Payments are considered late 30 days after invoice approval(s) and are subject to 2.0% per month interest plus fees.
Many projects require a Notice to Owner. If you receive such please understand this is not a lien on your property and is merely making the Owner aware of services per Florida Statute

Total Price \$108,350.00

Proposal Signed by _____ **Printed Name** _____
Thank you for your consideration
Scott Haines
C 904.402.6561

NINTH ORDER OF BUSINESS

E.

1.

Aberdeen CDD GM/LD Agenda

March 22, 2022

- Common Area/Green Space Workshop Update (2/16/22) Survey questions.
- Heartline Fitness first quarterly preventative maintenance (2/16/22). Report Attached.
- Swim Team Schedule
- After hours staff fee of \$75 paid to CDD
- Landscaping Update:
 - New PM representing Trimac
 - Pine straw on Longleaf Pine Completed
 - Irrigation repairs
 - Flowers planted at all entrances/monuments????????
- Requesting to start process for RFP's for new landscape company
- Faulty smoke detector fitness center (3/14/22)
- Residents continue to ignore closing time and departing after 11pm
- Ortiz Wilfredo requesting reimbursement for chiropractor expenses

2.

Service Job #141525

This Is Not An Invoice

Job Creation: 01/26/2022
Terms: Net 30
Customer PO:



Heartline Fitness Systems
7520 Standish Place, Suite 250
Rockville, MD 20855
Phone (301) 921-0661 | Fax (301) 330-5479

Bill To

Aberdeen Amenity Center
110 Flower Of Scotland Ave
Saint Johns FL 32259-6937
United States

Ship To

Aberdeen Amenity Center
110 Flower Of Scotland Ave
Saint Johns FL 32259-6937
United States

Signature Info

Signed By: Belynda Tharpe
Date/Time: Feb 16, 2022 1:49:03 PM
Emailed To: belynda.tharpe@fsresidential.com

Technician	Related Quote	Completed On
521 Mike Agostini	Quote #73306	Feb 16, 2022 1:50:52 PM

Quantity	Item	Description	Rate	Amount
1	299CL	Complimentary Disinfect and Protect Service - Quarterly 2 Step Disinfection and Protection Process All Equipment in fitness center will be treated Our D&P Service will align with our PM service. D&P service will be performed and completed on same visiting day as PM service.	\$0.01	\$0.01
1	299CL	Complimentary Disinfect and Protect Service - Quarterly 2 Step Disinfection and Protection Process All Equipment in fitness center will be treated Our D&P Service will align with our PM service. D&P service will be performed and completed on same visiting day as PM service.	\$0.00	\$0.00

Subtotal	\$0.01
Shipping	\$0.00
Tax Total (0%)	\$0.00
Total	\$0.01

Service Notes

Work Completed: COMPLETED PM ON ALL EQUIPMENT
CLEANED AND TESTED ALL CARDIO AND STRENGTH
VACUUMED MOTOR COMPARTMENTS ON TREADMILLS, LUBRICATED RUN BELTS
LUBRICATED GUIDE RODS ON ALL STRENGTH
APPLIED LOCKTITE TO ALL HEAD PLATE BOLTS, ADJUSTED PULLIES AS NEEDED
NOTE: DRIVE BELTS ON ALL 4 TREADMILLS MAY REQUIRE REPLACING AT NEXT PM

Recommended Work: QUOTE CUSTOMER ON TWO NEW TRX STRAPS
REPLACE HEART RATE GRIPS ON 2 LIFE FITNESS ARC TRAINERS

ELEVENTH ORDER OF BUSINESS

A.

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Aberdeen Community Development District held a workshop on Wednesday, February 16, 2022 at 6:30 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

Lauren Egleston	Vice Chairperson
Angela Andrews	Supervisor

Also present were:

Jim Oliver	District Manager
Lucy Acevedo	FirstService Residential
Belynda Tharpe	FirstService Residential
Several Residents	

The following is a summary of the discussions that took place at the February 16, 2022 workshop. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the workshop to order at 6:30 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 Common Area Greenspace

Ms. Tharpe gave a comprehensive presentation of potential use of certain greenspace areas that included swing sets, chain link fences, benches, British version of bocce ball, shaded playground structure, playground water feature, outdoor pool tables, shade structures, dog agility park, cornhole, pickleball, giant chess, bocce ball, sand volleyball.

FOURTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Written and verbal input received from residents: tennis court and/or pickleball court, ADA compliant, available funds, better maintenance on existing playgrounds, overgrown areas between houses, keep some areas in grass (other than St. Augustine) for playgrounds, improvements to be done in phases, need gate at JEA property to prevent vehicular traffic near Prince Albert cul-de-sac and no parking in that area, do not gear everything towards small children, impact to residents living adjacent to proposed parks, security for new improvements, fountains in ponds, installation of lighting at pool to allow night swimming, arbor area with trees and a bench, stock ponds with fish to help with the algae, sidewalk by mailbox kiosk floods.

FIFTH ORDER OF BUSINESS

Next Scheduled Meeting – 02/22/22 @ 4:00

This workshop was the first step in a process to determine specific areas, facilities and funding for use of green spaces.

The workshop adjourned at 7:42 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, February 22, 2022 at 4:00 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 by telephone
Hillary (Beth) Fore	Supervisor
Thomas Marmo	Supervisor

Also present were:

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

The following is a summary of the actions taken at the February 22, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 4:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

A resident commented on the pool furniture and proposals for certain green space areas.

A resident stated I was unable to attend the workshop but saw the presentation and when we moved in we found out that they were supposed to take Prince Albert all the way back and there was pushback because they didn't want people to cut through. My thought is if we are looking at more adult options and put a parking lot back there, we are driving more traffic back there and there is a ton of kids back there. People find they can't cut through and go flying down Castle Trail. We have petitioned the county for a change in the speed limit and we got it down to

25 mph, but any time you make a decision unintended consequences can occur. We need to think these things through and think of the unintended consequences when you add traffic to that road.

The next item taken out of order.

1. Discussion of Easement Encroachments for License Agreement

a. 267 Queen Victoria

b. 195 Queen Victoria

c. 137 Aberdeenshire Way

Mr. Oliver stated typically these are fence improvements. You have copies of license agreement that the attorney has prepared. These three addresses, 267 and 195 Queen Victoria and 137 Aberdeenshire Way have all been reviewed by the engineer. We don't find any reason to disapprove the requests. The agreement is written in a way that if for some reason that improvement needs to be moved so that the district can fix any of their systems, such as drainage we have the right to do that.

On MOTION by Ms. Egleston seconded by Ms. Fore with four in favor license agreement for each of the addresses listed above were approved.

THIRD ORDER OF BUSINESS

Update on Entry Monument Assessment

Mr. Parker stated I called four companies and cannot get anyone to come out and look at them. Two of the companies have said they had too much work. I have other companies I will contact and if you are aware of one let me know and I will reach out to them.

FOURTH ORDER OF BUSINESS

Consideration of Pool Paver Refurbishment

Ms. Tharpe stated the two proposals that are in the agenda packet are the same two we submitted the last time. We can't get a third vendor to come out. Fidus came down on their quote and JAX Exterior added the sand into their quote because their original quote did not include the sand. JAX exterior is still a little lower than Fidus Roofing.

Mr. Parker stated I have dealt with Fidus on other properties.

Ms. Andrews joined the meeting during this discussion.

On MOTION by Ms. Fore seconded by Mr. Clarke with all in favor the proposal from JAX Exterior Cleaning LLC in the amount of \$22,595.92 was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03
Instructing the St. Johns County Supervisor
of Elections to Conduct the General Election**

Mr. Haber stated the resolution identifies that Dennis, Beth and Tom’s terms are all up in November 2022. In November 2022 there will be three vacancies and the way those vacancies are filled is the second week in June interested individuals can go to the St. Johns County supervisor of elections and submit their names to qualify to be in the general election for one of the three seats that are expiring. The purpose of this resolution is to identify those three seats to the St. Johns County supervisor of elections and instruct them to conduct the general election on the CDD’s behalf. Anyone who is interested may want to ask when you go there which seats already have somebody qualified and which ones do not and ask to qualify for the seat that does not have anybody qualifying.

On MOTION by Mr. Clarke seconded by Ms. Fore with all in favor Resolution 2022-03 was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Retention and Fee Agreement
with Kutak Rock, LLP**

Mr. Oliver stated at your October meeting you approved the transfer of files from the previous firm, Hopping Green & Sams, to Kutak Rock. In the July meeting you approved the fee agreement and the fees are the same as in this agreement.

On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor the retention and fee agreement with Kutak Rock, LLP was ratified.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Common Area
Greenspace**

Mr. Clarke stated there were seven green spaces on the list and we may not do anything with Prince Albert and save some money there if the consensus of the neighborhood is, don’t do

anything. We will spend the money where it is desired. It may be to the point where we would like to solicit proposals from landscaping design people because from the comments I'm reading some residents would like to see playground equipment, some don't, some just want shade, some want a nice space in the neighborhood to gather and if we had an architect help coordinate that it would be one point of focus that we could attract more contractors to do work on six or seven spaces rather than one at a time. The piecemeal approach doesn't seem to work. I will work with everyone on the list who expressed interest in working on this project.

Ms. Egleston asking when you engage them are you having them adding to everything we currently have, to give us what they think their top priority is for rehabbing what we currently have to additions on new spaces?

Mr. Clarke stated I think both. In your neighborhood there are two existing spaces, River Dee and Aberdeenshire and let's get some proposals to rehab them. The swing set in Aberdeenshire nobody uses it and we may want to reconfigure it and put some shade structures in and maybe some plantings.

Ms. Egleston stated people use it. The reason I'm asking is are you trying to be specific towards having a company or specific towards what we are looking to do? When we had a company come out on the fitness center we had a general idea what we wanted to do and they finetuned it. This seems like we have a rough idea of what we are looking to do and we are asking them to put the time in to do that opposed to saying if we give you two parks to rehab and we have a better idea of what the neighborhood is looking for. It wasn't just playgrounds that Belynda brought up and there were a lot of options. Some people just wanted turf and they don't want to see anything on that spot but turf so kids can play.

Mr. Clarke stated primarily we want to put in the neighborhoods what the residents prefer but let's help them crystalize that idea through a single point of contract rather than try to engage six different contractors. When people come into the community I would like to see a point of attraction, a gathering spot whether it is the turf or playground or shade structure, it enhances the neighborhood and provides functionality to the people who live here. We have volunteers who can work with this and get further ideas from a company.

Ms. Egleston stated we need resident input well in advance and we only got people who are interested in coming, that is who came to that meeting. I don't want to engage a landscape architect first and find out the neighbors don't want it.

After further discussion Ms. Egleston was authorized to work with the general manager to draft a survey to go to residents soliciting input and preferences for improvements to certain green spaces along with the proposed cost of improvements and ongoing operations and maintenance costs.

EIGHTH ORDER OF BUSINESS

Appointment of Audit Committee

Mr. Oliver stated Chapter 218, Florida Statutes requires that local government including CDDs have an annual audit performed each year by an independent CPA firm. The same statute requires that we appoint an audit committee to go through that process of selecting an auditor. Typically, we suggest that the board of supervisors also serve on the audit committee, that way you can have quorum for your audit committee meetings in conjunction with your CDD meetings.

On MOTION by Mr. Marmo seconded by Ms. Fore with all in favor the board members were appointed to serve as the audit committee.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Katsaras stated we are getting ready to start design on the Longleaf Pine Parkway widening process. The engineer on that project reached out to me and wanted to see if the district would be interested in relocating any of the trees located in the median. You don't have to come to a decision now, but we need to start talking about which ones we want to try to save and determine a location for them.

Mr. Parker stated I spoke with a landscape company and they said if any of those trees had a disease and you moved it, it would bring that disease with them. They can mark the good trees and give us a proposal on what it would cost to relocate those trees.

Mr. Katsaras stated I think construction will start in about a year, they are just getting started on design, so you have time to look into it. First you need to identify the trees then a location for them if that is the route you want to go.

Mr. Clarke stated one of our residents on East Adelaide has been communicating with us on a drainage issue and he would like to see the engineer's report and we also had a writeup from the landscaping company. Let's give him the report and if he wants to dispute it or have his own evaluation on his property he can do that. I think he is attempting to have the CDD pay for some of the regrading of his property. I hope the CDD has taken care of our issues but we have to let him know. I think we should just give him the report.

Mr. Parker stated I can email it to him.

C. Manager

1. Discussion of Easement Encroachments for License Agreement

- a. 267 Queen Victoria**
- b. 195 Queen Victoria**
- c. 137 Aberdeenshire Way**

This item taken earlier in the meeting.

D. Operation Manager – Consideration of Proposals for Storage Container

Mr. Parker stated we got the Gator and it was supposed to be \$14,500 and I got it for \$9,000. At the time I told you the shed was \$3,000 and since that time it has gone up \$4,458. The shed has to be special built because of the height and width of the Gator. I found someone to rebuild the shed that we have already for \$1,889.

On MOTION by Ms. Egleston seconded by Ms. Fore with all in favor the D.K. Building & Renovation proposal to rebuild the existing shed in the amount of \$1,889 was approved.
--

Mr. Parker presented two proposals for a four-foot fence by the basketball court and will bring back to the next meeting proposals for a taller fence.

E. Amenity Center Manager - Report

Ms. Tharpe gave an overview of the general manager's report, copy of which was included in the agenda package and asked what is expected from us on the swim team?

Ms. Egleston stated there is a zoom meeting set up and I will have you join in and after that we will have a better idea of what the season is going to be. I have a parent representative taking over this and I will no longer make decisions on the swim team.

Ms. Tharpe reported on the dissatisfaction with Trimac and reported on a drainage issue on private property.

Mr. Haber stated I will look at the plat and get a better understanding of what the CDD's interests are.

TENTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Mr. Clarke stated after three months into the fiscal year we are \$88,000 under budget on expenses. I contribute that to First Residential's stewardship of our community and I applaud them for that. That translates into more than a quarter million dollars on an annualized basis.

I want to discuss the situation with Trimac and from my perspective the board is accountable to the voters in Aberdeen. We hire GMS and First Residential to execute our policies and procedures; they are accountable to us. Trimac is accountable to our managers and if First Residential and GMS have a problem with Trimac they ought to be able to deal with it in the manner they see fit without interference or input from the board because that is why we hire them. We delegate that responsibility to them.

I would like to compliment Belynda and her company for putting on the concert last Saturday. I would love to see that happen more often. While we were there we thought we should make some improvements to this pool deck to accommodate more gatherings. The two things I would like to see is to remove the hedges and have a single large pool deck and double the size of the canopy by extending it towards the palm trees.

While the concert was going on, the acoustics because it was bouncing off the building we could have accommodated 150 people if we had that large of a turn out.

Mr. Marmo stated I like the idea of expanding the canopy. As to the landscaping, if what you are saying is accurate when our contract is up it needs to go out for bid.

Ms. Tharpe stated we are looking at different companies and there is a 30-day notice that we need to give them. We are not rushing into anything.

Mr. Haber stated if the contract is in excess of \$195,000 there is a formal process that needs to be gone through. Keep me in the loop as you decide because we will want to be sure we are following the steps.

Ms. Fore stated I am leaving the community in April and I am telling the board to start looking for my replacement. I will be here for March and April you can have my replacement.

Mr. Haber stated from a legal perspective you will be on the board until you resign formally or move out of the neighborhood. In order to qualify to be on the board you need to live within the district. If you want to have a specific date then it would require a letter saying, I hereby resign effective this date.

Ms. Fore stated I would like to do it when I move out.

Mr. Haber stated just let the board know when you are moving. They can start the process of finding your replacement, they can't appoint that replacement until your seat is vacant.

Ms. Egleston stated I think Belynda and Jay have done very well in the circumstances. I would like to ask when you talk to Trimac to take out that tree we talked about before.

Mr. Parker stated they are scheduled to be here tomorrow and I will talk with them.

Ms. Egleston asked has your company every had food and beverage service?

Ms. Tharpe responded yes.

Ms. Egleston asked did you like it, not like it?

Ms. Tharpe stated as long as I have been with First Service I did not work with a community that had food and beverage. At Eagle Harbor they had a pool snack bar, I managed that. Every restaurant has its ups and downs. You have to decide what you want but First Service Residential does have a food and beverage operation and there are other people you can talk to who are more knowledgeable.

Ms. Egleston asked was it an established system or did you start from the ground up?

Ms. Tharpe stated they started it from the ground up.

Ms. Egleston stated maybe this is something you can evaluate a couple months down the line.

Mr. Clarke asked are there food trucks available during the day where kids can get a hamburger?

Ms. Tharpe responded yes and we are going to schedule some during the day on weekends.

A resident stated my drainage easement backs up so bad that I constantly have a pond in my backyard. The actual drain is constantly full. I had a surveyor come out and the grading was done improperly by D.R. Horton, my neighbors are two-feet higher than they are supposed to be.

Mr. Clarke stated some neighbors have a sump pump that is triggered by water level and would pump out to the sewer.

A resident stated it is on the CDD easement and backs into my property.

Ms. Tharpe stated Jay will go out and look at it.

ELEVENTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Approval of the Minutes of the January 25, 2022 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**

On MOTION by Mr. Marmo seconded by Ms. Fore with all in favor the consent agenda items were approved.

TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – 03/22/22 @ 4:00 p.m. @ Aberdeen Amenity Center

Mr. Oliver stated the next meeting is scheduled for March 22, 2022 at 4:00 p.m. in the same location.

On MOTION by Ms. Fore seconded by Mr. Marmo with all in favor the meeting adjourned at 5:45 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen

Community Development District

Unaudited Financial Reporting

February 28, 2022

Aberdeen
Community Development District
Combined Balance Sheet

February 28, 2022

	<u>Governmental Fund Types</u>				Totals (Memorandum Only)
	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Capital Projects</u>	
Assets:					
Cash	\$151,867	---	\$65,128	---	\$216,995
Investments:					
Operations					
Custody Account	\$868,192	---	---	---	\$868,192
State Board of Administration - Capital Reserve	---	---	\$259,357	---	\$259,357
State Board of Administration - Renewal & Rplcmt	---	---	\$521,398	---	\$521,398
Series 2005/2020A					
Reserve A1	---	\$378,625	---	---	\$378,625
Interest A1	---	\$9	---	---	\$9
Prepayment A1	---	\$2,762	---	---	\$2,762
Revenue	---	\$2,050,857	---	---	\$2,050,857
Reserve A2	---	\$218,250	---	---	\$218,250
Interest A2	---	\$5	---	---	\$5
Prepayment A2	---	\$4,699	---	---	\$4,699
Series 2018					
Reserve	---	\$67,263	---	---	\$67,263
Revenue	---	\$132,462	---	---	\$132,462
Prepayment	---	\$1,417	---	---	\$1,417
Redemption	---	\$8	---	---	\$8
Construction	---	---	---	\$47,350	\$47,350
Due From General Fund	---	---	\$7,708	---	\$7,708
Due from Other	\$140	---	---	---	\$140
Prepaid Expenses	\$2,377	---	---	---	\$2,377
Assessments Receivable	\$7,184	\$13,885	---	---	\$21,069
Total Assets	\$1,029,760	\$2,870,243	\$853,591	\$47,350	\$4,800,943
Liabilities:					
Accounts Payable	\$17,598	---	\$7,362	---	\$24,961
Fund Balances:					
Restricted for Debt Service	---	\$2,870,243	---	---	\$2,870,243
Restricted for Capital Projects	---	---	---	\$47,350	\$47,350
Assigned	\$2,377	---	---	---	\$2,377
Unassigned	\$1,009,784	---	\$846,229	---	\$1,856,013
Total Liabilities and Fund Equity	\$1,029,760	\$2,870,243	\$853,591	\$47,350	\$4,800,943

Aberdeen
Community Development District
General Fund

Statement of Revenues & Expenditures
for the period ending
February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET Thru 02/28/22	ACTUAL Thru 02/28/22	VARIANCE
REVENUES:				
Assessments - Direct	\$12,937	\$12,937	\$12,937	\$0
Assessments - Tax Roll	\$1,077,358	\$1,061,133	\$1,061,133	\$0
Interest	\$200	\$83	\$7	(\$77)
Amenities Revenue/Misc	\$10,000	\$4,167	\$2,728	(\$1,439)
TOTAL REVENUES	\$1,100,495	\$1,078,320	\$1,076,805	(\$1,515)

EXPENDITURES:

Administrative

Supervisor Fees	\$12,000	\$5,000	\$3,800	\$1,200
FICA Expense	\$918	\$383	\$291	\$92
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Engineering Fees	\$7,000	\$2,917	\$1,359	\$1,558
Arbitrage	\$1,200	\$500	\$0	\$500
Dissemination Agent	\$7,800	\$3,250	\$3,083	\$167
Impact Fee Administration	\$10,000	\$4,167	\$833	\$3,333
Attorney Fees	\$40,000	\$16,667	\$2,780	\$13,886
Annual Audit	\$3,450	\$1,438	\$0	\$1,438
Trustee Fees	\$14,500	\$6,042	\$3,138	\$2,904
Management Fees	\$50,282	\$20,951	\$20,951	(\$0)
Information Technology	\$1,800	\$750	\$750	\$0
Travel and Per Diem	\$600	\$250	\$0	\$250
Telephone	\$700	\$292	\$153	\$138
Postage	\$2,000	\$833	\$460	\$374
Printing and Binding	\$3,000	\$1,250	\$605	\$645
Insurance	\$10,989	\$10,989	\$10,340	\$649
Legal Advertising	\$2,000	\$833	\$225	\$609
Other Current Charges	\$1,000	\$417	\$300	\$117
Office Supplies	\$250	\$104	\$10	\$94
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$174,664	\$82,206	\$54,252	\$27,953

Amenity Center

Insurance	\$37,046	\$37,046	\$34,854	\$2,192
Repairs & Replacements	\$35,000	\$14,583	\$22,370	(\$7,787)
Special Events	\$7,500	\$7,500	\$8,575	(\$1,075)
Recreational Passes	\$1,600	\$667	\$0	\$667
Capital Outlay	\$2,000	\$833	\$0	\$833
Other Current Charges	\$1,000	\$417	\$0	\$417
Permit Fees	\$2,030	\$846	\$1,411	(\$565)
Office Supplies	\$2,400	\$1,000	\$1,715	(\$715)
Credit Card Machine Fees	\$450	\$450	\$927	(\$477)
Pest Control	\$3,000	\$1,250	\$0	\$1,250
Utilities				
Water & Sewer	\$23,000	\$9,583	\$7,832	\$1,751
Electric	\$55,000	\$22,917	\$12,199	\$10,718
Cable/Internet/Phone	\$12,000	\$5,000	\$4,967	\$33

Aberdeen
Community Development District
General Fund

Statement of Revenues & Expenditures
for the period ending
February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET Thru 02/28/22	ACTUAL Thru 02/28/22	VARIANCE
Management Contracts				
Field Operations Management - FirstService	\$54,600	\$22,750	\$18,864	\$3,886
Pool Attendants/Lifeguards - FirstService	\$39,655	\$0	\$0	\$0
Facility Management - FirstService	\$104,140	\$43,392	\$32,766	\$10,626
Pool Maintenance/Supplies - FirstService	\$20,553	\$8,564	\$5,753	\$2,811
Janitorial Services - FirstService	\$37,012	\$15,422	\$9,084	\$6,338
General Facility Maintenance - FirstService	\$8,500	\$8,500	\$10,120	(\$1,620)
Management Fee - FirstService	\$12,000	\$5,000	\$5,000	\$0
Pool Chemicals - Poolsure	\$25,000	\$10,417	\$7,884	\$2,532
Refuse Service	\$7,500	\$3,125	\$3,717	(\$592)
Security	\$17,800	\$7,417	\$4,959	\$2,458
Website	\$1,800	\$750	\$750	\$0
Holiday Decorations	\$12,000	\$5,000	\$1,652	\$3,349
Subscriptions	\$2,988	\$1,245	\$1,245	\$0
TOTAL AMENITY CENTER EXPENDITURES	\$525,574	\$233,672	\$196,645	\$37,027
<i>Grounds Maintenance</i>				
Electric	\$11,000	\$4,583	\$4,031	\$553
Streetlighting	\$34,000	\$14,167	\$13,439	\$728
Lake Maintenance	\$29,000	\$12,083	\$13,733	(\$1,649)
Landscape Maintenance	\$200,000	\$83,333	\$69,170	\$14,164
Landscape Contingency	\$20,000	\$8,333	\$1,243	\$7,090
Common Area Maintenance	\$33,000	\$13,750	\$0	\$13,750
Reuse Water	\$55,000	\$22,917	\$20,920	\$1,997
Miscellaneous	\$3,000	\$1,250	\$1,472	(\$222)
Irrigation Repairs	\$7,000	\$2,917	\$1,045	\$1,871
Contingency	\$10,000	\$4,167	\$0	\$4,167
Wetland Monitoring/Mitigation	\$10,000	\$4,167	\$0	\$4,167
TOTAL GROUNDS MAINT. EXPENDITURES	\$412,000	\$171,667	\$125,053	\$46,614
Capital Reserve Funding	\$65,626	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,177,864	\$487,544	\$375,950	\$111,594
EXCESS REVENUES/(EXPENSES)			\$700,854	
NET CHANGE IN FUND BALANCE			\$700,854	
Fund Balance - Beginning	\$0		\$311,307	
Carry Forward Surplus	\$77,369		\$0	
Fund Balance - Ending	\$0		\$1,012,161	

Aberdeen
Community Development District
Debt Service Fund-Series 2005 and Series 2020A1 and A2
Statement of Revenues & Expenditures
For the Period Ending
February 28, 2022

	ADOPTED BUDGET	PRORATED Thru 02/28/22	ACTUAL Thru 02/28/22	VARIANCE
Revenues:				
Special Assessments - Tax Roll	\$1,950,944	\$1,919,592	\$1,919,592	\$0
Interest Income	\$100	\$42	\$36	(\$5)
Carry Forward Surplus	\$590,966	\$0	\$0	\$0
Total Revenues	\$2,542,010	\$1,919,633	\$1,919,628	(\$5)
Expenditures				
2020 A1				
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
2020 A2				
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
Total Expenditures	\$1,973,438	\$446,719	\$461,719	(\$15,000)
Excess Revenues (Expenditures)	\$568,573		\$1,457,909	
NET CHANGE IN FUND BALANCE	\$568,573		\$1,457,909	
Fund Balance - Beginning	\$509,945		\$1,210,294	
Fund Balance - Ending	\$1,078,518		\$2,668,203	
			Reserve A1	378,625
			Reserve A2	218,250
			Interest A1	9
			Interest A2	5
			Revenue	2,050,857
			Prepayment A1	2,762
			Prepayment A2	4,699
			Escrow	-
			Assessment Receivable	12,996
				<u>2,668,203</u>

Aberdeen
Community Development District
Debt Service Fund-Series 2018
Statement of Revenues & Expenditures
For the Period Ending
February 28, 2022

	APPROVED BUDGET	PRORATED Thru 02/28/22	ACTUAL Thru 02/28/22	VARIANCE
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Revenues:

Special Assessments - Direct	\$1,610	\$1,610	\$1,610	\$0
Special Assessments - Tax Roll	\$133,672	\$131,443	\$131,443	\$0
Interest Income	\$0	\$0	\$3	\$3
Carry Forward Surplus	\$49,952	\$0	\$0	\$0
Total Revenues	\$185,235	\$133,053	\$133,056	\$3

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
Total Expenditures	\$132,855	\$48,928	\$48,925	\$3

Excess Revenues (Expenditures)	\$52,380	\$84,126	\$84,131	\$1
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NET CHANGE IN FUND BALANCE	\$52,380		\$84,131	
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Fund Balance - Beginning	\$54,881		\$117,908	
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Fund Balance - Ending	\$107,261		\$202,039	
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	Reserve	67,263
	Interest	-
	Revenue	132,462
	Prepayment	1,417
	Redemption	8
	Assessment Receivable	890
		202,039

Aberdeen

Community Development District

Capital Reserve Fund

Statement of Revenues & Expenditures

For the Period Ending

February 28, 2022

	ADOPTED BUDGET	PRORATED Thru 02/28/22	ACTUAL Thru 02/28/22	VARIANCE
<u>Revenues:</u>				
Capital Reserve Funding - Transfer In	\$65,626	\$0	\$0	\$0
Impact Fees	\$0	\$0	\$157,768	\$157,768
Interest	\$900	\$375	\$391	\$16
Carry Forward Surplus	\$763,832	\$0	\$0	\$0
Total Revenues	\$830,358	\$375	\$158,159	\$157,784
<u>Expenditures</u>				
Capital Outlay	\$50,000	\$20,833	\$34,363	(\$13,530)
Repair and Replacements	\$50,000	\$20,833	\$34,224	(\$13,391)
Total Expenditures	\$100,000	\$41,667	\$68,587	(\$26,920)
Excess Revenues (Expenditures)	\$730,358		\$89,572	
Fund Balance - Beginning	\$399,145		\$756,657	
Fund Balance - Ending	\$1,129,503		\$846,229	

Aberdeen
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For the Period Ending
February 28, 2022

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

Aberdeen
Community Development District
Long Term Debt Report

Series 2018 Special Assessment Bonds	
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

Series 2020-A1 Special Assessment Revenue Refunding Bonds	
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

Series 2020 A-2 Special Assessment Revenue Refunding Bonds	
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.

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2022 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	SERIES 2020 DEBT ASMT	SERIES 2018 DEBT ASMT	FY22 O&M ASMT	TOTAL ASSESSED
SHOPPES AT ABERDEEN (1)	49,000	-	1,610.49	12,937.20	14,547.69
NET ASSESSMENTS DIRECT BILL	49,000	-	1,610.49	12,937.20	14,547.69
NET ASSESSMENTS TAX ROLL	1,936	1,948,892.79	133,448.88	1,077,329.92	3,159,671.59
TOTAL NET ASSESSMENTS	50,936	1,948,892.79	135,059.37	1,090,267.12	3,174,219.28

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
TOTAL DUE / RECEIVED DIRECT BILL	-	-	1,610.49	12,937.20	14,547.69
TAX ROLL DUE / RECEIVED	47,504.77	1,919,591.75	131,442.52	1,061,132.55	3,112,166.82
TOTAL DUE / RECEIVED	47,504.77	1,919,591.75	133,053.01	1,074,069.75	3,126,714.51

PERCENT COLLECTED DIRECT INVOICE	0.00%	100.00%	100.00%	100.00%
PERCENT COLLECTED TAX ROLL	98.50%	98.50%	98.50%	98.50%
TOTAL PERCENT COLLECTED	98.50%	98.51%	98.51%	98.50%

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.

SUMMARY OF TAX ROLL RECEIPTS					
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
7	2/16/2022	36,234.10	22,349.28	1,530.35	12,354.47
8	3/7/2022	21,069.25	12,995.56	889.86	7,183.83
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		3,112,166.82	1,919,591.75	131,442.52	1,061,132.55

D.

Aberdeen

Community Development District

Check Run Summary 2/1/2022-2/28/2022

Fund	Date	Check No.	Amount
General Fund			
Payroll	2/16/22	50851-50852	\$ 369.40
	2/22/22	50853-50857	\$ 923.50
		Sub-Total	\$ 1,292.90
Accounts Payable			
	2/4/22	4283-4288	\$ 24,801.58
	2/10/22	4289-4292	\$ 14,563.54
	2/17/22	4293-4296	\$ 7,929.51
	2/25/22	4297-4301	\$ 8,952.10
		Sub-Total	\$ 56,246.73
Capital Reserve Fund			
Accounts Payable			
	2/3/22	113-114	\$ 3,367.38
	2/4/22	115	\$ 10,023.69
	2/23/22	116	\$ 2,277.00
	2/25/22	117	\$ 8,625.00
	2/28/22	118	\$ 3,600.00
		Sub-Total	\$ 27,893.07
Total			\$ 85,432.70
Autopayments			
2/1/22	GFL Refuse Servises		\$ 764.60
2/2/22	Alpha Dog Audio		\$ 249.00
2/7/22	Comcast		\$ 413.59
2/14/22	JEA Utilities		\$ 11,918.98
2/17/22	Comcast		\$ 596.55
2/25/22	Wellbeats		\$ 249.00
2/28/22	Wells Fargo Credit Card		\$ 4,228.11
		Sub-Total	\$ 18,419.83

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

PR300R

PAYROLL CHECK REGISTER

RUN 2/17/22 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50851	12	ANGELA MARIE ANDREWS	184.70	2/17/2022
50852	15	LAUREN Q EGGLESTON	184.70	2/17/2022
TOTAL FOR REGISTER			369.40	

ABER ABERDEEN

DLAUGHLIN

Check Approval Form

Date: February 16, 2022

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 50851

Ending Check #: 50852

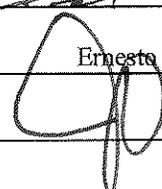
Total Amount of Checks: \$ 369.40 New Balance
Balance in Account***: \$ 189,216.04 \$ 188,846.64

Recent Deposits: _____

Prepared by: Daniel Laughlin

Signature: 

Approved by: Ernesto Torres

Signature: 

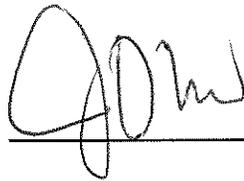
ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 02.16.22

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

District Manager:



PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

PR300R

PAYROLL CHECK REGISTER

RUN 2/23/22 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50853	12	ANGELA MARIE ANDREWS	184.70	2/23/2022
50854	13	DENNIS M CLARKE	184.70	2/23/2022
50855	10	HILLARY B FORE	184.70	2/23/2022
50856	15	LAUREN Q EGLESTON	184.70	2/23/2022
50857	16	THOMAS G MARMO	184.70	2/23/2022
TOTAL FOR REGISTER			923.50	

ABER ABERDEEN

DLAUGHLIN

Check Approval Form

Date: February 23, 2022

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 50853

Ending Check #: 50857

Total Amount of Checks: \$ 923.50 New Balance

Balance in Account***: \$ 180,917.13 \$ 179,993.63

Recent Deposits: _____

Prepared by: Daniel Laughlin

Signature: 

Approved by: Ernesto Torres

Signature: _____

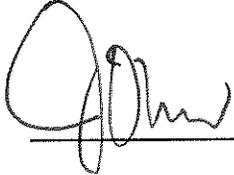
ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 02.22.22

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

District Manager:

 2/22/2022

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/04/22	00013	9/03/21 199463	202110 310-51300-31100	AUG PROFESSIONAL SERVICES	*	195.00	
				ENGLAND THIMS & MILLER, INC.			195.00 004283
2/04/22	00259	1/27/22 10771295	202201 320-53800-46000	JAN FIELD OPERATIONS MGR	*	650.00	
		1/27/22 10771295	202201 320-53800-45918	JAN FACILITY MANAGER	*	650.00	
		2/01/22 10772235	202202 320-53800-45921	FEB MANAGEMENT FEE	*	1,000.00	
				FIRST SERVICE RESIDENTIAL			2,300.00 004284
2/04/22	00213	1/31/22 71496	202201 320-53800-46100	JAN LAKE MAINTENANCE	*	2,140.00	
				FUTURE HORIZONS, INC			2,140.00 004285
2/04/22	00271	1/31/22 2979917	202112 310-51300-31500	DEC GENERAL COUNSEL	*	1,142.50	
		1/31/22 2979920	202111 310-51300-31500	NOV MONTHLY MEETING	*	1,637.77	
				KUTAK ROCK LLP			2,780.27 004286
2/04/22	00079	2/01/22 13129560	202202 320-53800-45507	FEB POOL CHEMICALS	*	2,015.31	
				POOLSURE			2,015.31 004287
2/04/22	00261	2/01/22 12721	202202 320-53800-46200	FEB LANDSCAPE MAINTENANCE	*	15,371.00	
				TRIMAC OUTDOOR			15,371.00 004288
2/10/22	00259	2/04/22 10773646	202202 320-53800-46000	FEB FIELD OPS MANAGER	*	1,703.72	
		2/04/22 10773646	202202 320-53800-45918	FEB FAC MANAGER	*	3,498.27	
		2/04/22 10773646	202202 320-53800-45505	FEB POOL MAINTENANCE	*	652.18	
		2/04/22 10773646	202202 320-53800-45506	FEB JANITORIAL	*	1,029.80	
		2/04/22 10773646	202202 320-53800-45917	FEB COMMON AREA MAINT	*	1,140.02	
		2/04/22 10773646	202202 320-53800-46100	FEB LAKE MAINTENANCE	*	253.63	
				FIRST SERVICE RESIDENTIAL			8,277.62 004289
2/10/22	00017	2/01/22 678	202202 310-51300-34000	FEB MANAGEMENT FEES	*	4,190.17	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/01/22	678	202202	310-51300-35100	FEB INFO TECHNOLOGY	*	150.00		
2/01/22	678	202202	310-51300-31300	FEB DISSEM AGENT SERVICES	*	583.33		
2/01/22	678	202202	310-51300-51000	OFFICE SUPPLIES	*	1.71		
2/01/22	678	202202	310-51300-42000	POSTAGE	*	51.76		
2/01/22	678	202202	310-51300-42500	COPIES	*	105.60		
GOVERNMENTAL MANAGEMENT SERVICES							5,082.57	004290
2/10/22	00267	2/19/22	12629A 202202 320-57200-49400	FINAL PMT- 2/19/22 EVENT	*	1,000.00		
TARYN PAPA DBA							1,000.00	004291
2/10/22	00211	10/05/21	JAX27247 202110 320-53800-46600	IRRIG RPR NR SETON MNR EN	*	203.35		
YELLOWSTONE LANDSCAPE							203.35	004292
2/17/22	00029	2/14/22	02142022 202202 300-20700-10400	IMPACT FEE	*	7,707.71		
ABERDEEN C/O STATE BOARD OF							7,707.71	004293
2/17/22	00003	1/31/22	I0339399 202201 310-51300-48000	NOTICE OF MTG BOS 1/17	*	71.80		
THE ST. AUGUSTINE RECORD							71.80	004294
2/17/22	00003	1/31/22	I0339799 202201 310-51300-48000	BOS MTG FY21/22 SCHEDULE	*	113.22		
2/17/22	00003	1/31/22	I0339799 202201 310-51300-48000	BOS MTG FY21/22 SCHEDULE	V	113.22-		
THE ST. AUGUSTINE RECORD							.00	004295
2/17/22	00221	2/01/22	2761 202202 320-53800-45919	FEB MAINT/NEWSLETTER	*	150.00		
ROBERTA G NAGLE DBA UNICORN							150.00	004296
2/25/22	00272	1/26/22	BTO12620 202201 320-53800-45917	MILEAGE REIMBURSEMENT JAN	*	64.07		
BELYNDA F THARPE							64.07	004297
2/25/22	00274	1/26/22	BH012620 202201 320-53800-45918	MILEAGE REIMBURSEMENT JAN	*	105.92		
BRANDON ERIC HENRY							105.92	004298
ABER ABERDEEN OKUZMUK								

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/25/22	00259	2/18/22	10775603 202202 320-53800-46000	FEB FIELD OPERATIONS MGR	*	1,675.28		
		2/18/22	10775603 202202 320-53800-45918	FEB FAC MANAGER	*	3,439.87		
		2/18/22	10775603 202202 320-53800-45505	FEB POOL MAINTENANCE	*	641.30		
		2/18/22	10775603 202202 320-53800-45506	FEB JANITORIAL	*	1,012.61		
		2/18/22	10775603 202202 320-53800-45917	FEB COMMON AREA MAINT	*	1,120.98		
		2/18/22	10775603 202202 320-53800-46100	FEB LAKE MAINTENANCE	*	249.39		
FIRST SERVICE RESIDENTIAL							8,139.43	004299
2/25/22	00275	2/16/22	141525 202202 320-57200-46000	TESTED CARDIO EQUIPMENT	*	411.00		
HEARTLINE FITNESS							411.00	004300
2/25/22	00273	1/26/22	JP012620 202201 320-53800-46000	MILEAGE REIMBURSEMENT JAN	*	231.68		
JAY PARKER							231.68	004301
TOTAL FOR BANK A						56,246.73		
TOTAL FOR REGISTER						56,246.73		

ABER ABERDEEN

OKUZMUK

Check Approval Form

General Fund

Date: February 4, 2022

District: Aberdeen CDD

Fund Code: 1

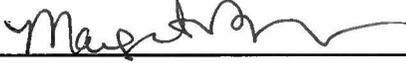
Beginning Check #: 4283

Ending Check #: 4288

Total Amount of Checks:	<u>\$ 24,801.58</u>	New Balance
Balance in Account***:	<u>\$ 39,688.26</u>	<u>\$ 14,886.68</u>

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	199463	001-310-51300-31100		90321	195.00	.00	195.00		
			AUG PROFESSIONAL SERVICES ENGINEERING FEES			195.00	.00	195.00	004283	
			ENGLAND THIMS & MILLER, INC.							
00259	12722	10771295	001-320-53800-46000		12722	650.00	.00	650.00		
			JAN FIELD OPERATIONS MGR OPERATIONS MANAGEMENT			650.00	.00	650.00		
00259	12722	10771295	001-320-53800-45918		12722	650.00	.00	650.00		
			JAN FACILITY MANAGER FACILITY MANAGER			1,000.00	.00	1,000.00		
00259	20122	10772235	001-320-53800-45921		20122	1,000.00	.00	1,000.00		
			FEB MANAGEMENT FEE AMENITY-LIFESTYLE COORDINATOR			2,300.00	.00	2,300.00	004284	
			FIRST SERVICE RESIDENTIAL							
00213	13122	71496	001-320-53800-46100		13122	2,140.00	.00	2,140.00		
			JAN LAKE MAINTENANCE LAKE MAINTENANCE			2,140.00	.00	2,140.00	004285	
			FUTURE HORIZONS, INC							
00271	13122	2979917	001-310-51300-31500		13122	1,142.50	.00	1,142.50		
			DEC GENERAL COUNSEL ATTORNEY FEES			1,637.77	.00	1,637.77		
00271	13122	2979920	001-310-51300-31500		13122	1,637.77	.00	1,637.77		
			NOV MONTHLY MEETING ATTORNEY FEES			2,780.27	.00	2,780.27	004286	
			KUTAK ROCK LLP							
00079	20122	13129560	001-320-53800-45507		20122	2,015.31	.00	2,015.31		
			FEB POOL CHEMICALS AMENITY - POOL CHEMICALS			2,015.31	.00	2,015.31	004287	
			POOLSURE							
00261	20122	12721	001-320-53800-46200		20122	15,371.00	.00	15,371.00		
			FEB LANDSCAPE MAINTENANCE LANDSCAPE MAINTENANCE			15,371.00	.00	15,371.00	004288	
			TRIMAC OUTDOOR							
			ABERDEEN CDD			24,801.58	.00	24,801.58		
			ABERDEEN - GENERAL FUND			24,801.58	.00	24,801.58		



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

September 03, 2021
 Project No: 02105.28000
 Invoice No: 0199463

Project 02105.28000 Aberdeen Community Development District (WA#29) Consulting Engineering Services (Fitness Center)

Professional Services rendered through August 31, 2021

Task 01 Consulting Engineering Services

Professional Personnel

		Hours	Rate	Amount
Senior Engineer				
Katsaras, George	5/8/2021	.50	195.00	97.50
Katsaras, George	7/17/2021	.50	195.00	97.50
Totals		1.00		195.00
Total Labor				195.00

	Current	Prior	To-Date
Total Billings	195.00	46,251.36	46,446.36
Contract Limit			48,000.00
Remaining			1,553.64

Aug Prof. SVS

Total this Task \$195.00

Task XP Expenses

Total this Task 0.00

1.310.513.311

Invoice Total this Period \$195.00

13A

England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-842-8890 • fax 904-646-9486
 CA-0002594 LC-0000316



FirstService
RESIDENTIAL

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

INVOICE

Invoice Number 10771295
 Invoice Date 1/27/2022
 Terms 15 ePay ACH BP
 Period End 1/1/2022
 Customer 100-0SNC
 Account # MED-0SNC
Total Amount Due: \$1,300.00

Medical Insurance

Date	Position	Employee	Amount
1/1/2022	Property Manager	Tharpe, Belynda	\$650.00
			Subtotal \$650.00
1/1/2022	Maintenance Supervisor	Parker, Jay	\$650.00
			Subtotal \$650.00
			Subtotal \$1,300.00
			Tax \$0.00
			Total \$1,300.00

From: Ernesto Torres <torres@gmsnf.com>
Subject: FW: MB - 100-0SNC - Aberdeen Community Development District - 01/27/2022 - 10771295
Date: January 28, 2022 at 8:09 AM
To: Oksana Kuzmuk <okuzmuk@gmsnf.com>, Alison Mossing <amossing@gmsnf.com>, Margaret Bronson <mbronsco@gmsnf.com>



Please process.

- Ernesto Torres

Governmental Management Services

From: Anh Nguyen <Anh.Nguyen@fsresidential.com>
Date: Friday, January 28, 2022 at 7:09 AM
To: Ernesto Torres <etorres@gmsnf.com>
Cc: Belynda Tharpe <Belynda.Tharpe@fsresidential.com>, Lucy Acevedo <Lucy.Acevedo@fsresidential.com>
Subject: FW: MB - 100-0SNC - Aberdeen Community Development District - 01/27/2022 - 10771295

Hi Ernesto,
Please code attached invoice as follows:

Field Operations Manager	001.320.53800.46000	\$650
Facility Manager	001.320.53800.45918	\$650

Thank you.

259A

#FirstServeOthers



ANH NGUYEN, LCAM (FL, GA)
Vice President

6620 Southpoint Drive South Suite 610 | Jacksonville, FL 32216
Direct 904-924-6293
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 27, 2022 11:02 PM
To: Anh Nguyen <Anh.Nguyen@fsresidential.com>
Cc: FL - FSR Billing <FSRBilling.FL@fsresidential.com>
Subject: MB - 100-0SNC - Aberdeen Community Development District - 01/27/2022 - 10771295



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

INVOICE

Invoice Number	10771295
Invoice Date	1/27/2022
Terms	15 ePay ACH BP
Period End	1/1/2022
Customer	100-0SNC
Account #	MED-0SNC
Total Amount Due:	\$1,300.00

Medical Insurance

Date	Position	Employee	Amount
1/1/2022	Property Manager	Tharps, Belynda	\$650.00
			Subtotal \$650.00
1/1/2022	Maintenance Supervisor	Parker, Jay	\$650.00
			Subtotal \$650.00
			Subtotal \$1,300.00
			Tax \$0.00
			Total \$1,300.00



FirstService
RESIDENTIAL

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

INVOICE

Invoice Number 10772235
 Invoice Date 2/1/2022
 Terms 15 ePay ACH BP
 Service Period 2/1/2022
 Customer 100-0SNC

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

001.320.53800.45921

Description	Total
Management Fee	\$1,000.00
259A	
	Subtotal \$1,000.00
	Tax \$0.00
	Total \$1,000.00

Future Horizons, Inc.

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

INVOICE

Invoice Number: 71496
 Invoice Date: Jan 31, 2022
 Page: 1

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

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

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

Customer ID	Customer PO	Payment Terms	
Aberdeen01	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		3/2/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in January	2,140.00	2,140.00

RECEIVED JAN 31 2022
 213A
 1.320.5381461
 San Lake
 Maint.

Subtotal	2,140.00
Sales Tax	
Freight	
Total Invoice Amount	2,140.00
Payment/Credit Applied	
TOTAL	2,140.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2022

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 2979917
Client Matter No. 223-1

Mr. Jim Oliver
Aberdeen CDD
Governmental Management Services - North Florida
Suite 114
475 West Town Place
St. Augustine, FL 32092

271A

001.310.51300.31500

Invoice No. 2979917
223-1

Re: Aberdeen CDD - General Counsel

For Professional Legal Services Rendered

11/22/21	W. Haber	0.40	116.00	Prepare for Board meeting
12/03/21	W. Haber	0.70	203.00	Review correspondence and confer with Mr. Torres regarding agreement for athletics; begin preparation of agreement; review and revise minutes
12/13/21	K. Jusevitch	1.40	203.00	Prepare license agreements for athletics programs; confer with Haber
12/16/21	W. Haber	0.60	174.00	Prepare agreements for Vesta to provide athletic programs; confer with Mr. Torres regarding same
12/16/21	K. Jusevitch	0.60	87.00	Prepare athletic program license agreements; confer with Haber
12/19/21	M. Eckert	0.10	29.00	Respond to auditor inquiry
12/23/21	J. Gillis	0.40	58.00	Coordinate response to auditor letter
12/27/21	C. Stuart	0.50	210.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12

KUTAK ROCK LLP

Aberdeen CDD

January 31, 2022

Client Matter No. 223-1

Invoice No. 2979917

Page 2

implementation

TOTAL HOURS 4.70

TOTAL FOR SERVICES RENDERED

\$1,080.00

DISBURSEMENTS

Filing and Court Fees

62.50

TOTAL DISBURSEMENTS

62.50

TOTAL CURRENT AMOUNT DUE

\$1,142.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2022

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

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 2979920
Client Matter No. 223-2

Mr. Jim Oliver
Aberdeen CDD
Governmental Management Services - North Florida
Suite 114
475 West Town Place
St. Augustine, FL 32092

271 ~~4~~
001.310.51300.31500

Invoice No. 2979920
223-2

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

11/23/21	W. Haber	Prepare for and participate in Board meeting	
TOTAL FOR SERVICES RENDERED			\$1,500.00
DISBURSEMENTS			
Travel Expenses		137.77	
TOTAL DISBURSEMENTS			<u>137.77</u>
TOTAL CURRENT AMOUNT DUE			<u>\$1,637.77</u>



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

Invoice

Date 2/1/2022

Invoice # 131295604693

Terms	Net 20
Due Date	2/21/2022
PO #	

Bill To GMS LLC Aberdeen CDD 475 West Town Place Suite 114 St. Augustine FL 32092	Ship To 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	1	ea	60.47

A prepayment discount of 5% is available if the entire amount for 2022 is paid by January 31st, 2022. 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

79A

1,320.538.45507
feb Pool chemicals

Remittance Slip

Customer
13ABE100
Invoice #
131295604693

Amount Due \$2,015.31

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295604693

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 12721

DATE 02/01/2022 TERMS Net 30

DUE DATE 03/03/2022

JOB | SCOPE
Landscape Maintenance

261 A
1.320,538.462

ACTIVITY	QTY	RATE	AMOUNT
Landscape maintenance: ^{Feb} 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 FEB 01 2022

TOTAL DUE \$15,371.00

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"

Check Approval Form

General Fund

Date: February 10, 2022

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 4289

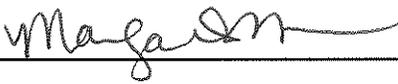
Ending Check #: 4292

Total Amount of Checks: \$ 14,563.54 New Balance

Balance in Account***: \$ 214,886.68 \$ 200,323.14

Recent Deposits: _____

Prepared by: Margaret Bronson

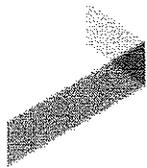
Signature: 

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	20422	10773646	001-320-53800-46000		20422	1,703.72	.00	1,703.72		
			FEB FIELD OPS MANAGER							
			OPERATIONS MANAGEMENT							
00259	20422	10773646	001-320-53800-45918		20422	3,498.27	.00	3,498.27		
			FEB FAC MANAGER							
			FACILITY MANAGER							
00259	20422	10773646	001-320-53800-45505		20422	652.18	.00	652.18		
			FEB POOL MAINTENANCE							
			AMENT-POOL MAINTENANCE							
00259	20422	10773646	001-320-53800-45506		20422	1,029.80	.00	1,029.80		
			FEB JANITORIAL							
			AMENT- JANITORIAL MAINT							
00259	20422	10773646	001-320-53800-45917		20422	1,140.02	.00	1,140.02		
			FEB COMMON AREA MAINT							
			GENERAL FACILITY MAINTENANCE							
00259	20422	10773646	001-320-53800-46100		20422	253.63	.00	253.63		
			FEB LAKE MAINTENANCE							
			LAKE MAINTENANCE							
			FIRST SERVICE RESIDENTIAL			8,277.62	.00	8,277.62	004289	
00017	20122	678	001-310-51300-34000		20122	4,190.17	.00	4,190.17		
			FEB MANAGEMENT FEES							
			MANAGEMENT FEES							
00017	20122	678	001-310-51300-35100		20122	150.00	.00	150.00		
			FEB INFO TECHNOLOGY							
			COMPUTER SERVICE							
00017	20122	678	001-310-51300-31300		20122	583.33	.00	583.33		
			FEB DISSEM AGENT SERVICES							
			DISSEMINATION AGENT							
00017	20122	678	001-310-51300-51000		20122	1.71	.00	1.71		
			OFFICE SUPPLIES							
			OFFICE SUPPLIES							
00017	20122	678	001-310-51300-42000		20122	51.76	.00	51.76		
			POSTAGE							
			POSTAGE							
00017	20122	678	001-310-51300-42500		20122	105.60	.00	105.60		
			COPIES							
			PRINTING & BINDING							
			GOVERNMENTAL MANAGEMENT SERVICES			5,082.57	.00	5,082.57	004290	
00267	21922	12629A	001-320-57200-49400		21922	1,000.00	.00	1,000.00		
			FINAL PMT- 2/19/22 EVENT							
			SPECIAL EVENTS							
			TARYN PAPA DBA			1,000.00	.00	1,000.00	004291	
00211	100521	JAX27247	001-320-53800-46600		100521	203.35	.00	203.35		
			IRRIG RPR NR SETON MNR EN							
			IRRIGATION REPAIRS							
			YELLOWSTONE LANDSCAPE			203.35	.00	203.35	004292	
			ABERDEEN CDD			14,563.54	.00	14,563.54		
			ABERDEEN - GENERAL FUND			14,563.54	.00	14,563.54		



FirstService

RESIDENTIAL

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

RECEIVED FEB 03 2022

INVOICE

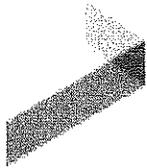
Invoice Number 10773646
Invoice Date 2/4/2022
Terms 15 ePay ACH BP
Period Start 1/15/2022
Period End 1/28/2022

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$8,277.61

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	28.88 REG	\$12.50	\$451.26
Staff, Front Desk	25.00%	Naumann, Max M	26.48 REG	\$12.50	\$413.76
				Subtotal	\$865.02
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$24.00	\$240.00
Supervisor, Building Maint	25.00%	Parker, Jay	11.73 OT	\$36.00	\$527.85
Supervisor, Building Maint	25.00%	Parker, Jay	72.99 REG	\$24.00	\$2,189.70
				Subtotal	\$2,957.55
Staff, Building Maint	25.00%	Henry, Brandon E	8.00 HOLIDAY	\$17.00	\$170.00
Staff, Building Maint	25.00%	Henry, Brandon E	0.12 OT	\$25.50	\$3.83
Staff, Building Maint	25.00%	Henry, Brandon E	55.77 REG	\$17.00	\$1,185.11
				Subtotal	\$1,358.94
				Subtotal	\$8,277.61
				Tax	\$0.00
				Total	\$8,277.61

7



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 10773646
Invoice Date 2/4/2022
Terms 15 ePay ACH BP
Period Start 1/15/2022
Period End 1/28/2022

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$8,277.61

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
----------	------------	----------	-------	----------	--------



From: Anh Nguyen Anh.Nguyen@fsresidential.com
Subject: FW: PAYROLL - 100-0SNC - Aberdeen Community Development District - 02/04/2022 - 10773646
Date: February 3, 2022 at 8:28 AM
To: Oksana Kuzmuk okuzmuk@gmsnf.com, mbronson@gmsnf.com
Cc: Lucy Acevedo Lucy.Acevedo@fsresidential.com, Belynda Tharpe Belynda.Tharpe@fsresidential.com

Good morning,
 Hope you are both doing well! Please code the attached invoice per below. Thank you.

	Invoice Amount	\$8,277.61	259A
Field Operations Manager	001.320.53800.46000	\$1,703.72	
Facility Manager	001.320.53800.45918	\$3,498.27	
Pool Maintenance	001.320.53800.45505	\$652.18	
Janitorial	001.320.53800.45506	\$1,029.80	
Common Area			
Maintenance	001.320.53800.45917	\$1,140.02	
Lake Maintenance	001.320.53800.46100	\$253.63	

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

From: CORPBILLING@fsresidential.com <CORPBILLING@fsresidential.com>
Sent: Wednesday, February 2, 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 - 02/04/2022 - 10773646



FSR Payroll
 Invoice.pdf

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 678

Invoice Date: 2/1/22

Due Date: 2/1/22

Case:

P.O. Number:

Bill To:

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

17A

Description	Hours/Qty	Rate	Amount
Management Fees - February 2022 001.310.51300.34000		4,190.17	4,190.17
Information Technology - February 2022 001.310.513.35100		150.00	150.00
Dissemination Agent Services - February 2022 001.310.51300.313		583.33	583.33
Office Supplies 001.310.51300.51600		1.71	1.71
Postage 001.310.51300.42000		51.76	51.76
Copies 001.310.51300.42500		105.60	105.60

Total \$5,082.57

Payments/Credits \$0.00

Balance Due \$5,082.57

T ENTERTAINMENT, LLC

INVOICE

615-979-5504
TEntertainmentLLC3@gmail.com

Nashville, TN
37210

Belynda Tharpe
belynda.Tharpe@fsresidential.com
Event Type : Acoustic Performance
Performance Date : February 19, 2022

RECEIVED JAN 11 2022

267A

Invoice Number: 12629

Description	Quantity	Unit Price	Cost
Acoustic Performance			\$ 2,000
1.320.572.494			Subtotal \$ 2,000
Tax		0.00%	\$ 0
Deposit Received			
		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

Deposit Paid:
1/13/22 1
CR# 4273
\$1000.00

✓



YELLOWSTONE

LANDSCAPE SERVICES

INVOICE

INVOICE #	INVOICE DATE
JAX 272472	10/5/2021
TERMS	PO NUMBER
Net 30	

Bill To:

Aberdeen CDD
 c/o Governmental Management Services, LLC
 475 W Town Pl, Suite 114
 Attn: Sara Sweeting
 St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Aberdeen CDD

Invoice Due Date: November 4, 2021

Invoice Amount: \$203.35

211A

Description	Current Amount
-------------	----------------

Irrigation repair near Seton Manor entrance	
Irrigation Repairs	\$203.35

1.320.538.466

Invoice Total \$203.35

RECEIVED FEB 09 2022

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Check Approval Form

General Fund

Date: February 17, 2022

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 4293

Ending Check #: 4296

Total Amount of Checks: \$ 8,042.73

New Balance

Balance in Account***: \$ 188,846.64

\$ 180,803.91

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.
00029	21422	02142022	001-300-20700-10400		21422	7,707.71	.00	7,707.71		
			IMPACT FEE							
			ABERDEEN C/O STATE BOARD OF			7,707.71	.00	7,707.71	004293	
00003	13122	I0339399	001-310-51300-48000		13122	71.80	.00	71.80		
			NOTICE OF MTG BOS 1/17							
			THE ST. AUGUSTINE RECORD			71.80	.00	71.80	004294	
00003	13122	I0339799	001-310-51300-48000		13122	113.22	.00	113.22		
			BOS MTG FY21/22 SCHEDULE							
			THE ST. AUGUSTINE RECORD			113.22	.00	113.22	004295	
00221	20122	2761	001-320-53800-45919		20122	150.00	.00	150.00		
			FEB MAINT/NEWSLETTER							
			ROBERTA G NAGLE DBA UNICORN			150.00	.00	150.00	004296	
			ABERDEEN CDD			8,042.73	.00	8,042.73		
			ABERDEEN - GENERAL FUND			8,042.73	.00	8,042.73		

Aberdeen
COMMUNITY DEVELOPMENT DISTRICT

General Fund

RECEIVED FEB 14 2022

Check Request

Date	Amount	Authorized By
February 14, 2022	\$7,707.71	Oksana Kuzmuk

Payable to:

Aberdeen State Board of Administration #29 A

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

Impact Fee
(Attach supporting documentation for request.)

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
12/31		Balance Forward						\$682.10	
01/05	P193846	Payment - Lockbox 4263						\$-71.80	
01/17 01/17	103393992-01172022	BOS MTG 1/25/22	SA St Augustine Record	1.00 x 4.0000	4	1	\$8.98	\$35.92	
01/17 01/17	103393992-01172022	BOS MTG 1/25/22	SA St Aug Record Online	1.00 x 4.0000	4	1	\$8.97	\$35.88	
01/21 01/21	103397991-01212022	Affidavit						\$10.00	
01/21 01/21	103397991-01212022 PO#3394752	BOS MTG FY2021/2022 SCHEDULE	SA St Augustine Record	1.00 x 5.7500	5.75	1	\$8.98	\$51.64	
01/21 01/21	103397991-01212022 PO#3394752	BOS MTG FY2021/2022 SCHEDULE	SA St Aug Record Online	1.00 x 5.7500	5.75	1	\$8.97	\$51.58	

PREVIOUS AMOUNT OWED: \$682.10
 NEW CHARGES THIS PERIOD: \$185.02
 CASH THIS PERIOD: (\$71.80)
 DEBIT ADJUSTMENTS THIS PERIOD: \$0.00
 CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.

RECEIVED FEB 14 2022

SA
 1.310.513.480

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$185.02		\$0.00	\$0.00	\$0.00	\$0.00		\$795.32

71.80

25 ADVERTISER INFORMATION							
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	01/01/2022 - 01/31/2022		15659		15659		ABERDEEN CDD/GMS

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME			
		01/01/2022 - 01/31/2022				ABERDEEN CDD/GMS			
COMPANY	23	TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT			
SA 7		\$795.32		\$0.00		NET 15 DAYS			
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS				
	\$185.02		\$0.00	\$0.00	\$0.00				
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
	1		01/31/2022		15659		15659		0000104679

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



The St. Augustine Record
 Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

0-1-1
 ABERDEEN CDD/GMS
 393 PALM COAST PKWY SW UNIT 4
 PALM COAST FL 32137-4774



Tue, Jan 18, 2022
8:11:48AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 15659
Phone: 9049405850
E-Mail:
Client: ABERDEEN CDD/GMS

Name: ABERDEEN CDD/GMS
Address: 393 PALM COAST PKWY SW
SUITE 4
City: PALM COAST

State: FL **Zip:** 32137

Ad Number: 0003393992-01
Start: 01/17/2022
Placement: SA Legals
Copy Line: NOTICE OF MEETING ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Caller: Sarah Sweeting
Issues: 1
Rep: Chris ISC-Landry

Paytype: BILL
Stop: 01/17/2022

Lines 48
Depth 4.00
Columns 1
Price \$71.80

**NOTICE OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DIS-
TRICT**

The meeting of the Board of Supervisors (the "Board") of the Aberdeen Community Development District is scheduled to be held on **Tuesday, January 25, 2022 at 4:00 p.m.** located at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Ernesto Torres
District Manager
#0003393992 January 17, 2022

The meeting of the Board of Supervisors (t

THE ST. AUGUSTINE RECORD
Affidavit of Publication

**ABERDEEN CDD/GMS
393 PALM COAST PKWY SW
SUITE 4
PALM COAST, FL 32137**

ACCT: 15659
AD# 0003393992-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **REQUISITION OF PROPOSALS** in the matter of **BOS MTG 1/25/22** was published in said newspaper in the issue dated **01/17/2022**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to (or affirmed) and subscribed before me by means of

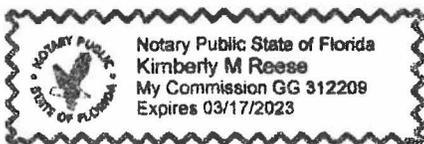
physical presence or
 online notarization

JAN 18 2022

this ___ day of _____

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



**NOTICE OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors (the "Board") of the Aberdeen Community Development District is scheduled to be held on **Tuesday, January 25, 2022 at 4:00 p.m.** located at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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Ernesto Torres
District Manager
#0003393992 January 17, 2022

10	11	12	14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
12/31		Balance Forward						\$682.10	
01/05	P193846	Payment - Lockbox 4263						\$-71.80	
01/17 01/17	I03393992-01172022	BOS MTG 1/25/22	SA St Augustine Record	1.00 x 4.0000	4	1	\$8.98	\$35.92	
01/17 01/17	I03393992-01172022	BOS MTG 1/25/22	SA St Aug Record Online	1.00 x 4.0000	4	1	\$8.97	\$35.88	
01/21 01/21	I03397991-01212022	Affidavit						\$10.00	
01/21 01/21	I03397991-01212022 PO#3394752	BOS MTG FY2021/2022 SCHEDULE	SA St Augustine Record	1.00 x 5.7500	5.75	1	\$8.98	\$51.64	
01/21 01/21	I03397991-01212022 PO#3394752	BOS MTG FY2021/2022 SCHEDULE	SA St Aug Record Online	1.00 x 5.7500	5.75	1	\$8.97	\$51.58	

PREVIOUS AMOUNT OWED: \$682.10
 NEW CHARGES THIS PERIOD: \$185.02
 CASH THIS PERIOD: (\$71.80)
 DEBIT ADJUSTMENTS THIS PERIOD: \$0.00
 CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.

3A
 1,310.513.480

RECEIVED FEB 14 2022

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$185.02		\$0.00	\$0.00	\$0.00	\$0.00		\$795.32

1113.22

25				ADVERTISER INFORMATION			
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	01/01/2022 - 01/31/2022		15659		15659		ABERDEEN CDD/GMS

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME	
		01/01/2022 - 01/31/2022				ABERDEEN CDD/GMS	
COMPANY		23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT	
SA 7				\$795.32		\$0.00	
						TERMS OF PAYMENT	
						NET 15 DAYS	
21		CURRENT NET AMOUNT		22		30 DAYS	
		\$185.02		\$43.22		\$0.00	
						60 DAYS	
						\$0.00	
						OVER 90 DAYS	
						\$0.00	
4		PAGE #		5		BILLING DATE	
		1				01/31/2022	
				6		BILLED ACCOUNT NUMBER	
						15659	
				7		ADVERTISER/CLIENT NUMBER	
						15659	
				24		STATEMENT NUMBER	
						0000104679	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



1

ABERDEEN CDD/GMS
 393 PALM COAST PKWY SW UNIT 4
 PALM COAST FL 32137-4774

The St. Augustine Record
 Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261



THE ST. AUGUSTINE RECORD
Affidavit of Publication

**ABERDEEN CDD/GMS
393 PALM COAST PKWY SW
SUITE 4
PALM COAST, FL 32137**

ACCT: 15659
AD# 0003397991-01
PO# 3394752

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **BOS MTG FY2021/2022 SCHEDULE** was published in said newspaper in the issue dated **01/21/2022**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

**BOARD OF SUPERVISORS MEETING
DATES
ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2021-2022**

The Board of Supervisors of the St. Augustine Lakes Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at 11:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 on the first Wednesday of each month as follows:

- February 2, 2022
- March 2, 2022
- April 6, 2022
- May 4, 2022
- June 1, 2022
- July 6, 2022
- August 3, 2022
- September 7, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling 904-940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
0003397991 January 21, 2022

RECEIVED FEB 04 2022

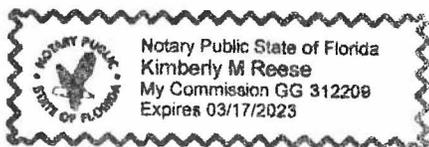
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of **JAN 21 2022**

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



Thu, Jan 20, 2022
2:12:55PM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 15659
Phone: 9049405850
E-Mail:
Client: ABERDEEN CDD/GMS

Name: ABERDEEN CDD/GMS
Address: 393 PALM COAST PKWY SW
SUITE 4
City: PALM COAST

State: FL **Zip:** 32137

Ad Number: 0003397991-01
Start: 01/21/2022
Placement: SA Legals
Copy Line: BOARD OF SUPERVISORS MEETING DATES ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT FOR FI

Caller: Sarah Sweeting
Issues: 1
Rep: Jonathan ISC-Johnston

Paytype: BILL
Stop: 01/21/2022

Lines 69
Depth 5.75
Columns 1
Price \$103.22

BOARD OF SUPERVISORS MEETING
DATES
ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2021-2022

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James Oliver
District Manager
0003397991 January 21, 2022



Web Development, LLC

Invoice

Date	Invoice #
2/1/2022	2761

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



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - ABERDEEN CREEK CDD <i>1.320.538.45919</i> <i>221 A</i>	150.00	150.00
Total			\$150.00

Check Approval Form

General Fund

Date: February 25, 2022

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 4297

Ending Check #: 4301

Total Amount of Checks: \$ 8,952.10

New Balance
\$ 171,041.53

Balance in Account***: \$ 179,993.63

Recent Deposits: _____

Prepared by: Margaret Bronson

Signature: 

Approved by: Ernesto Torres

Signature: _____

INVOICE

INVOICE #BT01262022
DATE: JANUARY 26, 2022

TO:

Aberdeen CDD
110 Flower of Scotland
Saint Johns, FL 32259

272A

FOR:

Belynda Tharpe
General Manager - Amenities

DESCRIPTION	MILES	RATE	AMOUNT
Mileage	60.5	0.555	33.60
**Expense report with detail attached	25.2	0.555	13.99
	14.3	0.555	7.94
	15.4	0.555	8.54
RECEIVED FEB 07 2022			
<i>1,320,538.45917</i>			
TOTAL			\$64.07

Make all checks payable to Belynda Tharpe

INVOICE

RECEIVED FEB 07 2022

INVOICE #BH01262022
DATE: JANUARY 26, 2022

TO:
Aberdeen CDD
110 Flower of Scotland
Saint Johns, FL 32259

FOR:
Brandon Henry
Maintenance Tech - Amenities

274A

DESCRIPTION	MILES	RATE	AMOUNT
Mileage **Expense report with detail attached <i>1. 320.538.45918</i>	190.85	0.555	\$105.92
TOTAL			\$105.92

Make all checks payable to Brandon Henry



FirstService
RESIDENTIAL

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

RECEIVED FEB 18 2022

INVOICE

Invoice Number 10775603
Invoice Date 2/18/2022
Terms 15 ePay ACH BP
Period Start 1/29/2022
Period End 2/11/2022

Customer 100-OSNC
Account # PAY-OSNC
Total Amount Due: \$8,139.43

259A

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	27.25 REG	\$12.50	\$425.79	
Staff, Front Desk	25.00%	Naumann, Max M	18.29 REG	\$12.50	\$285.78	
					Subtotal	\$711.57
Supervisor, Building Maint	25.00%	Parker, Jay	8.05 OT	\$36.00	\$362.25	
Supervisor, Building Maint	25.00%	Parker, Jay	71.94 REG	\$24.00	\$2,158.20	
Supervisor, Building Maint	0.00%	Parker, Jay	PHONE	\$50.00	\$50.00	
					Subtotal	\$2,570.45
Staff, Building Maint	25.00%	Henry, Brandon E	6.85 OT	\$25.50	\$218.34	
Staff, Building Maint	25.00%	Henry, Brandon E	72.61 REG	\$17.00	\$1,542.97	
					Subtotal	\$1,761.31
					Subtotal	\$8,139.43
					Tax	\$0.00
					Total	\$8,139.43

From: Anh Nguyen Anh.Nguyen@fsresidential.com
 Subject: FW: PAYROLL - 100-0SNC - Aberdeen Community Development District - 02/18/2022 - 10775603
 Date: February 18, 2022 at 12:01 PM
 To: Oksana Kuzmuk okuzmuk@gmsnf.com, mbronson@gmsnf.com
 Cc: Lucy Acevedo Lucy.Acevedo@fsresidential.com, Belynda Tharpe Belynda.Tharpe@fsresidential.com

Good afternoon,
 Please code the attached invoice per below.

	Invoice Amount	\$8,139.43
Field Operations Manager	001.320.53800.46000	\$1,675.28
Facility Manager	001.320.53800.45918	\$3,439.87
Pool Maintenance	001.320.53800.45505	\$641.30
Janitorial Common Area Maintenance	001.320.53800.45506	\$1,012.61
Maintenance	001.320.53800.45917	\$1,120.98
Lake Maintenance	001.320.53800.46100	\$249.39

Thank you.

259A

Feb

#FirstServeOthers



ANH NGUYEN, LCAM (FL, GA)
 Vice President
 6620 Southpoint Drive South Suite 610 | Jacksonville, FL 32216
 Direct 904-924-6293
anh.nguyen@fsresidential.com
24/7 Customer Care Center: 866.378.1099
[Facebook](#) | [LinkedIn](#) | [YouTube](#)

From: CORPBILLING@fsresidential.com <CORPBILLING@fsresidential.com>
 Sent: Thursday, February 17, 2022 11:04 PM
 To: Anh Nguyen <Anh.Nguyen@fsresidential.com>
 Cc: FL - FSR Billing <FSRBilling.FL@fsresidential.com>
 Subject: PAYROLL - 100-0SNC - Aberdeen Community Development District - 02/18/2022 - 10775603



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

INVOICE

Invoice Number 10775603
 Invoice Date 2/18/2022
 Terms 15 ePay ACH BP
 Period Start 1/29/2022
 Period End 2/11/2022
 Customer 100-0SNC
 Account # PAY-0SNC
Total Amount Due: \$8,139.43

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Manager, On-Site Property	15.00%	Tharpe, Belynda	95.00 REG	\$33.66	\$3,096.10
Subtotal					\$3,096.10



HEARTLINE FITNESS

***** Remittance *****
 Heartline Fitness Systems
 7520 Standish Place, Suite 250
 Rockville, MD 20855
 Phone (301) 921-0661 | Fax (301) 330-5479

Invoice #141525

Download Our W9 Here

Date: 02/16/2022

Due By: 03/18/2022

Terms: Net 30

Customer PO:

Bill To

Aberdeen Amenity Center
 110 Flower Of Scotland Ave
 Saint Johns FL 32259-6937
 United States

Ship To

Aberdeen Amenity Center
 110 Flower Of Scotland Ave
 Saint Johns FL 32259-6937
 United States

Electronic Payments

JP Morgan Chase Bank NA
 4 New York Plaza, NY 10004
 Heartline Fitness Products, Inc.
 Routing NO. 071000013
 Checking Account: 306837391
 Remittance: accounting@heartlinefitness.com

Technician	Related Quote	Completed Date
521 Mike Agostini	Quote #73306	Feb 16, 2022 1:50:52 PM

Quantity	Item	Description	Rate	Amount
1	299CL	- Test cardiovascular equipment for proper operation. - Clean cardiovascular equipment per manufacturer recommendation. - Inspect treadmill belts and decks for signs of wear. - Remove treadmill motor shrouds and vacuum internally.	\$411.00	\$411.00

001 . 320 . 57200 . 46000
 275*

Subtotal	\$411.00
Discount	
Shipping	\$0.00
Tax(0%)	\$0.00
Total	\$411.00
Amount Paid	\$0.00
Amount Due	\$411.00

Service Notes

Work Completed: COMPLETED PM ON ALL EQUIPMENT
 CLEANED AND TESTED ALL CARDIO AND STRENGTH
 VACUMED MOTOR COMPARTMENTS ON TREADMILLS, LUBRICATED RUN BELTS
 LUBRICATED GUIDE RODS ON ALL STRENGTH
 APPLIED LOCKTITE TO ALL HEAD PLATE BOLTS, ADJUSTED PULLIES AS NEEDED
 NOTE: DRIVE BELTS ON ALL 4 TREADMILLS MAY REQUIRE REPLACING AT NEXT PM

Recommended Work: QUOTE CUSTOMER ON TWO NEW TRX STRAPS
 REPLACE HEART RATE GRIPS ON 2 LIFE FITNESS ARC TRAINERS

Service:

Click the service wrench on our website to submit a service call. Preventative Maintenance Agreements are available for all equipment.

Standard Terms and Conditions:

All unit prices are F.O.B. manufacturer.
 These prices are subject to change after 30 days from document date. Post-installation entertainment (television) requirements will be handled as a billable service visit.

The above quotation is computed to be performed during regular business hours.

Clerical errors subject to correction.

All prices and agreements are contingent upon strikes, accidents, and other causes unavoidable or beyond our control.

Buyer agrees to promptly file claim for all goods damaged in transit.

There will be a 20% restocking charge on all merchandise ordered but not accepted.

Equipment lease is available with approved credit.

We accept all major credit cards. However, the amount due is net of a 3% cash discount.

Payment by Credit Card will incur a 3% (MC/Visa) or 3.75% (AMEX) charge.

INVOICE

RECEIVED FEB 07 2022

INVOICE #JP01262022
DATE: JANUARY 26, 2022

TO:
Aberdeen CDD
110 Flower of Scotland
Saint Johns, FL 32259

FOR:
Jay Parker
Operations Manager - Amenities

273A

DESCRIPTION	MILES	RATE	AMOUNT
Mileage **Expense report with detail attached 1,320,538,460	417.45	0.555	\$231.68
TOTAL			\$231.68

Make all checks payable to Jay Parker

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/03/22	00161	1/31/22 34416	202201 600-53800-60100 DEP 50%-RPLC POOL FILT CP	COMPAC FILTRATION INC	*	3,367.38	3,367.38 000113
2/03/22	00173	1/27/22 20597	202201 600-53800-60000 DEP 50%-REFURB CHAIRS	TAYLOR & ASSOCIATES, INC	*	8,625.00	8,625.00 000114
2/25/22	00173	1/27/22 20597	202201 600-53800-60000 DEP 50%-REFURB CHAIRS	TAYLOR & ASSOCIATES, INC	V	8,625.00-	8,625.00-000114
2/04/22	00161	11/16/21 34236	202111 600-53800-60000 SLIDE ORDER #050521 BAL	COMPAC FILTRATION INC	*	10,023.69	10,023.69 000115
2/23/22	00174	12/17/21 EST 1221	202202 600-53800-60000 BASKETBALL LIGHTING BAL	GNH ELECTRIC DBA ELITE AC LLC	*	2,277.00	2,277.00 000116
2/25/22	00173	1/27/22 20597A	202201 600-53800-60000 50% DEP REFRB LNGE CHAIRS	TAYLOR & ASSOCIATES, INC	*	8,625.00	8,625.00 000117
2/28/22	00175	2/28/22 02252022	202202 600-53800-60100 DEP - RPLC HVAC	ABERDEEN A/C	*	3,600.00	3,600.00 000118
TOTAL FOR BANK B						27,893.07	
TOTAL FOR REGISTER						27,893.07	

Check Approval Form

Capital Reserve

Date: February 3, 2022

District: Aberdeen CDD

Fund Code: 33

Beginning Check #: 113

Ending Check #: 114

Total Amount of Checks:	\$ 11,992.38	New Balance
Balance in Account***:	\$ 93,021.16	\$ 81,028.78

Recent Deposits: _____

Prepared by: Margaret Bronson

Signature: 

Approved by: Ernesto Torres

Signature: _____

BANK B: CAPITAL RESERVE FUND

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK NO.
00161	13122	34416	033-600-53800-60100		13122	3,367.38	.00	3,367.38	
			DEP 50%-RPLC POOL FILT CP REPAIR AND REPLACEMENTS						
			COMPAC FILTRATION INC			3,367.38	.00	3,367.38	000113
00173	12722	20597	033-600-53800-60000		12722	8,625.00	.00	8,625.00	
			DEP 50%-REFURB CHAIRS CAPITAL OUTLAY						
			TAYLOR & ASSOCIATES,INC			8,625.00	.00	8,625.00	000114
CAPITAL RESERVE FUND						11,992.38	.00	11,992.38	
ABERDEEN-CAPITAL RESERVE FUND						11,992.38	.00	11,992.38	



2020 West Beaver Street
 Jacksonville, FL 32209
 Phone: 904-356-4003

Deposit Invoice

Date	Invoice Number
1/31/2022	34416

Bill To
First Service Residential 110 Flower Of Scotland Ave Fruit Cove, FL 32259

Ship To
First Service Residential 110 Flower Of Scotland Ave Fruit Cove, FL 32259

SO Number
012822-1

PO Number	Quote Number	Terms	Due Date	Project Name	WO Number	Lead Time
	01122-8TA	50% Deposit	1/31/2022	Aberdeen	012822-1	

Qty	Item	Description	Rate	Amount
1	Deposit	50% Deposit from Customer for Order# 012822-1 \$3,367.38	3,367.38	3,367.38
		2) F-700 lids with shocks and hardware 1) Extended House Lid w/ hardware 2) Sets of 60lb shocks Service Call Complete labor to install quoted materials (includes mobilization and lodging if required) Sales Tax	6.00%	0.00
		161B 033.000.53800.00000		

Deposits are calculated from the subtotal only, unless specified otherwise within the body of this order. Sales taxes and/or shipping charges will be calculated on the Final Invoice.

Deposits are due prior to manufacturing.

Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full.

Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.

Subtotal	USD 3,367.38
Payments/Credits	USD 0.00
Deposit Due	USD 3,367.38

From: Ernesto Torres etorres@gmsnf.com
 Subject: FW: Pool Filter lids quote and deposit invoice
 Date: January 31, 2022 at 1:32 PM
 To: Oksana Kuzmuk okuzmuk@gmsnf.com, Margaret Bronson mbronson@gmsnf.com, Alison Mossing amossing@gmstnn.com
 Cc: Jay Parker jay.parker@fsresidential.com



Please process from CR. As Jay indicated – it was approved at the last meeting.

- Ernesto Torres

Governmental Management Services

From: Jay Parker <Jay.Parker@fsresidential.com>
 Date: Monday, January 31, 2022 at 9:25 AM
 To: Ernesto Torres <etorres@gmsnf.com>, Oksana Kuzmuk <okuzmuk@gmsnf.com>, Alison Mossing <amossing@gmstnn.com>
 Cc: Belynda Tharpe <Belynda.Tharpe@fsresidential.com>
 Subject: Pool Filter lids quote and deposit invoice

Good morning all. Attached are two quotes. The 1st one is the total quote for the pool filter tank caps replacement that has been approved. The second quote is the deposit that is due now so the job may be scheduled and parts ordered. Can we please get deposit out soon as possible, so we may get on list for work to take place. If you have any questions please feel free to call.. Thank you and have a wonderful day.



Deposit Invoice

Date	Invoice Number
1/31/2022	34416

Bill To First Service Residential 110 Flower Of Scotland Ave Fruit Cove, FL 32259

Ship To First Service Residential 110 Flower Of Scotland Ave Fruit Cove, FL 32259

SO Number 012822-1

PO Number	Quote Number	Terms	Due Date	Project Name	WO Number	Lead Time
	01122-8TA	50% Deposit	1/31/2022	Aberdeen	012822-1	

Qty	Item	Description	Rate	Amount
1	Deposit	50% Deposit from Customer for Order# 012822-1 \$3,367.38 2) F-700 lids with shocks and hardware 1) Extended House Lid w/ hardware 2) Sets of 800b shocks Service Cal Complete labor to install quoted materials (includes mobilization and lodging if required) Sales Tax	3,367.38 6.00%	3,367.38 0.00

Deposits are calculated from the subtotal only, unless specified otherwise within the body of this order. Sales taxes and/or shipping charges will be calculated on the Final Invoice. Deposits are due prior to manufacturing. Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge	Subtotal	USD 3,367.38
	Payments/Credits	USD 0.00
	Deposit Due	USD 3,367.38

Taylor & Associates, Inc.

940 Opie Arnold Road
Limestone, TN 37681

Invoice

Date **1/27/2022** Invoice # **20597**

Bill To		Ship To			
Aberdeen Belynda 110 Flower of Scotland Ave St Johns FL 32259		Aberdeen Belynda 110 Flower of Scotland Ave St Johns, FL 32259			
P.O. Number	Terms	Due Date	Ship Date	Via	Cust. Phone
Belynda	Prepay	1/27/2022	1/27/2022	Ground	904-217-0925

Quantity	Item Code	Description	Price Each	Amount	
		Frame: Bronze Vinyl: Bronze			
30	Refurbish	Refurbish Dining Chair Cross Weave	80.00	2,400.00T	
45	Refurbish	Refurbish Chaise Lounge Cross Weave	135.00	6,075.00T	
1	Freight C...	Freight Charges	150.00	150.00T	
<p>RECEIVED JAN 27 2022</p> <p>033. 600.538 00, 65000</p> <p>173B</p>					
				Sales Tax (0.0%)	\$0.00

Please remit to above address.	Total	\$8,625.00
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Phone # **800-237-7798** Email jwtaylor@taylorincorporated.com Web Site www.taylorincorporated.com

Check Approval Form

Capital Reserve

Date: February 4, 2022

District: Aberdeen CDD

Fund Code: 33

Beginning Check #: 115

Ending Check #: 115

Total Amount of Checks:	\$	<u>10,023.69</u>	New Balance
Balance in Account***:	\$	<u>81,028.78</u>	\$ <u>71,005.09</u>

Recent Deposits: _____

Prepared by: Alison Mossing

Signature: _____

Approved by: Ernesto Torres

Signature: _____

AP120W

ACCOUNTS PAYABLES CHECK REGISTER AS OF 2/28/2022
033 ABERDEEN-CAPITAL RESERVE FUND

RUN DATE 2/04/2022 9.55.37
CHECK DATE 2/04/2022

PAGE 1

BANK B: CAPITAL RESERVE FUND

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK PO#	CHECK NO.
00161	111621	34236	033-600-53800-60000		111621	10,023.69	.00	10,023.69		
			COMPAC FILTRATION INC			10,023.69	.00	10,023.69	000115	
			CAPITAL RESERVE FUND			10,023.69	.00	10,023.69		
			ABERDEEN-CAPITAL RESERVE FUND			10,023.69	.00	10,023.69		

ABER ABERDEEN

AMOSSING



2020 West Beaver Street
Jacksonville, FL 32209
Phone: 904-356-4003

Final Invoice

Date	Invoice Number
11/16/2021	34236

Bill To
Aberdeen CDD 475 W. Town Place Suite 114 St. Augustine, FL 32092

Ship To
Aberdeen CDD 110 Flower Of Scotland Ave St. Johns, FL 32259 Job Site Address

033.600.53800.60000

Slide order #050521 BAL

1613

Due Date	Ship Date	Ship Via
11/16/2021	7/13/2021	Kenny

Terms	PO Number	WO Number	Quote Number	SO Number
			021621-3TA-...	050521-1

Qty	Item	Description	Rate	Amount
1	Service	Service Call	494.05	494.05
1	Item Service	Pit 1 Replacement CPI-AP-15-3-2 Complete Accumpump Controller \$8573.37	31,003.27	31,003.27
		Pit 2 Replacement CPI-AP-10-3-2 Complete Accumpump Controller \$6909.95		
		Pit 3 Replacement CPI-AP-10-3-2 Complete Accumpump Controller \$6909.95		
		Slide Equipment Pack CPI-AP-15-3-2 Complete Accumpump Controller \$8573.37		
1	Service Labor	Complete labor to install quoted materials (includes mobilization and lodging if required)	4,952.47	4,952.47
	Discount	Preferred Customer Discount	-16,402.41	-16402.41
1	Deposit	50% Deposit from Customer for Order# 050521-1 \$10,023.69 Paid On 5/19/21 Check #000100	-10,023.69	-10023.69

<p>Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full.</p> <p>Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.</p> <p>Please Note: 30 Days On Returns</p> <p>No Returns On Custom Made Items</p>	Subtotal	USD 10,023.69
	Sales Tax (0.0%)	USD 0.00
	Additional Payments/Credits	USD 0.00
	Balance Due	USD 10,023.69

Check Approval Form

Capital Reserve

Date: February 23, 2022

District: Aberdeen CDD

Fund Code: 33

Beginning Check #: 116

Ending Check #: 116

Total Amount of Checks:	<u>\$ 2,277.00</u>	New Balance
Balance in Account***:	<u>\$ 65,128.09</u>	<u>\$ 62,851.09</u>

Recent Deposits: _____

Prepared by: Margaret Bronson

Signature: _____

Approved by: Jim Oliver

Signature: _____

BANK B: CAPITAL RESERVE FUND

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St	Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK PO#	CHECK NO.
00174	121721	EST 1221	033-600-53800-60000			121721	2,277.00	.00	2,277.00		
			GNH ELECTRIC DBA ELITE AC LLC				2,277.00	.00	2,277.00	000116	
CAPITAL RESERVE FUND							2,277.00	.00	2,277.00		
ABERDEEN-CAPITAL RESERVE FUND							2,277.00	.00	2,277.00		



lic: EC13008285 Dba elite ac LLC
 6060 Chester cir
 Jacksonville, FL 32217

Phone (904) 515 6239
 Email gnhelectricllc@gmail.com
 Web <https://gnhelectric.net>

Estimate
 #EST 12216

Service Address

Amenities Center at Aberdeen
 CBD
 110 Flower Of Scotland Ave
 Fruit Cove, FL 32259
 Phone: (904) 303 7366

Work Date: 12/17/2021 **Man-Hours:** 0.60

Arrival Time: 12:26 PM **Finish Time:** 1:01 PM

Contact: Jay Parker **Technician (s):** Jarvis Campbell, Douglas Allen

Summary Lights Around Court

Basketball Court Lighting

Item	Description	Price	Qty	Amount
Permit - Commercial	Includes: Registering Permit, Pre-Inspection, Scheduling Final Inspection.	\$250.00	1.00	\$250.00
15-20 AMP Circuit - up to 20 ft from source		\$812.00	1.00	\$812.00
15-20 AMP Circuit - up to 20 ft from source		\$812.00	1.00	\$812.00
15-20 AMP Circuit - up to 20 ft from source		\$812.00	1.00	\$812.00
Warranty - 1 Year Parts, 3 Months Labor		\$0.00	1.00	\$0.00
Equipment Rental		\$350.00	1.00	\$350.00
			Subtotal	\$3,036.00
			Tax	\$0.00
			Total	\$3,036.00

Notes:

12/17/21

Customer needs three lights install on same light pole around basketball court sizzle lift needed

Customer will get back to the office

Bekynka Chapel

I agree to pay the cost of services as specified above.

Customer Signature

Date *1-25-22* 1/11/2022



Photos Before



Check Approval Form

Capital Reserve

Date: February 25, 2022

District: Aberdeen CDD

Fund Code: 33

Beginning Check #: 117

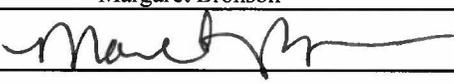
Ending Check #: 117

Total Amount of Checks: \$ 8,625.00 New Balance

Balance in Account***: \$ 171,041.53 \$ 162,416.53

Recent Deposits: _____

Prepared by: Margaret Bronson

Signature: 

Approved by: Ernesto Torres

Signature: _____

Taylor & Associates, Inc.

940 Opie Arnold Road
Limestone, IN 37681

Invoice

Date **1/27/2022** Invoice # **20597A**

Bill To		Ship To			
Aberdeen Belynda 110 Flower of Scotland Ave St Johns FL 32259		Aberdeen Belynda 110 Flower of Scotland Ave St Johns, FL 32259			
P.O. Number	Terms	Due Date	Ship Date	Via	Cust. Phone
Belynda	Prepay	1/27/2022	1/27/2022	Ground	904-217-0925

Quantity	Item Code	Description	Price Each	Amount
		Frame: Bronze Vinyl: Bronze		
30	Refurbish	Refurbish Dining Chair Cross Weave	80.00	2,400.00T
45	Refurbish	Refurbish Chaise Lounge Cross Weave	135.00	6,075.00T
1	Freight C...	Freight Charges	150.00	150.00T
		50%		
				EXP 1/22 33,600.538.6000 173B
				Sales Tax (0.0%) 50.00

Please remit to above address.	Total \$8,625.00
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Phone # 800-237-7798 Email jwtaylor@taylorincorporated.com Web Site www.taylorincorporated.com

Quote

Taylor & Associates, Inc
 940 Opie Arnold Road
 Limestone TN 37681

Date	Estimate #
12/16/2021	9008

Name / Address
Aberdeen Belynda 110 Flower of Scotland Ave St Johns FL 32259

Ship To
Aberdeen Belynda 110 Flower of Scotland Ave St Johns, FL 32259

Customer Phone	P.O. No.	Terms	Rep
904-217-0925	TBA	Prepay	JW

Item	Description	Qty	Rate	Total
Refurbish	Frame: Bronze Vinyl: Bronze			
Refurbish	Refurbish Dining Chair Cross Weave	60	80.00	4,800.00T
Refurbish	Refurbish Chaise Lounge Cross Weave	90	135.00	12,150.00T
<p><i>\$13050 is budgeted for 2023. Requesting approval for 2022.</i></p> <p><i>Approved 1-25-22 Belynda Chaype</i></p>				

As per your request!	Sales Tax (0.0%)	\$16,950.00
Phone #	Total	\$16,950.00

800-237-7798

Email:

jwtaylor@taylorincorporated.com

Web Site

www.taylorincorporated.com

Check Approval Form

Capital Reserve

Date: February 28, 2022

District: Aberdeen CDD

Fund Code: 33

Beginning Check #: 118

Ending Check #: 118

Total Amount of Checks: \$ 3,600.00 New Balance

Balance in Account***: \$ 68,728.09 \$ 65,128.09

Recent Deposits: _____

Prepared by: Margaret Bronson

Signature: _____

Approved by: Ernesto Torres

Signature: _____

BANK B: CAPITAL RESERVE FUND

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK PO#	CHECK NO.
00175	22822	02252022	033-600-53800-60100		22822	3,600.00	.00	3,600.00		
DEP -	RPLC HVAC		REPAIR AND REPLACEMENTS			3,600.00	.00	3,600.00	000118	
			ABERDEEN A/C							
CAPITAL RESERVE FUND						3,600.00	.00	3,600.00		
ABERDEEN-CAPITAL RESERVE FUND						3,600.00	.00	3,600.00		

ABER ABERDEEN

MBRONSON

HVAC UNIT REPLACEMENT INVOICE

February 25, 2022

Belynda Tharpe, General Manager/Lifestyle Director
Aberdeen CDD
110 Flower of Scotland Avenue
Saint Johns, FL 32259
Belynda.Tharpe@fsresidential.com (904) 217-0925

Products manufactured by Bryant, a Carrier company.

ITEM	TOTAL COST
15 SEER 1.5 TON HEAT PUMP SYSTEM	
215BNA018P00 Heat Pump	
FX4DNF025L00 Air Handler	
204835946 5KW Heat Strip	
TOTAL	\$7,199.82

WARRANTY/PARTS/LABOR COVERAGE

Up to 10 years of sliding scale warranty parts coverage, labor not included. Must be registered within 90 days of installation.

<https://productregistration.bryant.com/Public/Home?brand=bryant>

Labor pertaining to this installation only is covered for 1 year.

DATE OF INSTALLATION

TBD

PAYMENT SCHEDULE

A deposit in the amount of \$3,600.00 is required to secure equipment and booking date.
Remaining balance in the amount of \$3,599.82 is due day of installation upon completion of work.

Please remit payment to: Aberdeen AC 258 Grampian Highlands Drive Saint Johns, FL 32259

Thank you for the opportunity to service your HVAC replacement needs! If you have any questions, please do not hesitate to contact me at (631) 383.3864.

Sincerely,
Chrystal Blythe
Owner

175B
033.600.53800.60100