

ABERDEEN

Community Development District

AUGUST 23, 2022

AGENDA

Aberdeen
Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

August 17, 2022

Board of Supervisors
Aberdeen Community Development District

Dear Board Members:

The Aberdeen Community Development District Meeting is scheduled for **Tuesday, August 23, 2022 at 4:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Affidavit of Publication
- IV. Organizational Matters
 - A. Appointment of New Supervisor to Fill Unexpired Term of Office (11/2022)
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Election of Officers, Resolution 2022-07
- V. Fiscal Year 2022/2023 Budget
 - A. Overview of Budget
 - B. Board Discussion
 - C. Public Hearing Adopting the Budget for Fiscal Year 2022/2023
 1. Consideration of Resolution 2022-08, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2023

2. Consideration of Resolution 2022-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023
- VI. Public Hearing Adopting Amenity Center Rates, Resolution 2022-10
 - VII. Update Regarding Drainage Issue Solutions
 - VIII. Update Regarding Future Improvements to Common Area Greenspace and other CDD-Owned Facilities and Assets
 - IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operation Manager
 1. Wall Update
 2. Fountain Update
 3. Discussion of Overgrowth Issues on Lakes
 4. Discussion of Algae Issues in Lakes
 5. Consideration of Monument Sign Repair Proposal
 - E. Amenity Center Manager
 1. Report
 2. Southern Recreation Proposal for Social Hall Patio Shade, Pool Equipment Shade and Amenity Center Playground
 3. Smarter Remodeling Proposal for Conversion of Old Gym to Snack Bar
 - X. Supervisor's Request and Public Comments
 - XI. Approval of Consent Agenda
 - A. Approval of the Minutes of the July 26, 2022 Meeting
 - B. Balance Sheet as of July 31, 2022 and Statement of Revenues and Expenses for the Period Ending July 31, 2022

C. Assessment Receipt Schedule

D. Approval of Check Register

XII. Next Scheduled Meeting – 09/27/22 @ 4:00 p.m.@ Aberdeen Amenity Center

XIII. Adjournment

THIRD ORDER OF BUSINESS

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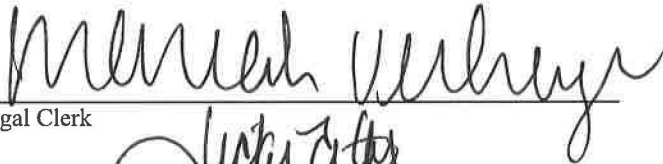
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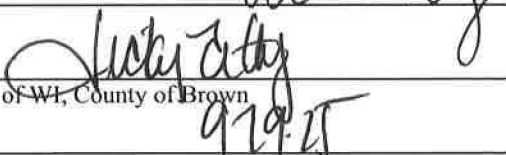
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ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Aberdeen Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 23, 2022
 TIME: 4:00 p.m.
 LOCATION: Aberdeen Amenity Center
 110 Flower of Scotland Avenue
 St. Johns, Florida 32259

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family 80	233	1.51	\$1,089.22
Single Family 73	330	1.38	\$995.44
Single Family 63	337	1.19	\$858.39
Single Family 53	628	1	\$721.34
Multi-Family	408	0.5	\$360.67
Commercial	42,000	1	\$360.67
Office	7,000	1	\$360.67

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and may directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

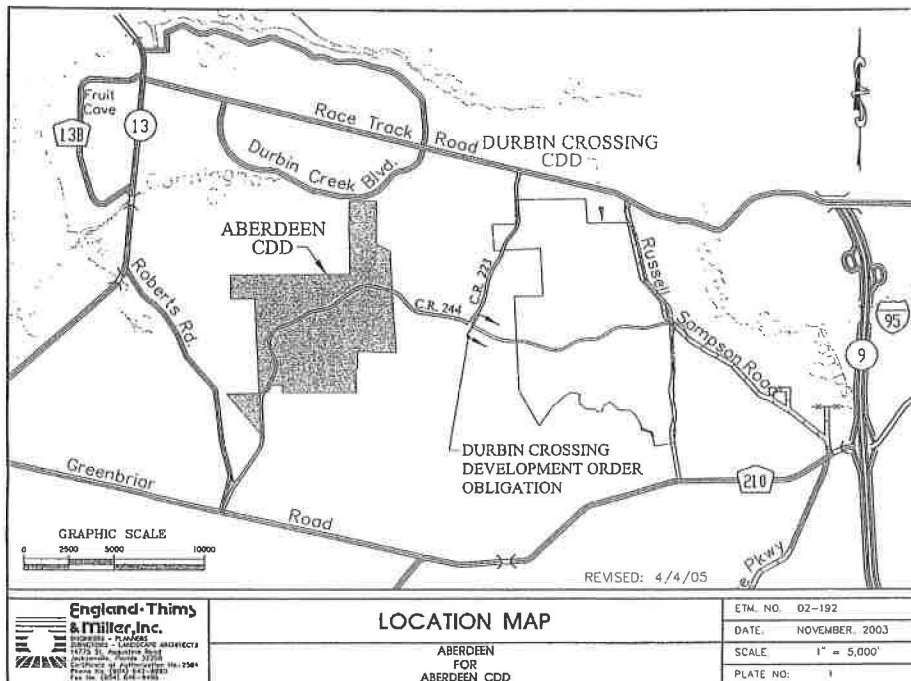
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours or by visiting the District's website at <https://aberdeencdd.com>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
 District Manager



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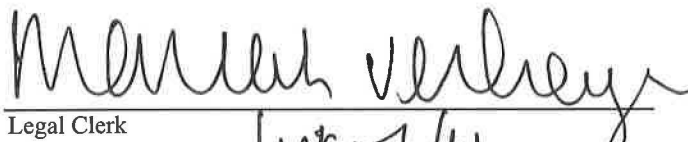
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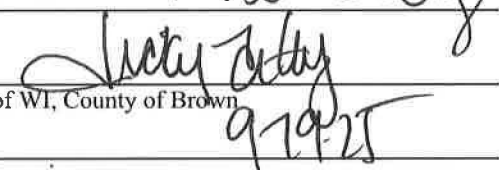
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NOTICE OF RULE DEVELOPMENT BY THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the ABERDEEN COMMUNITY DEVELOPMENT DISTRICT ("District") hereby gives notice of its intention to develop rules establishing fees related to the use of the District's amenity facilities and services. The purpose and effect of these rules is to provide for efficient and effective District operations by setting rates and fees to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 120.54 and 120.81, Florida Statutes (2021). A public hearing will be conducted by the District on August 23, 2022, at 4:00 p.m., at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259. A copy of the proposed rules may be obtained by contacting the District Manager c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850. James Oliver, District Manager Aberdeen Community Development District
Run Date: July 25, 2022

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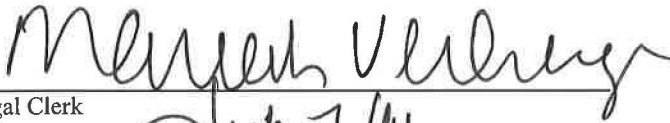
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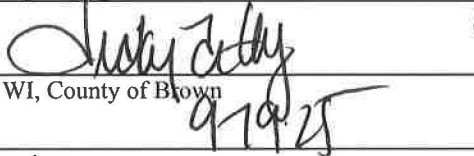
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NOTICE OF RULEMAKING FOR AMENITY CENTER RATES BY ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Aberdeen Community Development District ("District") on August 23, 2022, at 4:00 p.m., at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt proposed rules related to the use of the District's amenity facilities. The public hearing will provide an opportunity for the public to address proposed rules establishing rental fees for the use of such facilities. The proposed fees are as follows:

Facility	Deposit	Rate
Social Hall and Social Hall Patio	No change (\$250)	\$100/hour
Social Hall Patio Only	\$250	\$75/hour
West or East Pool Area Shade Structure	No Change (\$250)	\$75/hour

The proposed rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Amenity Center Policies is to provide for efficient District operations by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, Florida Statutes (2021). Specific legal authority for the rule includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in The St. Augustine Record on July 25, 2022.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record of the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A copy of the proposed rule may be obtained by contacting the District Office.
James Oliver, District Manager
Run Date: July 26, 2022
#7564513

FOURTH ORDER OF BUSINESS

C.

RESOLUTION 2022-07

**A RESOLUTION DESIGNATING OFFICERS OF THE
ABERDEEN COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Aberdeen Community Development District at a regular business meeting held on July 26, 2022 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairperson
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Marilee Giles</u>	Assistant Treasurer(s)
<u>Darrin Mossing</u>	
<u>Daniel Laughlin</u>	
<u>Marilee Giles</u>	Assistant Secretary(s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	

PASSED AND ADOPTED THIS 23RD DAY OF AUGUST, 2022.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FIFTH ORDER OF BUSINESS

A.

**Approved Budget
Fiscal Year 2023**



**Aberdeen
Community Development District**



Aberdeen
Community Development District

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Aberdeen

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Next 2 Months	Projected Thru 9/30/22	Approved Budget FY 2023
Revenues					
Assessments	\$ 1,090,295	\$ 1,092,578	\$ -	\$ 1,092,578	\$ 1,236,335
Interest Earned	\$ 200	\$ 21	\$ 5	\$ 26	\$ 200
Amenities Revenue/Misc	\$ 10,000	\$ 18,932	\$ 6,068	\$ 25,000	\$ 25,000
Carry Forward Surplus	\$ 77,369	\$ -	\$ 77,369	\$ 77,369	\$ 105,000
Total Revenues	\$ 1,177,864	\$ 1,111,532	\$ 83,442	\$ 1,194,973	\$ 1,366,535

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 7,600	\$ 2,000	\$ 9,600	\$ 12,000
FICA Expense	\$ 918	\$ 581	\$ 153	\$ 734	\$ 918
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Engineering Fees	\$ 7,000	\$ 4,436	\$ 2,565	\$ 7,000	\$ 7,000
Arbitrage	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	\$ 1,200
Dissemination Agent	\$ 7,800	\$ 6,700	\$ 1,100	\$ 7,800	\$ 7,800
Impact Fee Administration	\$ 10,000	\$ 833	\$ 9,167	\$ 10,000	\$ 10,000
Attorney Fees	\$ 40,000	\$ 18,382	\$ 21,618	\$ 40,000	\$ 37,000
Annual Audit	\$ 3,450	\$ 3,450	\$ -	\$ 3,450	\$ 3,650
Trustee Fees	\$ 14,500	\$ 7,781	\$ 6,719	\$ 14,500	\$ 14,500
Management Fees	\$ 50,282	\$ 41,902	\$ 8,380	\$ 50,282	\$ 52,796
Information Technology	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,800
Travel and Per Diem	\$ 600	\$ -	\$ 300	\$ 300	\$ 300
Telephone	\$ 700	\$ 467	\$ 154	\$ 621	\$ 700
Postage	\$ 2,000	\$ 752	\$ 1,248	\$ 2,000	\$ 2,000
Printing and Binding	\$ 3,000	\$ 1,323	\$ 677	\$ 2,000	\$ 2,000
Insurance	\$ 10,989	\$ 10,340	\$ -	\$ 10,340	\$ 12,408
Legal Advertising	\$ 2,000	\$ 956	\$ 1,044	\$ 2,000	\$ 2,000
Other Current Charges	\$ 1,000	\$ 725	\$ 275	\$ 1,000	\$ 1,000
Office Supplies	\$ 250	\$ 179	\$ 71	\$ 250	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Expenses	\$ 174,664	\$ 113,081	\$ 56,971	\$ 170,052	\$ 174,497

Amenity Center

Insurance	\$ 37,046	\$ 34,854	\$ -	\$ 34,854	\$ 41,825
Repairs & Replacements	\$ 35,000	\$ 54,340	\$ 660	\$ 55,000	\$ 55,000
Special Events	\$ 7,500	\$ 17,183	\$ 1,317	\$ 18,500	\$ 18,500
Staff Uniforms	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Recreational Supplies	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Recreational Passes	\$ 1,600	\$ 1,013	\$ 588	\$ 1,600	\$ 1,600
Capital Outlay	\$ 2,000	\$ 3,552	\$ -	\$ 3,552	\$ -
Other Current Charges	\$ 1,000	\$ 791	\$ 209	\$ 1,000	\$ 1,000
Permit Fees	\$ 2,030	\$ 2,111	\$ -	\$ 2,111	\$ 2,200
Office Supplies	\$ 2,400	\$ 2,307	\$ 843	\$ 3,150	\$ 3,150
Credit Card Machine Fees	\$ 450	\$ 1,281	\$ 219	\$ 1,500	\$ 450
Pest Control	\$ 3,000	\$ 1,599	\$ 320	\$ 1,919	\$ 3,000
Utilities					
Water & Sewer	\$ 23,000	\$ 13,720	\$ 3,000	\$ 16,720	\$ 20,000
Electric	\$ 55,000	\$ 25,257	\$ 6,500	\$ 31,757	\$ 40,000
Cable/Internet/Phone	\$ 12,000	\$ 11,025	\$ 1,475	\$ 12,500	\$ 12,500
Management Contracts					
Field Operations Management - FirstService	\$ 54,600	\$ 46,078	\$ 8,522	\$ 54,600	\$ 72,440
Pool Attendants/Lifeguards - Elite LifeGuard	\$ 39,655	\$ 35,005	\$ 4,995	\$ 40,000	\$ 50,000
Facility Management - FirstService	\$ 104,140	\$ 83,651	\$ 16,730	\$ 100,381	\$ 99,441
Pool Maintenance/Supplies - FirstService	\$ 20,553	\$ 14,586	\$ 5,967	\$ 20,553	\$ 28,210
Janitorial Services - FirstService	\$ 37,012	\$ 23,031	\$ 13,981	\$ 37,012	\$ 54,240
General Facility Maintenance - FirstService	\$ 8,500	\$ 24,671	\$ 12,336	\$ 37,007	\$ 40,560
Resident Services Coordinator - FirstService	\$ -	\$ -	\$ -	\$ -	\$ 49,040
Management Fee - FirstService	\$ 12,000	\$ 10,000	\$ 2,000	\$ 12,000	\$ 12,900

Aberdeen

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Next 2 Months	Projected Thru 9/30/22	Approved Budget FY 2023
Pool Chemicals - Poolsure	\$ 25,000	\$ 18,334	\$ 6,666	\$ 25,000	\$ 30,000
Refuse Service	\$ 7,500	\$ 8,372	\$ 1,940	\$ 10,312	\$ 12,000
Security	\$ 17,800	\$ 11,081	\$ 2,216	\$ 13,297	\$ 17,800
Website	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,800
Holiday Decorations	\$ 12,000	\$ 1,652	\$ 4,988	\$ 6,640	\$ 12,000
Subscriptions	\$ 2,988	\$ 2,490	\$ 498	\$ 2,988	\$ 2,988
Amenity Center Expenses	\$ 525,574	\$ 449,485	\$ 96,268	\$ 545,752	\$ 685,944
Grounds Maintenance					
Electric	\$ 11,000	\$ 9,001	\$ 1,999	\$ 11,000	\$ 11,000
Streetlighting	\$ 34,000	\$ 27,214	\$ 4,535	\$ 31,749	\$ 33,000
Lake Maintenance	\$ 29,000	\$ 25,728	\$ 7,272	\$ 33,000	\$ 33,000
Landscape Maintenance	\$ 200,000	\$ 155,764	\$ 36,400	\$ 192,164	\$ 258,568
Landscape Contingency	\$ 20,000	\$ 27,160	\$ 2,840	\$ 30,000	\$ 30,000
Common Area Maintenance	\$ 33,000	\$ 1,601	\$ 5,500	\$ 7,101	\$ 30,525
Reuse Water	\$ 55,000	\$ 33,773	\$ 21,227	\$ 55,000	\$ 55,000
Miscellaneous	\$ 3,000	\$ 5,043	\$ 1,000	\$ 6,043	\$ 7,000
Irrigation Repairs	\$ 7,000	\$ 2,087	\$ 7,913	\$ 10,000	\$ 10,000
Contingency	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Wetland Monitoring/Mitigation	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Grounds Maintenance Expenses	\$ 412,000	\$ 287,371	\$ 93,686	\$ 381,057	\$ 473,093
Capital Reserve Fund	\$ 65,626	\$ 65,626	\$ -	\$ 65,626	\$ 33,000
TOTAL EXPENDITURES	\$ 1,177,864	\$ 915,563	\$ 246,925	\$ 1,162,488	\$ 1,366,535
EXCESS REVENUES / (EXPENDITURES)	\$ -	\$ 195,969	\$ (163,483)	\$ 32,486	\$ -

Net Assessment	\$1,236,335
Plus Collection Fees & Discounts (6%)	\$78,878
Gross Assessment	\$1,315,212

Parcel	Unit Count	Gross Assessment Per Parcel	Gross Assessment Per Unit - FY 2022	Gross Assessment Per Unit - FY 2023	\$ Increase	% Increase
Single Family 80	233	\$224,109	\$848.23	\$961.84	\$113.62	13.39%
Single Family 73	330	\$290,081	\$775.20	\$879.03	\$103.83	13.39%
Single Family 63	337	\$255,448	\$668.47	\$758.01	\$89.54	13.39%
Single Family 53	628	\$400,024	\$561.74	\$636.98	\$75.24	13.39%
Multi-Family	408	\$129,944	\$280.87	\$318.49	\$37.62	13.39%
Commercial	42000	\$13,377	\$280.87	\$318.49	\$37.62	13.39%
Office	7000	\$2,229	\$280.87	\$318.49	\$37.62	13.39%
Total	50,936	\$1,315,212				

Parcel	Unit Count	ERU Factor	Total ERU's	%	Net Assessment	Gross Assessment
Single Family 80	233	1.51	351.83	17%	\$210,668	\$224,109
Single Family 73	330	1.38	455.40	22%	\$272,684	\$290,081
Single Family 63	337	1.19	401.03	19%	\$240,128	\$255,448
Single Family 53	628	1	628.00	30%	\$376,033	\$400,024
Multi-Family	408	0.5	204.00	10%	\$122,151	\$129,944
Commercial	42000	1	21.00	1%	\$12,574	\$13,377
Office	7000	1	3.50	0%	\$2,096	\$2,229
Total	50,936		2064.76	100%	\$ 1,236,335	\$ 1,315,212

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2023

REVENUES:

Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Interest Income

The District will have all excess funds invested with the US Bank Corporate Trust Services. The amount is based upon the estimated average balance of funds available during the fiscal year.

Amenities Revenue/Misc

Income received from residents for rental of clubroom or patio and special events deposits.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 5 supervisors for 12 monthly meetings.

FICA Expense

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

Assessment Administration

Governmental Management Services serves as the District's Assessment Administrator responsible for certifying annual assessments to County Tax Collector, billing and collection of direct assessments, collection of prepaid assessments, maintaining lien book, etc.

Engineering Fees

The District's engineering firm, England, Thims & Miller, Inc., will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage

The District is required to annually have an arbitrage calculation on the District's Series 2005, 2006-1 & 2006-2 Special Assessment Bonds. The District has contracted with Grau and Associates, an independent audit firm to calculate the rebate liability and submit a report to the District.

Aberdeen
Community Development District
 GENERAL FUND BUDGET
 Fiscal Year 2023

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District utilizes Governmental Management Services and Disclosure Services LLC to provide this service.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Governmental Management Services	\$ 583	\$ 7,000
Disclosure Services LLC	\$ 67	\$ 800
	\$ 650	\$ 7,800

Impact Fee Administration

Charges to the District for the services of Governmental Management Services, LLC to collect St. Johns County Impact Fees on behalf of the District, manage the 2006 Impact Fee Bonds, and maintain the Series 2006 Lien Book.

Attorney Fees

The District's legal counsel, Kutak Rock LLP, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger Toombs to conduct their annual audit.

Trustee Fees

The District issued Series 2005, Series 2006-1, and Series 2018 Special Assessment Bond, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Governmental Management Services	\$ 4,400	\$ 52,796

Information Technology

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Governmental Management Services	\$ 150	\$ 1,800

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2023

Travel and Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in the St. Augustine Record.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175.

Amenity Center:

Insurance

The District's Property Insurance policy is with EGIS Insurance Advisors LLC. EGIS Insurance Advisors specialize in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center and other CDD owned improvements.

Repair & Replacements

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2023

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Staff Uniforms

Represents the cost for FirstService Residential staff - front desk and maintenance.

Recreational Supplies

Represents the cost for special event supplies such as games, ping pong, corn hole, etc.

Recreation Passes

Represents the estimated cost for access cards purchased by the District's Amenity Center.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year for the Amenity Center.

Other Current Charges

Any unanticipated cost incurred by the Amenity Center.

Permit Fees

Represents Permit Fees paid to the Florida Department of Health for the swimming pool.

Office Supplies

Represents any supplies needed for the operation of the Amenity Center.

Credit Card Machine Fees

Fees associated with using the merchant machine to run credit card transaction to collect facility revenue for rentals and access cards.

Pest Control

The district is contracted with Turner Pest Control to provide monthly pest control services for the amenity centers.

Aberdeen
Community Development District
 GENERAL FUND BUDGET
 Fiscal Year 2023

Water & Sewer

JEA provides the cost of water / sewer associated with the Recreation Facility.

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
68342315	110 Flower of Scotland Ave	\$ 170	\$ 2,040
68090745	110 Flower of Scotland Ave	\$ 1,115	\$ 13,380
84792274	110 Flower of Scotland Ave	\$ 175	\$ 2,100
68342315	110 Flower of Scotland Ave-SEWER	\$ 165	\$ 1,980
	Contingency	\$ 42	\$ 500
		\$ 1,667	\$ 20,000

Electric

JEA provides the cost of electric associated with the Recreation Facility.

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
12512538	110 Flower of Scotland Ave	\$ 3,233	\$ 38,800
	Contingency	\$ 100	\$ 1,200
		\$ 3,333	\$ 40,000

Cable/Internet/Telephone

The District's estimated cost for cable television, internet & telephone services for the Amenity Center provided by Comcast.

Field Operations Management

The District is under contract with First Service, for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
First Service	\$ 6,037	\$ 72,440

Pool Attendants/Lifeguards

The District is under contract with Elite LifeGuard to provide lifeguards during the operating season for the pool. Amount based on proposed contract. Oversight provided by First Service.

Facility Management

Cost to provide management for the Amenity Center. Amount based on proposed contract with First Service.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
First Service	\$ 8,287	\$ 99,441

Aberdeen
Community Development District
 GENERAL FUND BUDGET
 Fiscal Year 2023

Pool Maintenance & Supplies

Amount based on proposed contract with First Service to provide maintenance of the Amenity Center swimming pool.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
First Service	\$ 2,351	\$ 28,210

Janitorial Services

Amount based on proposed contract with First Service to provide janitorial services for the Amenity Center and the Fitness Center.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
First Service	\$ 4,520	\$ 54,240

General Facility Maintenance

Amount based on proposed contract with First Service to provide routine repairs and maintenance for the Amenity Center.

Resident Services Coordinator

Amount based on proposed contract with First Service to cover office, assist members, assist with events.

Management Fee

The District is contracted with First Service to provide annual corporate support.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
First Service	\$ 1,075	\$ 12,900

Pool Chemicals

Poolsure will provide the necessary chemicals for the Amenity Center pool.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure	\$ 2,500	\$ 30,000

Refuse Service

GFL Environmental provides garbage disposal service for the District.

Aberdeen
Community Development District
 GENERAL FUND BUDGET
 Fiscal Year 2023

Security

The District is contracted with Envera Systems and Alpha Dog to provide security monitoring for the Amenity Center and Fitness Center.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Envera Systems	\$ 924	\$ 11,088
Alpha Dog	\$ 250	\$ 3,000
Contingency	\$ 309	\$ 3,712
	\$ 1,483	\$ 17,800

Website

The district contracts with Unicorn Web Development to provide website licensing and services.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Unicorn Web Development	\$ 150	\$ 1,800

Holiday Decorations

The district estimated cost for Holiday preparation of Amenity Center.

Subscriptions

Wellbeats is contracted to provide program channels at Fitness Center.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Wellbeats	\$ 249	\$ 2,988

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2023

Grounds Maintenance:

Electric

JEA provides the cost of electricity for signage lighting and entry feature lighting for the District.

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
97329397	100 Flower of Scotland Ave Apt SG01	\$ 15	\$ 180
89317527	100 Scotland Yard Blvd	\$ 16	\$ 192
97329395	100 William Penney Way Apt SG01	\$ 16	\$ 192
14904108	111 Prince Albert Av APT FS01	\$ 30	\$ 360
20193412	126 Burnett Ct Apt FS01	\$ 280	\$ 3,360
22969631	1300 Shetland Dr Apt LL01	\$ 15	\$ 180
148933351	138 Prince Albert Av Apt IR01	\$ 40	\$ 480
14903183	17 Shetland Dr Apt SG01	\$ 16	\$ 192
14907340	191 Prince Albert AV Apt SG01	\$ 15	\$ 180
76783963	3394 Longleaf Pine PY	\$ 25	\$ 300
28727195	4788 Longleaf Pine PY APT SG 01	\$ 18	\$ 216
14908425	5040 Longleaf Pine Py Apt SG01	\$ 18	\$ 216
97329407	70 Glenlivet Wy Apt SG01	\$ 15	\$ 180
28768954	90 Queen Victoria Av	\$ 15	\$ 180
95047089	91 Prince Albert Av	\$ 20	\$ 240
14909547	944 Rustlewood LA Apt FS01	\$ 200	\$ 2,400
97329410	99 Mahogany Bay Dr Apt SG01	\$ 18	\$ 216
	Contingency	\$ 145	\$ 1,736
		\$ 917	\$ 11,000

Street Lighting

JEA provides the District street lighting cost for the community. The amount is based upon the agreement plus estimated cost for fuel charges.

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
70 watts/241U	119 Shetland Dr	\$ 1,825	\$ 21,900
40W/22UNITS	1300 Shetland Dr Apt ARLT	\$ 400	\$ 4,800
27UNITS	764 Shetland Dr Apt IR01	\$ 220	\$ 2,640
40 watts/23U	90 Queen Victoria	\$ 180	\$ 2,160
40W/5UNITS	992 Shetland Dr Apt IR01	\$ 41	\$ 492
	Contingency	\$ 84	\$ 1,008
		\$ 2,750	\$ 33,000

Lake Maintenance

The District has contracted with Future Horizons, Inc for the maintenance of 38 ponds on district property. GMS also contracted to inspect and clean lakes and outfall structures.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Future Horizons	\$ 2,129	\$ 25,548
Contingency	\$ 621	\$ 7,452
	\$ 2,750	\$ 33,000

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2023

Landscape Maintenance

The District has contracted with Tree Amigos Outdoor Services to maintain the common areas of the District.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Tree Amigos	\$ 21,547	\$ 258,568

Landscape Contingency

Other landscape costs that are not under contract, which includes landscape light repairs and replacements.

Common Area Maintenance

Contracted staff for repairs and trash pick-up on District owned property.

Water/Reuse Water

Water, sewer and irrigation systems cost for the district based on JEA projected rates.

Account	Location	Monthly	Annual
67153683	100 Flower of Scotland Ave	\$ 38	\$ 456
1594221	100 Scotland Yard Blvd	\$ 360	\$ 4,320
64240114	100 William Penney Way	\$ 85	\$ 1,020
64240091	101 Flower of Scotland Ave	\$ 54	\$ 648
85342751	1290 Shetland Dr Apt IR01	\$ 107	\$ 1,284
85740420	130 Veterans PY	\$ 69	\$ 828
67862630	133 Celtic Wedding Dr	\$ 25	\$ 300
83713776	1591 Shetland Dr Apt IR01	\$ 200	\$ 2,400
78582269	17 Shetland Dr	\$ 245	\$ 2,940
72122492	176 River Dee Dr	\$ 138	\$ 1,656
81113064	191 Albert Av Apt IR01	\$ 175	\$ 2,100
83717400	200 W Adelaide Dr	\$ 235	\$ 2,820
83714368	299 Glasgow Dr Apt IR01	\$ 82	\$ 984
84332498	3924 Longleaf Pine Py	\$ 68	\$ 816
64240055	437 S Aberdeenshire Dr	\$ 25	\$ 300
67153684	4788 Longleaf Pine PY	\$ 68	\$ 816
83717398	482 S Aberdeenshire Dr	\$ 25	\$ 300
67153700	5040 Longleaf Pine PY	\$ 55	\$ 660
85015950	559 Grampian Highlands Dr	\$ 40	\$ 480
83714400	572 Glasgow Dr Apt IR01	\$ 80	\$ 960
81948219	711 Irish Tartan Way	\$ 100	\$ 1,200
81948213	764 Shetland Dr Apt IR01	\$ 40	\$ 480
85740407	90 Queen Victoria Av	\$ 800	\$ 9,600
85083599	91 Prince Albert Av	\$ 1,000	\$ 12,000
71731594	99 Mahogany Bay Dr	\$ 195	\$ 2,340
83794232	992 Shetland Dr Apt IR01	\$ 148	\$ 1,776
83459857	650 Fort William Dr	\$ 39	\$ 468
	Contingency	\$ 87	\$ 1,048
		\$ 4,583	\$ 55,000

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2023

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Contingency

A contingency for any unanticipated cost to the District

Wetland Monitoring/Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations. Amount based on contract with Environmental Management Services, Inc.

Capital Reserve Fund

The District established a reserve to fund the renewal and replacement of District's capital related facilities and property.

Aberdeen

Community Development District

Debt Service Fund

Series 2018

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected 2 Months	Projected Thru 9/30/22	Approved Budget FY 2023
Revenues					
Assessments	\$ 135,283	\$ 135,346	\$ -	\$ 135,346	\$ 135,283
Prepayments	\$ -	\$ 1,351	\$ -	\$ 1,351	\$ -
Interest	\$ -	\$ 98	\$ 15	\$ 113	\$ 200
Carry Forward Surplus	\$ 49,952	\$ 50,645	\$ -	\$ 50,645	\$ 49,605
Total Revenues	\$ 185,235	\$ 187,440	\$ 15	\$ 187,455	\$ 185,087
Expenditures					
Interest 11/1	\$ 48,928	\$ 48,925	\$ -	\$ 48,925	\$ 48,100
Interest 5/1	\$ 48,928	\$ 48,925	\$ -	\$ 48,925	\$ 48,100
Principal 5/1	\$ 35,000	\$ 35,000	\$ -	\$ 35,000	\$ 35,000
Principal 5/1 - Prepayment	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Total Expenditures	\$ 132,855	\$ 137,850	\$ -	\$ 137,850	\$ 131,200
EXCESS REVENUES / (EXPENDITURES)	\$ 52,380	\$ 49,590	\$ 15	\$ 49,605	\$ 53,887

11/1/23 Interest Payment \$47,400

Net Assessment	\$ 135,283
Plus Collection Fees & Discounts (6%)	\$8,631
Gross Assessment	\$143,914

Aberdeen Community Development District

SERIES 2018 AMORTIZATION SCHEDULE (Combined)

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$ 1,940,000.00		\$ 48,100.00	\$ 48,100.00
5/1/23	\$ 1,940,000.00	\$ 35,000.00	\$ 48,100.00	\$ 130,500.00
11/1/23	\$ 1,905,000.00		\$ 47,400.00	
5/1/24	\$ 1,905,000.00	\$ 40,000.00	\$ 47,400.00	\$ 134,000.00
11/1/24	\$ 1,865,000.00		\$ 46,600.00	
5/1/25	\$ 1,865,000.00	\$ 40,000.00	\$ 46,600.00	\$ 132,300.00
11/1/25	\$ 1,825,000.00		\$ 45,700.00	
5/1/26	\$ 1,825,000.00	\$ 40,000.00	\$ 45,700.00	\$ 130,500.00
11/1/26	\$ 1,785,000.00		\$ 44,800.00	
5/1/27	\$ 1,785,000.00	\$ 45,000.00	\$ 44,800.00	\$ 133,587.50
11/1/27	\$ 1,740,000.00		\$ 43,787.50	
5/1/28	\$ 1,740,000.00	\$ 45,000.00	\$ 43,787.50	\$ 131,562.50
11/1/28	\$ 1,695,000.00		\$ 42,775.00	
5/1/29	\$ 1,695,000.00	\$ 45,000.00	\$ 42,775.00	\$ 129,537.50
11/1/29	\$ 1,650,000.00		\$ 41,762.50	
5/1/30	\$ 1,650,000.00	\$ 50,000.00	\$ 41,762.50	\$ 132,275.00
11/1/30	\$ 1,600,000.00		\$ 40,512.50	
5/1/31	\$ 1,600,000.00	\$ 50,000.00	\$ 40,512.50	\$ 129,775.00
11/1/31	\$ 1,550,000.00		\$ 39,262.50	
5/1/32	\$ 1,550,000.00	\$ 55,000.00	\$ 39,262.50	\$ 132,150.00
11/1/32	\$ 1,495,000.00		\$ 37,887.50	
5/1/33	\$ 1,495,000.00	\$ 55,000.00	\$ 37,887.50	\$ 129,400.00
11/1/33	\$ 1,440,000.00		\$ 36,512.50	
5/1/34	\$ 1,440,000.00	\$ 60,000.00	\$ 36,512.50	\$ 131,525.00
11/1/34	\$ 1,380,000.00		\$ 35,012.50	
5/1/35	\$ 1,380,000.00	\$ 65,000.00	\$ 35,012.50	\$ 133,400.00
11/1/35	\$ 1,315,000.00		\$ 33,387.50	
5/1/36	\$ 1,315,000.00	\$ 65,000.00	\$ 33,387.50	\$ 130,150.00
11/1/36	\$ 1,250,000.00		\$ 31,762.50	
5/1/37	\$ 1,250,000.00	\$ 70,000.00	\$ 31,762.50	\$ 131,775.00
11/1/37	\$ 1,180,000.00		\$ 30,012.50	
5/1/38	\$ 1,180,000.00	\$ 75,000.00	\$ 30,012.50	\$ 133,150.00
11/1/39	\$ 1,105,000.00		\$ 28,137.50	
5/1/39	\$ 1,105,000.00	\$ 80,000.00	\$ 28,137.50	\$ 134,275.00
11/1/39	\$ 1,025,000.00		\$ 26,137.50	
5/1/40	\$ 1,025,000.00	\$ 80,000.00	\$ 26,137.50	\$ 130,235.00
11/1/40	\$ 945,000.00		\$ 24,097.50	
5/1/41	\$ 945,000.00	\$ 85,000.00	\$ 24,097.50	\$ 131,027.50
11/1/41	\$ 860,000.00		\$ 21,930.00	
5/1/42	\$ 860,000.00	\$ 90,000.00	\$ 21,930.00	\$ 131,565.00
11/1/42	\$ 770,000.00		\$ 19,635.00	
5/1/43	\$ 770,000.00	\$ 95,000.00	\$ 19,635.00	\$ 131,847.50
11/1/43	\$ 675,000.00		\$ 17,212.50	
5/1/44	\$ 675,000.00	\$ 100,000.00	\$ 17,212.50	\$ 131,875.00
11/1/44	\$ 575,000.00		\$ 14,662.50	
5/1/45	\$ 575,000.00	\$ 105,000.00	\$ 14,662.50	\$ 131,647.50
11/1/45	\$ 470,000.00		\$ 11,985.00	
5/1/46	\$ 470,000.00	\$ 110,000.00	\$ 11,985.00	\$ 131,165.00
11/1/46	\$ 360,000.00		\$ 9,180.00	
5/1/47	\$ 360,000.00	\$ 115,000.00	\$ 9,180.00	\$ 130,427.50
11/1/47	\$ 245,000.00		\$ 6,247.50	
5/1/48	\$ 245,000.00	\$ 120,000.00	\$ 6,247.50	\$ 129,435.00
11/1/48	\$ 125,000.00		\$ 3,187.50	
5/1/49	\$ 125,000.00	\$ 125,000.00	\$ 3,187.50	\$ 128,187.50
11/1/49				
		\$ 1,940,000.00	\$ 1,655,375.00	\$ 3,595,375.00

Aberdeen

Community Development District

Debt Service Fund

Series 2020

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected 2 Months	Projected Thru 9/30/22	Approved Budget FY 2023
Revenues					
Assessment	\$ 1,950,944	\$ 1,953,074	\$ -	\$ 1,953,074	\$ 1,950,944
Prepayments 2020A1	\$ -	\$ 11,214	\$ -	\$ 11,214	\$ -
Prepayments 2020A2	\$ -	\$ 2,967	\$ -	\$ 2,967	\$ -
Interest	\$ 100	\$ 881	\$ 119	\$ 1,000	\$ 1,000
Carry Forward Surplus	\$ 590,966	\$ 613,419	\$ -	\$ 613,419	\$ 433,443
Total Revenues	\$ 2,542,010	\$ 2,581,555	\$ 119	\$ 2,581,674	\$ 2,385,387
Expenditures					
2020 A1					
Interest 11/1	\$ 339,250	\$ 339,250	\$ -	\$ 339,250	\$ 317,419
Principal 11/1 - Prepayment	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Interest 5/1	\$ 339,250	\$ 339,044	\$ -	\$ 339,044	\$ 317,419
Principal 5/1	\$ 855,000	\$ 855,000	\$ -	\$ 855,000	\$ 900,000
Principal 5/1 - Prepayment	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
2020 A2					
Interest 11/1	\$ 107,469	\$ 107,469	\$ -	\$ 107,469	\$ 99,481
Interest 5/1	\$ 107,469	\$ 107,469	\$ -	\$ 107,469	\$ 99,481
Principal 5/1	\$ 225,000	\$ 225,000	\$ -	\$ 225,000	\$ 225,000
Principal 5/1 - Prepayment	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
Total Expenditures	\$ 1,973,438	\$ 2,148,231	\$ -	\$ 2,148,231	\$ 1,958,800
Excess Revenues (Expenditures)	\$ 568,573	\$ 433,324	\$ 119	\$ 433,443	\$ 426,587

11/1/23 Interest payment A1	\$294,919
11/1/22 Interest payment A2	\$94,981
	<u>\$389,900</u>

Net Assessment	\$ 1,950,944
Plus Collection Fees & Discounts (6%)	124,588
Gross Assessment	<u>\$ 2,075,532</u>

Aberdeen
Community Development District

SERIES 2020 A1
AMORTIZATION SCHEDULE (Combined)

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$ 16,790,000.00		\$ 317,418.75	\$ 317,418.75
5/1/23	\$ 16,790,000.00	\$ 900,000.00	\$ 317,418.75	
11/1/23	\$ 15,890,000.00		\$ 294,918.75	\$ 1,512,337.50
5/1/24	\$ 15,890,000.00	\$ 945,000.00	\$ 294,918.75	
11/1/24	\$ 14,945,000.00		\$ 271,293.75	\$ 1,511,212.50
5/1/25	\$ 14,945,000.00	\$ 990,000.00	\$ 271,293.75	
11/1/25	\$ 13,955,000.00		\$ 246,543.75	\$ 1,507,837.50
5/1/26	\$ 13,955,000.00	\$ 1,045,000.00	\$ 246,543.75	
11/1/26	\$ 12,910,000.00		\$ 220,418.75	\$ 1,511,962.50
5/1/27	\$ 12,910,000.00	\$ 1,095,000.00	\$ 220,418.75	
11/1/27	\$ 11,815,000.00		\$ 193,043.75	\$ 1,508,462.50
5/1/28	\$ 11,815,000.00	\$ 1,155,000.00	\$ 193,043.75	
11/1/28	\$ 10,660,000.00		\$ 164,168.75	\$ 1,512,212.50
5/1/29	\$ 10,660,000.00	\$ 1,195,000.00	\$ 164,168.75	
11/1/29	\$ 9,465,000.00		\$ 149,978.13	\$ 1,509,146.88
5/1/30	\$ 9,465,000.00	\$ 1,225,000.00	\$ 149,978.13	
11/1/30	\$ 8,240,000.00		\$ 133,900.00	\$ 1,508,878.13
5/1/31	\$ 8,240,000.00	\$ 1,265,000.00	\$ 133,900.00	
11/1/31	\$ 6,975,000.00		\$ 113,343.75	\$ 1,512,243.75
5/1/32	\$ 6,975,000.00	\$ 1,305,000.00	\$ 113,343.75	
11/1/32	\$ 5,670,000.00		\$ 92,137.50	\$ 1,510,481.25
5/1/33	\$ 5,670,000.00	\$ 1,350,000.00	\$ 92,137.50	
11/1/33	\$ 4,320,000.00		\$ 70,200.00	\$ 1,512,337.50
5/1/34	\$ 4,320,000.00	\$ 1,395,000.00	\$ 70,200.00	
11/1/34	\$ 2,925,000.00		\$ 47,531.25	\$ 1,512,731.25
5/1/35	\$ 2,925,000.00	\$ 1,440,000.00	\$ 47,531.25	
11/1/35	\$ 1,485,000.00		\$ 24,131.25	\$ 1,511,662.50
5/1/36	\$ 1,485,000.00	\$ 1,485,000.00	\$ 24,131.25	
11/1/36	\$ -		\$ -	\$ 1,509,131.25
		\$ 16,790,000.00	\$ 4,678,056.25	\$ 21,468,056.25

**Aberdeen
Community Development District**

SERIES 2020 A2
AMORTIZATION SCHEDULE (Combined)

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$ 4,300,000.00		\$ 99,481.25	\$ 99,481.25
5/1/23	\$ 4,300,000.00	\$ 225,000.00	\$ 99,481.25	
11/1/23	\$ 4,075,000.00		\$ 94,981.25	\$ 419,462.50
5/1/24	\$ 4,075,000.00	\$ 235,000.00	\$ 94,981.25	
11/1/24	\$ 3,840,000.00		\$ 90,281.25	\$ 420,262.50
5/1/25	\$ 3,840,000.00	\$ 245,000.00	\$ 90,281.25	
11/1/25	\$ 3,595,000.00		\$ 85,381.25	\$ 420,662.50
5/1/26	\$ 3,595,000.00	\$ 255,000.00	\$ 85,381.25	
11/1/26	\$ 3,340,000.00		\$ 79,325.00	\$ 419,706.25
5/1/27	\$ 3,340,000.00	\$ 265,000.00	\$ 79,325.00	
11/1/27	\$ 3,075,000.00		\$ 73,031.25	\$ 417,356.25
5/1/28	\$ 3,075,000.00	\$ 280,000.00	\$ 73,031.25	
11/1/28	\$ 2,795,000.00		\$ 66,381.25	\$ 419,412.50
5/1/29	\$ 2,795,000.00	\$ 295,000.00	\$ 66,381.25	
11/1/29	\$ 2,500,000.00		\$ 59,375.00	\$ 420,756.25
5/1/30	\$ 2,500,000.00	\$ 310,000.00	\$ 59,375.00	
11/1/30	\$ 2,190,000.00		\$ 52,012.50	\$ 421,387.50
5/1/31	\$ 2,190,000.00	\$ 325,000.00	\$ 52,012.50	
11/1/31	\$ 1,865,000.00		\$ 44,293.75	\$ 421,306.25
5/1/32	\$ 1,865,000.00	\$ 340,000.00	\$ 44,293.75	
11/1/32	\$ 1,525,000.00		\$ 36,218.75	\$ 420,512.50
5/1/33	\$ 1,525,000.00	\$ 355,000.00	\$ 36,218.75	
11/1/33	\$ 1,170,000.00		\$ 27,787.50	\$ 419,006.25
5/1/34	\$ 1,170,000.00	\$ 370,000.00	\$ 27,787.50	
11/1/34	\$ 800,000.00		\$ 19,000.00	\$ 416,787.50
5/1/35	\$ 800,000.00	\$ 390,000.00	\$ 19,000.00	
11/1/35	\$ 410,000.00		\$ 9,737.50	\$ 418,737.50
5/1/36	\$ 410,000.00	\$ 410,000.00	\$ 9,737.50	
11/1/36				\$ 419,737.50
		\$ 4,300,000.00	\$ 1,674,575.00	\$ 5,974,575.00

Aberdeen

Community Development District

Capital Reserve Fund

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Next 2 Months	Projected Thru 9/30/22	Approved Budget FY 2023
REVENUES:					
Capital Reserve - Transfer In	\$ 65,626	\$ -	\$ 65,626	\$ 65,626	\$ 33,000
Impact Fees	\$ -	\$ 169,608	\$ -	\$ 169,608	\$ -
Interest	\$ 900	\$ 2,162	\$ 838	\$ 3,000	\$ 3,000
Carry Forward Surplus	\$ 763,832	\$ 756,657	\$ -	\$ 756,657	\$ 778,569
Total Revenues	\$ 830,358	\$ 928,427	\$ 66,464	\$ 994,891	\$ 814,569
EXPENDITURES:					
Capital Outlay	\$ 50,000	\$ 97,748	\$ 32,583	\$ 120,307	\$ 150,000
Repair and Replacements	\$ 50,000	\$ 74,636	\$ 24,879	\$ 96,014	\$ 100,000
Total Expenditures	\$ 100,000	\$ 172,384	\$ 57,461	\$ 216,321	\$ 250,000
EXCESS REVENUES / (EXPENDITURES)	\$ 730,358	\$ 756,043	\$ 9,003	\$ 778,569	\$ 564,569

C.

1.

RESOLUTION 2022-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Aberdeen Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Aberdeen Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2018	\$ _____
DEBT SERVICE FUND – SERIES 2020	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023, or within 60 days following the end of the Fiscal Year 2022/2023, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF AUGUST, 2022.

ATTEST:

**ABERDEEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2022/2023 Budget

2.

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Aberdeen Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 23rd day of August, 2022.

ATTEST:

**ABERDEEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

SIXTH ORDER OF BUSINESS

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ABERDEEN COMMUNITY DEVELOPMENT DISTRICT ADOPTING RATES, FEES AND CHARGES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board finds that the imposition of fees in accordance with **Exhibit A** for utilization of the facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; (ii) the average number of persons residing or working in or otherwise occupying the premises served; and upon (iii) other factors affecting the use of the facilities furnished.

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; (ii) the average number of persons residing or working in or otherwise occupying the premises served; and upon (iii) other factors affecting the use of the facilities furnished.

SECTION 2. Fees for use of the District’s facilities and services are adopted in accordance with **Exhibit A** for the purpose of providing revenues to maintain the operation and maintenance of the facilities, and are hereby ratified, approved and confirmed.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 23rd day of August, 2022.

ATTEST:

**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Exhibit A: Rates, Fees & Charges

Exhibit A

Rental Fees

<u>Facility</u>	<u>Deposit</u>	<u>Rate</u>
Social Hall and Social Hall Patio	No change (\$250)	\$100/hour
Social Hall Patio Only	\$250	\$75/hour
West or East Pool Area Shade Structure	No Change (\$250)	\$75/hour

NINTH ORDER OF BUSINESS

E.

1.

Aberdeen CDD GM/LD Agenda

August 23, 2022

GM Update:

- Southern Recreation Quotes attached
 - Social Hall Patio Shade
 - Pool Equipment Shade
 - Amenity Center Playground (with mulch & with turf)
- Smarter Remodeling Quote attached
 - Convert Old Gym to Snack Bar
- Advanced Awning proposals not received as of 8/16/22 for enlarger current patio awning, adding awning to social hall patio and pool equipment area
- Invoiced HOA for Back To School Splash Bash (**\$1049.10**)
 - \$609.10 - Ice Cream Sundae Bar
 - \$300.00 - DJ
 - \$140 - Bingo Prizes
 - \$00.00 Inflatables & Movie Screen. We had issues with the inflatables (holes/would not stay inflated) and vendor was 45 minutes late setting up dive-in movie. Vendor did not accept the payment of \$985 due to the issues.
- Resident use after hours of amenity center discussion. History of swim at own risk? After one summer season, management recommends revisiting evening swim at own risk. Staff should be onsite until pool closes!
 - False alarm dispatched with SJCSO
 - Gates are left propped open over night for anyone to enter after staff leaves.
 - Video shows teens jumping off of lifeguard chairs, removing chain from slide and running up/down slide, and leaving trash on deck.

Recap of Lifestyle Events:

- Back to School Splash Bash (approximately 250 participants)
 - DJ

- Inflatables
- Ice Cream Sundae Bar
- BINGO
- Dive-In Movie 8:30pm

Lifestyle Upcoming Events:

- Labor Day Weekend
 - Friday Night Trivia & Chubby Burgers Food Truck
 - Saturday College Football Game of the Day Oregon vs Georgia- 3:30pm
 - Monday Jazzy Crab Seafood truck (12-3pm)
- Every Saturday college football game of the week (tbd)
- Sunday NFL Game of the week (tbd)
- Friday 16th – Live music poolside (solo guitarist Robbie Trice) and Alma food truck
- October 1st – Poolside Luau with Prince Pele's Polynesian Review, Happa Li Polynesian Food Truck, Maui Wowi Hawaiian Coffee and Smoothies
- October 22nd – Fall Festival

2.



Proposed Date	JULY 25, 2022
Expiration Date	AUGUST 25, 2022

Southern Recreation

Play for all ages

4060 Edison Avenue
 Jacksonville, Florida 32254
 Phone 904-387-4390 Fax 904-387-4391
terry@southernrecreation.com
www.southernrecreation.com

PROJECT NAME:
Aberdeen Amenity Center
Social Hall Patio Shade

PROPOSED TO Belynda Tharpe
 First Service Residential
 110 Flower of Scotland Ave.
 St. Johns, FL 32259
 904-217-0925
Belynda.tharpe@fsresidential.com

BILL TO Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Terry	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		SRP 20'x18' Hanging Cantilever Shade Structure		8,195.00
2ea.		Footers per Engineering 4.16'x4.16'x3' w/ required steel		2,500.00
		Note-Shade posts to be located outside of fencing		

Subtotal	10,695.00
Tax Rate	.07
Tax	Exempt
Freight	699.00
Installation	2,500.00
Total Due	13,894.00

Terms and Conditions and Required Signature on next page.

Southern Recreation, Inc. Terms and Conditions

Payment A 50% deposit is required to begin project. The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included unless specifically noted on the proposal.

Installation may include the following: Permitting if required for the State of Florida - State Certified Contractor CBC1252594
Site Preparation to include equipment removal, excavation, grading and drainage
Concrete work to include Curbing for containment and Sidewalks for accessibility
Installation of your Playground by *NPSI and Factory Certified Installers
Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber Surfacing, Loose Fill Rubber or Synthetic Turf
Complete site clean up and playground inspection upon completion
*National Playground Safety Institute Certified Playground Safety Inspectors

Southern Recreation Responsibilities Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

Owners Responsibilities Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-
Note: All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

Optional Responsibilities If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

Access/Utilities Access will need to be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage.

Rock/Foreign Object Clause Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in- place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Playground Surfacing All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature Terry Rogers Terry Rogers, President

Accepted by _____ Date _____

Billing Name and Address: _____ Billing Email: _____

Please sign and fill in the information where the project invoice will be billed to.



Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254



Proposed Date	JULY 25, 2022
Expiration Date	AUGUST 25, 2022

Southern Recreation

Play for all ages

4060 Edison Avenue
 Jacksonville, Florida 32254
 Phone 904-387-4390 Fax 904-387-4391
terry@southernrecreation.com
www.southernrecreation.com

PROJECT NAME:
Aberdeen Amenity Center
Pool Equipment Shade

PROPOSED TO Belynda Tharpe
 First Service Residential
 110 Flower of Scotland Ave.
 St. Johns, FL 32259
 904-217-0925
Belynda.tharpe@fsresidential.com

BILL TO Same

SALESPERSON		SHIPPING METHOD	PAYMENT TERMS	
Terry		Installed	50% Deposit	
QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		SRP 50'x20' Double Dome Hanging Cantilever Shade Structure		19,500.00
3ea.		Footers per Engineering 4.97'x4.97'x3' & 5.46'x5.46'x3' w/ required steel		5,400.00
		Note-Shade posts to be located outside of Wall		

Subtotal	24,900.00
Tax Rate	.07
Tax	Exempt
Freight	1,499.00
Installation	4,500.00
Total Due	30,899.00

Terms and Conditions and Required Signature on next page.

Southern Recreation, Inc. Terms and Conditions

Payment A 50% deposit is required to begin project. The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included unless

specifically noted on the proposal.

Installation may include the following: Permitting if required for the State of Florida - State Certified Contractor CBC1252594
Site Preparation to include equipment removal, excavation, grading and drainage
Concrete work to include Curbing for containment and Sidewalks for accessibility
Installation of your Playground by *NPSI and Factory Certified Installers
Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber Surfacing, Loose Fill Rubber or Synthetic Turf
Complete site clean up and playground inspection upon completion
*National Playground Safety Institute Certified Playground Safety Inspectors

Southern Recreation Responsibilities Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

Owners Responsibilities Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-
Note: All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

Optional Responsibilities If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

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Playground Surfacing All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature Terry Rogers Terry Rogers, President

Accepted by _____ Date _____

Billing Name and Address: _____ Billing Email: _____

Please sign and fill in the information where the project invoice will be billed to.



Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254



Proposed Date	JULY 25, 2022
Expiration Date	AUGUST 25, 2022

Southern Recreation

Play for all ages

4060 Edison Avenue
 Jacksonville, Florida 32254
 Phone 904-387-4390 Fax 904-387-4391
terry@southernrecreation.com
www.southernrecreation.com

PROJECT NAME:
 Aberdeen Amenity Center

*Playground
 with mulch*

PROPOSED TO Belynda Tharpe
 First Service Residential
 110 Flower of Scotland Ave.
 St. Johns, FL 32259
 904-217-0925
Belynda.tharpe@fsresidential.com

BILL TO Same

SALESPERSON		SHIPPING METHOD	PAYMENT TERMS	
Terry		Installed	50% Deposit	

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		Demo and Dispose of Existing playstructure & Swing		3,500.00
1ea.	RC-805SR	18' Ascend Peak Max Net Climber		44,475.00
1ea.	TRF0623	5" Single Post Two Seat Swing-Includes choice of two swing seats		1,995.00
1ea.		Expanded Play Area to accommodate the new equipment-add borders and mulch as needed		1,500.00

Subtotal	51,470.00
Tax Rate	.07
Tax	Exempt
Freight	5,899.00
Installation	10,000.00
Total Due	67,369.00

Terms and Conditions and Required Signature on next page.

Southern Recreation, Inc. Terms and Conditions

Payment A 50% deposit is required to begin project. The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included unless specifically noted on the proposal.

Installation may include the following: Permitting if required for the State of Florida - State Certified Contractor CBC1252594
Site Preparation to include equipment removal, excavation, grading and drainage
Concrete work to include Curbing for containment and Sidewalks for accessibility
Installation of your Playground by *NPSI and Factory Certified Installers
Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber Surfacing, Loose Fill Rubber or Synthetic Turf
Complete site clean up and playground inspection upon completion
*National Playground Safety Institute Certified Playground Safety Inspectors

Southern Recreation Responsibilities Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

Owners Responsibilities Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-
Note: All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

Optional Responsibilities If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

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Authorized signature Terry Rogers Terry Rogers, President

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www.southernrecreation.com

PROJECT NAME:
 Aberdeen Amenity Center

*Playground w/
 synthetic turf*

PROPOSED TO Belynda Tharpe
 First Service Residential
 110 Flower of Scotland Ave.
 St. Johns, FL 32259
 904-217-0925
Belynda.tharpe@fsresidential.com

BILL TO Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Terry	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		Demo and Dispose of Existing playstructure, swing, borders and mulch		3,500.00
1ea.		Site Preparation to include excavate play area to a -5.5"-dispose of cut material off site		1,500.00
1ea.	RC-805SR	18' Ascend Peak Max Net Climber		44,475.00
1ea.	TRF0623	5" Single Post Two Seat Swing-Includes choice of two swing seats		1,995.00
1ea.		1,800SF of Synthetic Turf-includes 3-4" of compacted stone base, perimeter nailer, 2" playground padding and 50oz. Playground Turf w/ sand infill-Includes Installation		36,000.00

Subtotal	87,470.00
Tax Rate	.07
Tax	Exempt
Freight	5,899.00
Installation	10,000.00
Total Due	103,369.00

Terms and Conditions and Required Signature on next page.

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Concrete work to include Curbing for containment and Sidewalks for accessibility

Installation of your Playground by *NPSI and Factory Certified Installers

Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber

Surfacing, Loose Fill Rubber or Synthetic Turf

Complete site clean up and playground inspection upon completion

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Authorized signature Terry Rogers Terry Rogers, President

Accepted by _____ Date _____

Billing Name and Address: _____ Billing Email: _____

Please sign and fill in the information where the project invoice will be billed to.





Established 1985

SYNTHETIC TURF

TERRY ROGERS, PRESIDENT

Terry@southernrecreation.com 904-387-4390

www.southernrecreation.com



*The Finishing Touches on
Your New Investment*



Established 1985

SOUTHERN RECREATION SURFACING SERVICES

Our surfacing products are quoted turnkey and typically include the following:

Excavation to needed sub grade & disposal of cut material

Compacted stone sub base

Under drainage when needed

Perimeter sub border or nailer

Installation of surfacing products

All necessary site cleanup and disposal of trash

All workmanship and surfacing are warranted

COMPARISON COSTS FOR AN 1,800 SF PLAYGROUND

Playground Mulch at 12" Compacted Depth	\$3,000.00
Loose Rubber Mulch at 5" depth	\$6,800.00
Poured-in-Place Rubber at 2" Thickness	\$21,500.00
Synthetic Turf with Rubber Base	\$27,000.00

prices shown are with installation and are approximations

SYNTHETIC TURF



OVERVIEW

Initial Price	\$\$\$\$
Annual Cost	\$
Maintenance	Annual
Longevity	15+ years
Warranty	3 years

HELPFUL FACTS

Turf is typically a cooler surfacing choice

Finished product mimics grass for a more natural look

Turf can include inlaid striping for various sports

Turf is an engineered grass product designed to bring the look of real grass to your environment. Unlike real grass, however, it offers height appropriate impact attenuation and provides the appearance of a beautiful lawn that never needs mowing!

Your turf will be laid over a cushion pad to provide drainage and fall attenuation properties up to 12'. After the turf layer is installed, the infill is worked into the blades to discourage flattening.

Properly installed, it offers adequate drainage, great impact attenuation, long wear, and ADA accessibility in playground applications.



3.

Dear - Belynda Tharpe - Aberdeen CDD

Address: 110 Flower Of Scotland Ave , St Johns, Florida, USA, 32259

Date: 8/9/2022

Thanks for allowing us the opportunity to provide a quote for your project. Please find below the scope of work
If you have any questions, please don't hesitate to contact me

Scope of work

Project description:

Splitting an interior room to create an indepent office and expand one of the resulting rooms to create a concession room.
Concession room will need to be fully spec'd'. This is just a preliminary estimate based on a basic configuration. Doesn't include equipment

Includes new flooring for kitchen area, concession windows (self closing sliding commercial grade)

Electrical to accomodate new lights, equipment and service outlets.

Plumbing includes 3 compartment sink and hand washing station. It also includes a floor drain

HVAC: Includes new supplies and retirn connected to existing equipment - Move thermostat outside concession room

New drywall ceilings with knock down texture

Interior walls finished with water resistant materials. Exterior walls to be stucco and painted using elastomeric coatings.

Service bar countertop in part of the front wall - It also include 12' of cabinets and countertops on the inside

<u>Description</u>	<u>Unit</u> <u>Total</u>	<u>Unit</u>	<u>Allowance</u> <u>Total</u>
<u>01. Permitting and drawings</u>			
Architectural plans for permitting - Includes elevations, wall details, roof elevations, electrical plan and dry-in details.	1.00	Each	-
Engineering - Includes structural details, tie downs, beams/columns sizing.	1.00	Each	-
Electrical Permit	1.00	Each	-
Mechanical Permit	1.00	Each	-
Plumbing Permit	1.00	Each	-
<u>03. Excavation and Demolition</u>			
Remove Existing Structure includes concrete slab	1.00	Sq Ft	-

Demo existing exterior wall (stucco) and existing ceiling (part drywall / part acoustical ceiling)

04. Dumpster and Porta Potties

Frame dumpster (Location to be Determined)	2.00	Each	-
Porta Potties (Location to be Determined)	2.00	Each	-

06. Electrical

Electrical outlets and switches to code.

New electrical wiring for new concession equipment like freezer, refrigerators, microwaves, etc. Since equipment specification hasn't been provided we are only including 3 new circuits from panel to feed new equipment. In addition we are providing 6 new 110V outlets and 2 light switches. 8 new recessed lights. Final electrical specs and price will be submitted once specifications have been received.	1.00	Each	-
--	------	------	---

07. Plumbing

Set-up			
Water lines and drains for new equipment - Final price will depend on final specs - Includes one floor drain	1.00	Each	-
Total Fixture Rough-Ins	3.00	Each	-
Sinks			
3 Compartment sink and hand washing station (both with faucets)	2.00	Each	-

08. HV/AC

Air Supply Vents - Tie to existing trunk lines - No new trunk lines included, if needed will be quoted separately. Include pass-thru return	3.00	Each	-
Return Air Vents	1.00	Each	-

09. Masonry

Layout Project(Set up)	1.00	Each	-
-------------------------	------	------	---

Smarter Remodeling®

CGC1505198

9218 Cypress Green Dr - Jacksonville, FL 32256

904-647-2340 - www.generalcontractorjax.com

Cut concrete	1.00	Lin Ft	-
Cut concrete to install new drains			
Concrete Pump up to 150 Ft. of hose	1.00	Each	-

101. Supervision

Dedicated Project Manager for the duration of the project	1.00	Allowance	-
---	------	-----------	---

12. Framing

Frame Set-up Fee	1.00	Each	-
2x6 exterior wall with 7/16" OSB plywood 12' height	1.00	Sq Ft	-
2x6 Interior Walls - No load bearing single plate 12' High x 17' long	1.00	Lin Ft	-

13. Siding

Siding setup fee	1.00	Each	-
------------------	------	------	---

18. Stucco

Stucco Over Frame includes painting. Matching color not guaranteed.	450.00	Sq Ft	-
---	--------	-------	---

19. Windows and Exterior Doors

6 Panel Exterior Doors (Flush or six panels). Other styles available for additional cost). No glass. No Mini blinds Includes ADA hardware	1.00	Each	-
Custom windows Self-Closing Side Sliding Transaction Window With Standard Frame 48" W x 36"	3.00	Each	-

20. Interior trim and Doors

Interior baseboard up to 6" (Includes shoe molding if needed)	150.00	Ln Ft	-
---	--------	-------	---

25. Floor Covering

Smarter Remodeling

CGC1505198

9218 Cypress Green Dr - Jacksonville, FL 32256

904-647-2340 - www.generalcontractorjax.com

Tile Allowance is \$4.00 for Tile and material thin set grout taxes and delivery included. Over concrete floors (Total Allowance \$) 350.00 Sq Ft -
Kitchen tile style - Slip resistance

26. Paint

Base Paint Sherwin Williams (2 colors walls and trim. One color ceiling) note only surfaces painted are new construction walls unless noted otherwise. 500.00 Sq Ft -

Stucco walls paint for existing walls only (Use elastomeric coating) 400.00 Sq Ft -

27. Insulation

Frame Walls R-13 Fiberglass insulation for walls 2x4 500.00 Sq Ft -

Ceilings R-38 350.00 Sq Ft -

30. Cabinets and Countertops

Standard Base and wall cabinets tier r2.

We have many vendors we use we can invite you into our showroom to see many of the options available. I'm including on line link to the cabinets we spoke about with the special pricing. This will be the allowance I will use for the initial proposal. [HTTPs://forevermarkcabinetry.com/cabinet-collections/](http://forevermarkcabinetry.com/cabinet-collections/) 10.00 Ln Ft -

Granite Tops tier1allownce is \$65 per sq. ft. (total allowance \$) 50.00 Sq Ft -

33. Cleaning

Final Interior Clean 2.00 Each -

Smarter Remodeling®

CGC1505198

9218 Cypress Green Dr - Jacksonville, FL 32256

904-647-2340 - www.generalcontractorjax.com

Total Price: \$133,900.5

Estimated Timeframe: 4 months after permitting

Terms: 25% Deposit. Remaining balance in draws as specified in contract



Smarter Remodeling

Certified General Contractor - CGC1505198

Highest rated contractor in Jacksonville by [BuildZoom](#)

50 Fastest Growing Companies in Jacksonville

2018 Remodeling Magazine Big50 award

2022 Inc 5000 Fastest Growing Companies in America

9218 Cypress Green Dr
Jacksonville, FL 32256

Ph. 904-647-2340

Like us in Facebook: <http://www.facebook.com/smarterremodeling>

www.generalcontractorjax.com

remodeling
BIG50

ELEVENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, July 26, 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
Thomas Marmo	Supervisor by telephone

Also present were:

Jim Oliver	District Manager by telephone
Wes Haber	District Counsel
Jason Hall	ETM
Belynda Tharpe	FirstService Residential
Jay Parker	First Service Residential

The following is a summary of the discussions and actions taken at the July 26, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Clarke called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

The next item taken out of order

Longleaf Pine Widening Project

Mr. Hall updated the board on the widening of Longleaf Pine and requested that the district manager be authorized to execute documents on behalf of the CDD authorizing ETM to act as agent to submit to the St. Johns River Water Management District a modification to the existing

environmental resource permit for the Aberdeen CDD for the purpose of completing the originally permitted four-lane roadway construction of Longleaf Parkway/CR 244. Final plans are due to the county in October and the county plan is to put it out to bid late this year or the beginning of next year.

Mr. Haber stated we will need some confirmation from George that the district’s participation will not result in any obligation on the district’s part.

On MOTION by Ms. Egleston seconded by Ms. Andrews with all in favor the district manager was authorized to execute the requisite permit documentation subject to confirmation that it will not result in any additional obligations.

Mr. Marmo joined the meeting by telephone during this item.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of New Supervisor to Fill Unexpired Term of Office (11/2022)**
- B. Oath of Office for Newly Appointed Supervisor**
- C. Election of Officers, Resolution 2022-07**

This item tabled.

FOURTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2021 Audit Report

Mr. Clarke stated the report is clean it is free of any findings by the auditor, and I suggest accepting it.

On MOTION by Ms. Andrews seconded by Ms. Egleston with all in favor the fiscal year 2021 audit report was accepted.

FIFTH ORDER OF BUSINESS

Update Regarding future Improvements to Common Area Greenspace and other CDD Owned Facilities and Assets

- A. Pond Fountains**

Mr. Parker stated the box for the pump on the big lake burned out. D.R. Horton’s pond pumps did not fit the boxes. I don’t know if you want to take away one of the ponds and have that pond redone or not.

It was the consensus of the board to replace the one that was burned out with a new one.

Mr. Parker stated tell me which pond to eliminate and Wes can fix the agreement for that pond.

Ms. Andrews stated I think you did a good order so just take off the last one.

Mr. Parker stated we found two ponds that wer not on the list of ponds, one was owned by the county they have not been taking care of this pond, we have been taking care of it. The county will allow us to start taking responsibility for the pond because they haven’t done anything with it by the school. There is no fence around the pond and it fills up with trash. We can have our group take care of it, but it is going to be another \$500+ to add that pond. There is also a pond in the back of Prestwick that was put in afterwards that is not on the list, and it has never been taken care of by Future Horizons. That would be another \$500 per year to have them add that pond.

It was the consensus of the board to not take on the maintenance of the county owned pond by the park and school and the pond in Prestwick is managed by the HOA.

B. Pool Lighting

Mr. Parker stated we are still working on this. We need an electrician sign off saying the lighting is sufficient for night swimming. They gave us a checklist and we have someone else coming out to give us a reading on it.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2023 Budget

Mr. Oliver stated since the last meeting the chairman and I have worked to reduce this budget and reduced some line items and are looking for others we can reduce and by using more carry forrard surplus we will be able to reduce the assessment increase. In May it was a 28% increase and it is down to 24% and I think we will be able to get it into the teens prior to the public hearing.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer – Longleaf Pine Widening

This item taken earlier in the meeting.

C. Manager – Discussion of Fiscal Year 2023 Meeting Schedule

On MOTION by Ms. Andrews seconded by Mr. Clarke with all in favor the fiscal year 2023 meeting schedule was approved.

D. Operation Manager

1. Upcoming Wall Project

Mr. Parker updated the board on the removal of bushes and stated the irrigation will start the end of this week and August 1st they will take down the fence and start constructing a wall around the area. We did get one bid for the awning and are waiting on the second bid.

2. Fountain Project Update

This item taken earlier in the meeting.

3. Main Lake on Longleaf and Sutherland Forest

This item taken earlier in the meeting.

4. Update Regarding Maintenance Staff

Mr. Parker stated we are all set for maintenance staff.

E. Amenity Center Manager - Report

Ms. Tharpe gave an overview of the report and stated we should have bids for the awnings for the August meeting.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Ms. Andrews stated I have heard that our lifeguards are being yelled at by residents for clearing the pool because of lightning. Have we figured out who they are?

Ms. Tharpe stated we are trying our best.

Ms. Egleston stated Belynda and I received an email requesting information for a heater for the lap pool. We have discussed it many times.

Ms. Andrews stated no, we are already making it cooler. There is a pool season for a reason.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the June 28, 2022 Meeting**
- B. Balance Sheet as of June 30, 2022 and Statement of Revenues and Expenses for the Period Ending June 30, 2022**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – 08/23/22 @ 4:00 p.m. @ Aberdeen Amenity Center

Mr. Clarke stated the next meeting is scheduled for August 23, 2022 at 4:00 p.m. and that will also be the budget meeting.

The meeting adjourned at 5:10 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen

Community Development District

Unaudited Financial Reporting

July 31, 2022

Aberdeen
Community Development District
Combined Balance Sheet
July 31, 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	\$554,561	---	\$53,969	---	\$608,530
Investments:					
Operations					
Custody Account	\$93,899	---	---	---	\$93,899
State Board of Administration - Capital Reserve	---	---	\$160,151	---	\$160,151
State Board of Administration - Renewal & Rplcmt	---	---	\$535,311	---	\$535,311
Series 2005/2020A					
Reserve A1	---	\$378,625	---	---	\$378,625
Interest A1	---	\$314	---	---	\$314
Prepayment A1	---	\$4,350	---	---	\$4,350
Revenue	---	\$425,857	---	---	\$425,857
Reserve A2	---	\$218,250	---	---	\$218,250
Interest A2	---	\$181	---	---	\$181
Prepayment A2	---	\$2,621	---	---	\$2,621
General Redemption	---	\$1	---	---	\$1
Series 2018					
Reserve	---	\$67,138	---	---	\$67,138
Revenue	---	\$49,528	---	---	\$49,528
Prepayment	---	\$125	---	---	\$125
Redemption	---	\$63	---	---	\$63
Construction	---	---	---	\$47,388	\$47,388
Due From General Fund	---	---	\$7,708	---	\$7,708
Due from Other	\$140	---	---	---	\$140
Prepaid Expenses	\$9,478	---	---	---	\$9,478
Total Assets	\$658,078	\$1,147,052	\$757,138	\$47,388	\$2,609,656
Liabilities:					
Accounts Payable	\$150,803	---	---	---	\$150,803
Fund Balances:					
Restricted for Debt Service	---	\$1,147,052	---	---	\$1,147,052
Restricted for Capital Projects	---	---	---	\$47,388	\$47,388
Assigned	\$9,478	---	---	---	\$9,478
Unassigned	\$497,797	---	\$757,138	---	\$1,254,935
Total Liabilities and Fund Equity	\$658,078	\$1,147,052	\$757,138	\$47,388	\$2,609,656

Aberdeen
Community Development District
General Fund

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

	ADOPTED BUDGET	PRORATED BUDGET Thru 07/31/22	ACTUAL Thru 07/31/22	VARIANCE
REVENUES:				
Assessments - Direct	\$12,937	\$12,937	\$12,937	\$0
Assessments - Tax Roll	\$1,077,358	\$1,077,358	\$1,079,641	\$2,283
Interest	\$200	\$167	\$21	(\$146)
Amenities Revenue/Misc	\$10,000	\$10,000	\$18,932	\$8,932
TOTAL REVENUES	\$1,100,495	\$1,100,462	\$1,111,532	\$11,070

EXPENDITURES:

Administrative

Supervisor Fees	\$12,000	\$10,000	\$7,600	\$2,400
FICA Expense	\$918	\$765	\$581	\$184
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Engineering Fees	\$7,000	\$5,833	\$4,436	\$1,398
Arbitrage	\$1,200	\$1,000	\$0	\$1,000
Dissemination Agent	\$7,800	\$6,500	\$6,700	(\$200)
Impact Fee Administration	\$10,000	\$8,333	\$833	\$7,500
Attorney Fees	\$40,000	\$33,333	\$18,382	\$14,952
Annual Audit	\$3,450	\$3,450	\$3,450	\$0
Trustee Fees	\$14,500	\$12,083	\$7,781	\$4,302
Management Fees	\$50,282	\$41,902	\$41,902	(\$0)
Information Technology	\$1,800	\$1,500	\$1,500	\$0
Travel and Per Diem	\$600	\$500	\$0	\$500
Telephone	\$700	\$583	\$467	\$116
Postage	\$2,000	\$1,667	\$752	\$915
Printing and Binding	\$3,000	\$2,500	\$1,323	\$1,177
Insurance	\$10,989	\$10,989	\$10,340	\$649
Legal Advertising	\$2,000	\$1,667	\$956	\$711
Other Current Charges	\$1,000	\$833	\$725	\$108
Office Supplies	\$250	\$208	\$179	\$30
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$174,664	\$148,822	\$113,081	\$35,741

Amenity Center

Insurance	\$37,046	\$37,046	\$34,854	\$2,192
Repairs & Replacements	\$35,000	\$35,000	\$54,340	(\$19,340)
Special Events	\$7,500	\$7,500	\$17,183	(\$9,683)
Recreational Passes	\$1,600	\$1,333	\$1,013	\$321
Capital Outlay	\$2,000	\$2,000	\$3,552	(\$1,552)
Other Current Charges	\$1,000	\$833	\$791	\$42
Permit Fees	\$2,030	\$2,030	\$2,111	(\$81)
Office Supplies	\$2,400	\$2,000	\$2,307	(\$307)
Credit Card Machine Fees	\$450	\$450	\$1,281	(\$831)
Pest Control	\$3,000	\$2,500	\$1,599	\$901
Utilities				
Water & Sewer	\$23,000	\$19,167	\$13,720	\$5,447
Electric	\$55,000	\$45,833	\$25,257	\$20,576
Cable/Internet/Phone	\$12,000	\$10,000	\$11,025	(\$1,025)

Aberdeen
Community Development District
General Fund

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

	ADOPTED BUDGET	PRORATED BUDGET Thru 07/31/22	ACTUAL Thru 07/31/22	VARIANCE
Management Contracts				
Field Operations Management - FirstService	\$54,600	\$45,500	\$46,078	(\$578)
Pool Attendants/Lifeguards - FirstService	\$39,655	\$33,046	\$35,005	(\$1,959)
Facility Management - FirstService	\$104,140	\$86,783	\$83,651	\$3,133
Pool Maintenance/Supplies - FirstService	\$20,553	\$17,127	\$14,586	\$2,541
Janitorial Services - FirstService	\$37,012	\$30,843	\$23,031	\$7,812
General Facility Maintenance - FirstService	\$8,500	\$8,500	\$24,671	(\$16,171)
Management Fee - FirstService	\$12,000	\$10,000	\$10,000	\$0
Pool Chemicals - Poolsure	\$25,000	\$20,833	\$18,334	\$2,500
Refuse Service	\$7,500	\$7,500	\$8,372	(\$872)
Security	\$17,800	\$14,833	\$11,081	\$3,752
Website	\$1,800	\$1,500	\$1,500	\$0
Holiday Decorations	\$12,000	\$10,000	\$1,652	\$8,349
Subscriptions	\$2,988	\$2,490	\$2,490	\$0
TOTAL AMENITY CENTER EXPENDITURES	\$525,574	\$454,649	\$449,485	\$5,164
<i>Grounds Maintenance</i>				
Electric	\$11,000	\$9,167	\$9,001	\$166
Streetlighting	\$34,000	\$28,333	\$27,214	\$1,119
Lake Maintenance	\$29,000	\$24,167	\$25,728	(\$1,561)
Landscape Maintenance	\$200,000	\$166,667	\$155,764	\$10,903
Landscape Contingency	\$20,000	\$20,000	\$27,160	(\$7,160)
Common Area Maintenance	\$33,000	\$27,500	\$1,601	\$25,899
Reuse Water	\$55,000	\$45,833	\$33,773	\$12,061
Miscellaneous	\$3,000	\$3,000	\$5,043	(\$2,043)
Irrigation Repairs	\$7,000	\$5,833	\$2,087	\$3,746
Contingency	\$10,000	\$8,333	\$0	\$8,333
Wetland Monitoring/Mitigation	\$10,000	\$8,333	\$0	\$8,333
TOTAL GROUNDS MAINT. EXPENDITURES	\$412,000	\$347,167	\$287,371	\$59,795
Capital Reserve Funding	\$65,626	\$65,626	\$65,626	\$0
TOTAL EXPENDITURES	\$1,177,864	\$1,016,264	\$915,563	\$100,701
EXCESS REVENUES/(EXPENSES)			\$195,969	
NET CHANGE IN FUND BALANCE			\$195,969	
Fund Balance - Beginning	\$77,369		\$311,307	
Fund Balance - Ending	<u>\$0</u>		<u>\$507,275</u>	

Aberdeen Community Development District

General Fund

Statement of Revenues & Expenditures

Fiscal Year 2022

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Field Operations Management - FirstService	\$2,296	\$6,182	\$2,235	\$4,122	\$5,879	\$4,913	\$2,558	\$6,663	\$5,679	\$5,551	\$0	\$0	\$46,078
Pool Attendants/Lifeguards - FirstService	\$0	\$0	\$0	\$0	\$0	\$3,740	\$2,909	\$4,243	\$11,077	\$13,035	\$0	\$0	\$35,005
Facility Management - FirstService	\$4,107	\$10,329	\$3,983	\$7,409	\$10,738	\$8,202	\$4,567	\$12,996	\$10,606	\$10,714	\$0	\$0	\$83,651
Pool Maintenance/Supplies - FirstService	\$658	\$1,926	\$635	\$1,240	\$2,002	\$1,392	\$730	\$2,302	\$1,824	\$1,876	\$0	\$0	\$14,586
Janitorial Services - FirstService	\$1,039	\$3,041	\$1,003	\$1,959	\$3,161	\$2,199	\$1,153	\$3,634	\$2,881	\$2,962	\$0	\$0	\$23,031
General Facility Maintenance - FirstService	\$1,151	\$3,366	\$1,110	\$2,232	\$3,499	\$2,536	\$1,322	\$4,023	\$2,152	\$3,280	\$0	\$0	\$24,671
Management Fee - FirstService	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$10,000
Pool Chemicals - Poolsure	\$1,839	\$2,015	\$0	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,233	\$2,171	\$0	\$0	\$18,334
Refuse Service	\$642	\$761	\$778	\$772	\$765	\$765	\$955	\$970	\$981	\$985	\$0	\$0	\$8,372
Security	\$3,022	\$263	\$250	\$2,977	\$250	\$3,022	\$548	\$250	\$250	\$250	\$0	\$0	\$11,081
Website	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$1,500
Holiday Decorations	\$0	\$0	\$1,652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,652
Subscriptions	\$249	\$249	\$249	\$249	\$249	\$249	\$249	\$249	\$249	\$249	\$0	\$0	\$2,490
TOTAL AMENITY CENTER EXPENDITURES	\$61,087	\$42,397	\$23,627	\$38,702	\$41,529	\$49,862	\$29,841	\$51,679	\$56,728	\$54,032	\$0	\$0	\$449,485
<i>Grounds Maintenance</i>													
Electric	\$838	\$673	\$688	\$702	\$1,130	\$1,031	\$999	\$1,007	\$977	\$956	\$0	\$0	\$9,001
Streetlighting	\$2,646	\$2,654	\$2,627	\$2,690	\$2,822	\$2,779	\$2,764	\$2,741	\$2,711	\$2,780	\$0	\$0	\$27,214
Lake Maintenance	\$3,192	\$2,889	\$2,387	\$2,622	\$2,918	\$2,681	\$2,424	\$3,035	\$2,849	\$730	\$0	\$0	\$25,728
Landscape Maintenance	\$7,686	\$15,371	\$15,371	\$15,371	\$15,371	\$15,371	\$15,371	\$18,918	\$15,387	\$21,547	\$0	\$0	\$155,764
Landscape Contingency	\$700	\$0	\$543	\$0	\$0	\$0	\$2,950	\$14,467	\$8,500	\$0	\$0	\$0	\$27,160
Common Area Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,601	\$0	\$0	\$0	\$1,601
Reuse Water	\$5,558	\$4,188	\$3,698	\$3,623	\$3,854	\$2,324	\$2,122	\$2,931	\$2,787	\$2,688	\$0	\$0	\$33,773
Miscellaneous	\$0	\$1,054	\$1,295	\$1	\$0	\$1,835	\$0	\$0	\$857	\$0	\$0	\$0	\$5,043
Irrigation Repairs	\$203	\$500	\$67	\$275	\$0	\$0	\$135	\$0	\$0	\$907	\$0	\$0	\$2,087
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wetland Monitoring/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL GROUNDS MAINT. EXPENDITURES	\$20,821	\$27,329	\$26,676	\$25,285	\$26,095	\$26,023	\$26,765	\$43,100	\$35,670	\$29,609	\$0	\$0	\$287,371
Capital Reserve Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,626	\$0	\$0	\$65,626
TOTAL EXPENDITURES	\$108,512	\$76,814	\$61,160	\$72,352	\$77,628	\$87,328	\$67,022	\$105,750	\$100,030	\$158,967	\$0	\$0	\$915,563
EXCESS REVENUES/(EXPENSES)	(\$91,935)	\$15,809	\$198,929	\$615,308	(\$64,956)	(\$75,369)	(\$55,119)	(\$102,827)	(\$86,428)	(\$157,444)	\$0	\$0	\$195,969

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

	APPROVED BUDGET	PRORATED Thru 07/31/22	ACTUAL Thru 07/31/22	VARIANCE
Revenues:				
Special Assessments - Direct	\$1,610	\$1,610	\$1,610	\$0
Special Assessments - Tax Roll	\$133,672	\$133,672	\$133,735	\$63
Prepayments	\$0	\$0	\$1,351	\$1,351
Interest Income	\$0	\$0	\$98	\$98
Carry Forward Surplus	\$49,952	\$0	\$0	\$0
Total Revenues	\$185,235	\$135,283	\$136,795	\$1,512
Expenditures				
Interest 11/1	\$48,928	\$48,928	\$48,925	\$3
Interest 5/1	\$48,928	\$48,928	\$48,925	\$3
Principal 5/1	\$35,000	\$35,000	\$35,000	\$0
Principal 5/1-Prepayment	\$0	\$0	\$5,000	(\$5,000)
Total Expenditures	\$132,855	\$132,855	\$137,850	(\$4,995)
Excess Revenues (Expenditures)	\$52,380	\$2,428	(\$1,055)	\$6,507
NET CHANGE IN FUND BALANCE	\$52,380		(\$1,055)	
Fund Balance - Beginning	\$54,881		\$117,908	
Fund Balance - Ending	\$107,261		\$116,853	
			Reserve	\$67,138
			Revenue	\$49,528
			Redemption	\$63
				<u>\$116,853</u>

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

	ADOPTED BUDGET	PRORATED Thru 07/31/22	ACTUAL Thru 07/31/22	VARIANCE
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Revenues:

Special Assessments - Tax Roll	\$1,950,944	\$1,950,944	\$1,953,074	\$2,130
Prepayments 2021A1	\$0	\$0	\$11,214	\$11,214
Prepayments 2021A2	\$0	\$0	\$2,967	\$2,967
Interest Income	\$100	\$100	\$881	\$781
Carry Forward Surplus	\$590,966	\$0	\$0	\$0

Total Revenues

	\$2,542,010	\$1,951,044	\$1,968,136	\$17,092
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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	\$339,250	\$339,044	\$206
Principal 5/1	\$855,000	\$855,000	\$855,000	\$0
Principal 5/1 - Prepayment	\$0	\$0	\$10,000	(\$10,000)

2020 A2

Interest 11/1	\$107,469	\$107,469	\$107,469	\$0
Interest 5/1	\$107,469	\$107,469	\$107,469	\$0
Principal 5/1	\$225,000	\$225,000	\$225,000	\$0
Principal 5/1 - Prepayment	\$0	\$0	\$150,000	(\$150,000)

Total Expenditures

	\$1,973,438	\$1,973,438	\$2,148,231	(\$174,794)
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Excess Revenues (Expenditures)

			(\$180,095)	
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NET CHANGE IN FUND BALANCE

			(\$180,095)	
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Fund Balance - Beginning

	\$509,945		\$1,210,294	
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Fund Balance - Ending

	\$1,078,518		\$1,030,199	
--	-------------	--	-------------	--

	Reserve A1	\$378,625
	Reserve A2	\$218,250
	Interest A1	\$314
	Interest A2	\$181
	Revenue	\$425,857
	Prepayment A1	\$4,350
	Prepayment A2	\$2,621
	General Redemption	\$1
		\$1,030,199

Aberdeen

Community Development District

Capital Reserve Fund

Statement of Revenues & Expenditures

For the Period Ending

July 31, 2022

	ADOPTED BUDGET	PRORATED Thru 07/31/22	ACTUAL Thru 07/31/22	VARIANCE
Revenues:				
Capital Reserve Funding - Transfer In	\$65,626	\$0	\$0	\$0
Impact Fees	\$0	\$0	\$169,608	\$169,608
Interest	\$900	\$900	\$3,258	\$2,358
Carry Forward Surplus	\$763,832	\$0	\$0	\$0
Total Revenues	\$830,358	\$900	\$172,865	\$171,965
Expenditures				
Capital Outlay	\$50,000	\$50,000	\$97,748	(\$47,748)
Repair and Replacements	\$50,000	\$50,000	\$74,636	(\$24,636)
Total Expenditures	\$100,000	\$100,000	\$172,384	(\$72,384)
Excess Revenues (Expenditures)	\$730,358		\$481	
Fund Balance - Beginning	\$399,145		\$756,657	
Fund Balance - Ending	\$1,129,503		\$757,138	

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

	SERIES 2018
<u>REVENUES:</u>	
Interest	\$40
Total Revenues	\$40
<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)	\$40
Fund Balance - Beginning	\$47,349
Fund Balance - Ending	\$47,388

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:	\$67,138
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)
Less: May 1, 2022 (Mandatory)	(\$35,000)
Less: May 1, 2022 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$1,940,000

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)
Less: May 1, 2022 (Mandatory)	(\$855,000)
Less: May 1, 2022 (Prepayment)	(\$10,000)
Current Bonds Outstanding	\$16,790,000

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)
Less: May 1, 2022 (Mandatory)	(\$225,000)
Less: May 1, 2022 (Prepayment)	(\$150,000)
Current Bonds Outstanding	\$4,300,000

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	(6,778.63)	1,953,073.88	133,735.18	1,079,641.16	3,166,450.22
TOTAL DUE / RECEIVED	(6,778.63)	1,953,073.88	135,345.67	1,092,578.36	3,180,997.91

PERCENT COLLECTED DIRECT INVOICE	0.00%	100.00%	100.00%	100.00%
PERCENT COLLECTED TAX ROLL	100.21%	100.21%	100.21%	100.21%
TOTAL PERCENT COLLECTED	100.21%	100.21%	100.21%	100.21%

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
9	4/7/2022	25,230.28	15,562.10	1,065.60	8,602.58
10	6/21/2022	16,397.01	10,113.71	692.53	5,590.77
TAX CERTS	6/16/2022	12,656.11	7,806.32	534.53	4,315.26
			-	-	-
			-	-	-
			-	-	-
			-	-	-
TOTAL TAX ROLL RECEIPTS		3,166,450.22	1,953,073.88	133,735.18	1,079,641.16

D.

Aberdeen

Community Development District

Check Run Summary

7/1/2022-7/31/2022

	Check Date	Check No.		Amount
General Fund - Wells Fargo				
Payroll	7/28/22	50873-50876	\$	738.80
Total				\$ 738.80
General Fund - Wells Fargo				
Accounts Payable	7/8/22	4402-4409	\$	22,348.67
	7/14/22	4410-4413	\$	5,440.63
	7/22/22	4414-4420	\$	20,891.91
				\$ 48,681.21
Capital Reserve Fund - Wells Fargo				
Accounts Payable	7/14/22	129	\$	22,800.00
				\$ 22,800.00
Total				\$ 71,481.21
Autopayments - Wells Fargo				
	7/5/22	Hi-Tech System	\$	250.00
	7/7/22	Comcast	\$	435.92
	7/14/22	JEA Utilities	\$	11,493.97
	7/18/22	Comcast	\$	429.10
	7/25/22	Comcast	\$	186.83
	7/26/22	Wellbeats	\$	249.00
	7/28/22	Wells Fargo Credit Card	\$	5,176.09
Total				\$ 18,220.91

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50873	12	ANGELA MARIE ANDREWS	184.70	7/28/2022
50874	13	DENNIS M CLARKE	184.70	7/28/2022
50875	15	LAUREN Q EGGLESTON	184.70	7/28/2022
50876	16	THOMAS G MARMO	184.70	7/28/2022
TOTAL FOR REGISTER			738.80	

ABER ABERDEEN

DLAUGHLIN

Check Approval Form

Date: July 28, 2022

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 50873

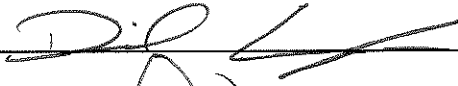
Ending Check #: 50876

Total Amount of Checks: \$ 738.80 New Balance


Balance in Account***: \$ 571,982.42 \$ 571,243.62

Recent Deposits: _____

Prepared by: Daniel Laughlin

Signature: 

Approved by: Jim Oliver

Signature: 

ATTENDANCE SHEET

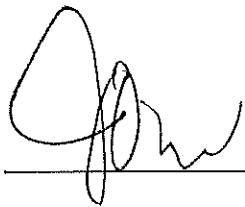
District: Aberdeen

Meeting Date: 07.26.22

	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 type="checkbox"/>	\$200
5.	Angela Andrews <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200

plm
vacant

District Manager:

 7/26/22

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

DATE CHECK	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/08/22	00272	7/06/22	07062022 202206 320-53800-45917	MAY MILEAGE REIMBURSEMENT	*	46.88	
		7/06/22	07062022 202206 320-53800-45917	JUN MILEAGE REIMBURSEMENT	*	62.50	
		7/06/22	07062022 202206 320-53800-45917	5/29/22 MEMORIAL SUPPLIES	*	6.25	
		7/06/22	07062022 202206 320-53800-45917	6/10/22 SCHOOL'S OUT BASH	*	2.81	
		7/06/22	07062022 202206 320-53800-45917	6/29/22 JULY 4TH SUPPLIES	*	6.25	
		7/06/22	07062022 202206 320-53800-45917	6/23/22 TRIVIA NIGHT SUPP	*	2.81	
		7/06/22	07062022 202206 320-53800-45917	6/23/22 TRIVIA NIGHT SUPP	*	6.25	
		7/06/22	07062022 202206 320-53800-45917	6/30/22 JULY 4TH SUPPLIES	*	6.25	
		7/06/22	07062022 202206 320-53800-45917	6/22/22 RCRA NAT.CONF.REG	*	425.00	
				BELYNDA F THARPE			565.00 004402
7/08/22	00213	6/30/22	73591 202206 320-53800-46100	JUN LAKE MAINTENANCE	*	2,140.00	
				FUTURE HORIZONS, INC			2,140.00 004403
7/08/22	00017	7/01/22	683 202207 310-51300-34000	JUL MANAGEMENT FEES	*	4,190.17	
		7/01/22	683 202207 310-51300-35100	JUL INFORMATION TECH	*	150.00	
		7/01/22	683 202207 310-51300-31300	JUL DISSEM AGENT SERVICES	*	583.33	
		7/01/22	683 202207 310-51300-51000	OFFICE SUPPLIES	*	1.20	
		7/01/22	683 202207 310-51300-42000	POSTAGE	*	103.62	
		7/01/22	683 202207 310-51300-42500	COPIES	*	205.80	
		7/01/22	683 202207 310-51300-41000	TELEPHONE	*	91.86	
				GOVERNMENTAL MANAGEMENT SERVICES			5,325.98 004404
7/08/22	00280	6/16/22	220517 202206 320-53800-46500	UNIFRM-STAFF SUMMER SHIRT	*	560.19	
				MARIANNE B. HIBBARD DBA			560.19 004405
7/08/22	00079	6/30/22	13129560 202206 320-53800-45507	JUN POOL CHEMICALS	*	61.60	
				ABER ABERDEEN OKUZMUK			

*** CHECK DATES 07/01/2022 - 07/31/2022 ***
 ABERDEEN - GENERAL FUND
 BANK A ABERDEEN CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/01/22	13129560	202207	320-53800-45507		JUL POOL CHEMICALS POOLSURE	*	2,170.90		
										2,232.50	004406
7/08/22	00283	6/08/22	17802	202206	320-57200-46000		IRRIGATION REPAIRS	*	1,240.00		
		6/13/22	17819	202206	320-57200-46000		IRRIGATION REPAIRS	*	695.00		
		6/23/22	17649	202206	320-53800-46300		INITIAL STARTUP/CLEANUP TREE AMIGOS	*	8,500.00		
										10,435.00	004407
7/08/22	00266	5/25/22	7749	202205	320-53800-46300		494 S. ABERDEENSHIRE DRIV	*	250.00		
		5/25/22	7750	202205	320-53800-46300		104 SCOTLAND YARD BLVD	*	250.00		
		5/26/22	7762	202205	320-53800-46300		RMV ONE TREE TREECO DBA	*	500.00		
										1,000.00	004408
7/08/22	00060	7/05/22	18225169	202207	320-57200-46000		JUL PEST CONTROL TURNER PEST CONTROL LLC	*	90.00		
										90.00	004409
7/14/22	00259	7/01/22	10811554	202207	320-53800-45921		JUL MANAGEMENT FEES FIRST SERVICE RESIDENTIAL	*	1,000.00		
										1,000.00	004410
7/14/22	00287	7/07/22	07072022	202207	300-36900-10100		RENTAL DEPOSIT REFUND JAROSLAVA SZABO	*	250.00		
										250.00	004411
7/14/22	00221	7/01/22	2819	202207	320-53800-45919		JUL MAINTENANCE & NEWSLTR ROBERTA G NAGLE DBA UNICORN	*	150.00		
										150.00	004412
7/14/22	00040	6/24/22	6568390	202206	310-51300-32300		FY22 SE2020A1A2 TRUSTEE	*	937.50		
		6/24/22	6568390	202206	300-15500-10000		FY23 SE2020A1A2 TRUSTEE	*	2,812.50		
		6/24/22	6568390	202206	310-51300-32300		INCIDENTAL EXPENSES US BANK	*	290.63		
										4,040.63	004413
7/22/22	00240	7/18/22	07182022	202207	320-57200-46000		QRTL Y HVAC MAINTENANCE ABERDEEN AC	*	375.00		
										375.00	004414

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/22/22	00146	7/05/22 359153	202207 310-51300-32200	AUDIT FYE 9/30/2021 BERGER TOOMBS ELAM GAINES & FRANK	*	3,450.00	3,450.00 004415
7/22/22	00274	7/19/22 BH071922	202206 320-53800-45918	APR-JUN MILEAGE REIMBURS BRANDON ERIC HENRY	*	170.62	170.62 004416
7/22/22	00013	7/11/22 203709	202206 310-51300-31100	JUN PROFESSIONAL SRVS ENGLAND THIMS & MILLER, INC.	*	339.50	339.50 004417
7/22/22	00273	7/19/22 JP071922	202206 320-53800-46000	APR-JUN MILEAGE REIMBURS JAY PARKER	*	263.12	263.12 004418
7/22/22	00283	7/06/22 17996	202207 320-53800-46600	RPR IRRG-W.P.E&SEATON MNR TREE AMIGOS	*	907.00	907.00 004419
7/22/22	00261	6/17/22 14192	202206 320-53800-46200	JUN LANDSCAPE MAINTENANCE TRIMAC OUTDOOR	*	15,386.67	15,386.67 004420
TOTAL FOR BANK A						48,681.21	
TOTAL FOR REGISTER						48,681.21	

Check Approval Form

General Fund

Date: July 8, 2022

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 4402

Ending Check #: 4409

Total Amount of Checks: \$ 22,348.67

New Balance
\$ 113,159.80

Balance in Account***: \$ 135,508.47

Recent Deposits: _____

Prepared by: Margaret Bronson

Signature: 

Approved by: Jim Oliver

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.
00272	70622	07062022	001-320-53800-45917			70622	46.88	.00	46.88		
			MAY MILEAGE REIMBURSEMENT			GENERAL FACILITY MAINTENANCE					
00272	70622	07062022	001-320-53800-45917			70622	62.50	.00	62.50		
			JUN MILEAGE REIMBURSEMENT			GENERAL FACILITY MAINTENANCE					
00272	70622	07062022	001-320-53800-45917			70622	6.25	.00	6.25		
			5/29/22 MEMORIAL SUPPLIES			GENERAL FACILITY MAINTENANCE					
00272	70622	07062022	001-320-53800-45917			70622	2.81	.00	2.81		
			6/10/22 SCHOOL'S OUT BASH			GENERAL FACILITY MAINTENANCE					
00272	70622	07062022	001-320-53800-45917			70622	6.25	.00	6.25		
			6/29/22 JULY 4TH SUPPLIES			GENERAL FACILITY MAINTENANCE					
00272	70622	07062022	001-320-53800-45917			70622	2.81	.00	2.81		
			6/23/22 TRIVIA NIGHT SUPP			GENERAL FACILITY MAINTENANCE					
00272	70622	07062022	001-320-53800-45917			70622	6.25	.00	6.25		
			6/23/22 TRIVIA NIGHT SUPP			GENERAL FACILITY MAINTENANCE					
00272	70622	07062022	001-320-53800-45917			70622	6.25	.00	6.25		
			6/30/22 JULY 4TH SUPPLIES			GENERAL FACILITY MAINTENANCE					
00272	70622	07062022	001-320-53800-45917			70622	425.00	.00	425.00		
			6/22/22 RCRA NAT.CONF.REG			GENERAL FACILITY MAINTENANCE					
			BELYNDA F THARPE				565.00	.00	565.00		004402
00213	63022	73591	001-320-53800-46100			63022	2,140.00	.00	2,140.00		
			JUN LAKE MAINTENANCE			LAKE MAINTENANCE					
			FUTURE HORIZONS, INC				2,140.00	.00	2,140.00		004403
00017	70122	683	001-310-51300-34000			70122	4,190.17	.00	4,190.17		
			JUL MANAGEMENT FEES			MANAGEMENT FEES					
00017	70122	683	001-310-51300-35100			70122	150.00	.00	150.00		
			JUL INFORMATION TECH			COMPUTER SERVICE					
00017	70122	683	001-310-51300-31300			70122	583.33	.00	583.33		
			JUL DISSEM AGENT SERVICES			DISSEMINATION AGENT					
00017	70122	683	001-310-51300-51000			70122	1.20	.00	1.20		
			OFFICE SUPPLIES			OFFICE SUPPLIES					
00017	70122	683	001-310-51300-42000			70122	103.62	.00	103.62		
			POSTAGE			POSTAGE					
00017	70122	683	001-310-51300-42500			70122	205.80	.00	205.80		
			COPIES			PRINTING & BINDING					
00017	70122	683	001-310-51300-41000			70122	91.86	.00	91.86		
			TELEPHONE			TELEPHONE					
			GOVERNMENTAL MANAGEMENT SERVICES				5,325.98	.00	5,325.98		004404
00280	61622	220517	001-320-53800-46500			61622	560.19	.00	560.19		
			UNIFRM-STAFF SUMMER SHIRT			MISCELLANEOUS					
			MARIANNE B. HIBBARD DBA				560.19	.00	560.19		004405
00079	63022	13129560	001-320-53800-45507			63022	61.60	.00	61.60		
			JUN POOL CHEMICALS			AMENITY - POOL CHEMICALS					
00079	70122	13129560	001-320-53800-45507			70122	2,170.90	.00	2,170.90		
			JUL POOL CHEMICALS			AMENITY - POOL CHEMICALS					
			POOLSURE				2,232.50	.00	2,232.50		004406

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.
00283	60822	17802	001-320-57200-46000		60822	1,240.00	.00	1,240.00		
			IRRIGATION REPAIRS							
			REPAIRS AND REPLACEMENTS							
00283	61322	17819	001-320-57200-46000		61322	695.00	.00	695.00		
			IRRIGATION REPAIRS							
			REPAIRS AND REPLACEMENTS							
00283	62322	17649	001-320-53800-46300		62322	8,500.00	.00	8,500.00		
			INITIAL STARTUP/CLEANUP							
			TREE AMIGOS			10,435.00	.00	10,435.00	004407	
			LANDSCAPE CONTINGENCY							
00266	52522	7749	001-320-53800-46300		52522	250.00	.00	250.00		
			494 S. ABERDEENSHIRE DRIV							
			LANDSCAPE CONTINGENCY							
00266	52522	7750	001-320-53800-46300		52522	250.00	.00	250.00		
			104 SCOTLAND YARD BLVD							
			LANDSCAPE CONTINGENCY							
00266	52622	7762	001-320-53800-46300		52622	500.00	.00	500.00		
			RMV ONE TREE							
			TREECO DBA			1,000.00	.00	1,000.00	004408	
			LANDSCAPE CONTINGENCY							
00060	70522	18225169	001-320-57200-46000		70522	90.00	.00	90.00		
			JUL PEST CONTROL							
			REPAIRS AND REPLACEMENTS							
			TURNER PEST CONTROL LLC			90.00	.00	90.00	004409	
			ABERDEEN CDD			22,348.67	.00	22,348.67		
			ABERDEEN - GENERAL FUND			22,348.67	.00	22,348.67		

Resort and Commercial Recreation Association
PO Box 350799
Palm Coast, FL 32135

INVOICE 704



Aberdeen/FirstService Residential
Belynda Tharpe
110 Flower of Scotland Ave
St. Johns, Florida 32259
United States

Invoice # 704
Invoice Date 06/22/2022
Invoice Due 07/22/2022

Amount Due	\$ 0.00
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Transactions

Description	Amount
Belynda Tharpe: Selection Set - Full Conference - \$425.00	\$ 425.00
T-shirt Order - Short Sleeve - \$20.00	\$ 20.00

Payments

Description	Amount
Credit Card Payment - Visa 7570 on 06/22/2022	-\$ 445.00

Total Amount	\$ 445.00
Amount Paid	-\$ 445.00
Amount Due	\$ 0.00

Mail checks to:

Resort and Commercial Recreation Association
PO Box 350799
Palm Coast, FL 32135

\$425.00
staff
Training & Development

Future Horizons, Inc.

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

INVOICE

Invoice Number: 73591
 Invoice Date: Jun 30, 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		7/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in June Lake Maintenance 213A 1.320.53800.46100	2,140.00	2,140.00

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.

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

Invoice

Invoice #: 683
Invoice Date: 7/1/22
Due Date: 7/1/22
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 - July 2022	1.310.573.340	4,190.17	4,190.17
Information Technology - July 2022	1.310.573.357	150.00	150.00
Dissemination Agent Services - July 2022	1.310.573.313	583.33	583.33
Office Supplies	1.310.573.570	1.20	1.20
Postage	1.310.573.420	103.62	103.62
Copies	1.310.573.425	205.80	205.80
Telephone	1.310.573.410	91.86	91.86
Total			\$5,325.98
Payments/Credits			\$0.00
Balance Due			\$5,325.98



**Ponte Vedra
Promotional
Marketing**

P.O. Box 849

Ponte Vedra Beach

Florida 32004

(904) 273-6325

Invoice #220517

June 16, 2022

First Service Residential – Aberdeen Amenity Center

Attn: Belynda

100 Flower of Scotland Ave.

St Johns, FL 32259

32 Logo Henley Shirts	15.50	496.00
-----------------------	-------	--------

Freight		64.19
---------	--	-------

Total due		560.19
-----------	--	--------

Thank you for your order!

*Blaise
Code to Misc.
Staff Summer
t-shirts*

*280A
1,320.538.465*



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

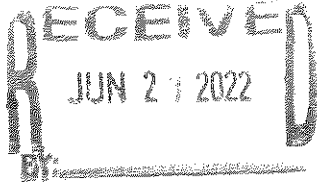
Invoice

Date 7/1/2022
Invoice # 131295607695

Terms	Net 20
Due Date	7/21/2022
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-FLAT	Water Management Flat Billing Rate	1	ea	1,944.84
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
WM Surcharge	WM Surcharge	1	ea	155.59
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	60.47



1.320.538.45307
79A

Subtotal 2,170.90
Shipping Cost (FEDEX GROUND) 0.00
Total 2,170.90
Amount Due \$2,170.90

Remittance Slip

Customer
13ABE100
Invoice #
131295607695

Amount Due \$2,170.90
Amount Paid _____
Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295607695



Invoice

Date
Invoice #

6/30/2022
131295608115

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

Terms	Net 20
Due Date	7/20/2022
PO #	
Delivery Ticket #	Sales Order #1339555
Delivery Date	
Delivery Location	
Customer #	13ABE100
AZ License #	#331721
Ship To	Aberdeen CCD 110 Flowers of Scotland Jacksonville FL 32259

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

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
570-085	Taylor #1 Reagent - 2 oz	1	ea	12.88	12.88
570-095	Taylor #2 Reagent - 2 oz	1	ea	13.25	13.25
570-106	Taylor #3 Reagent - 2 oz	1	ea	14.08	14.08
570-110	Taylor #4 Reagent - 2 oz	1	ea	10.25	10.25

1.320.538.45507
79A

Subtotal	50.46
Shipping Cost (FEDEX GROUND)	11.14
Total	61.60
Amount Due	\$61.60

Remittance Slip

Customer
13ABE100
Invoice #
131295608115

Amount Due \$61.60

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295608115



Tree Amigos

Outdoor Services

Invoice

Invoice#: 17802

Date: 06/08/2022

Billed To: Aberdeen CDD
571 Market St
St. Augustine FL 32095

Project: 32215
Aberdeen CDD O/S
571 Market St

St. Augustine FL 32095

Description	Quantity	Price	Ext Price
Repairs made during Irrigation System Inspection			
(9) Rotors	1.00	225.00	225.00
(1) 6" pop-ups	1.00	20.00	20.00
(2) zone line repairs	1.00	50.00	50.00
(4) 1" valves	1.00	440.00	440.00
(1) 2 1/2" mainline repairs	1.00	250.00	250.00
Labor	1.00	255.00	255.00

Notes:

Invoice Total: \$1,240.00

Irrigation Repairs
BT
6-14-22

283A

1,320.572,460
R/R



Tree Amigos

Outdoor Services

Invoice

Invoice#: 17819

Date: 06/13/2022

Billed To: Aberdeen CDD
475 W Town Place
#114
St. Augustine FL 32092

Project: 32215
Aberdeen CDD O/S
110 Flower of Scotland Ave
St. Johns FL 32259

HOLD for J.O. approval

Description	Quantity	Price	Ext Price
Repairs made during Irrigation System Inspection			
Castle Gate (4) rotors	1.00	100.00	100.00
Castle Gate Park (1) rotor	1.00	25.00	25.00
(1) Hunter Node battery clock	1.00	200.00	200.00
Glasgow Dr. Park (1) Hunter Node battery clock	1.00	200.00	200.00
Labor	1.00	170.00	170.00

Notes:

Invoice Total: \$695.00

*Irrigation Repairs
BY
Submitted
6-14-22*

283A

*1.300 * 572.460
RIR*



Tree Amigos

Outdoor Services

Invoice

Invoice#: 17649

Date: 06/23/2022

Billed To: Aberdeen CDD
475 W Town Place
#114
St. Augustine FL 32092

Project: 32215
Aberdeen CDD O/S
571 Market St
St. Augustine FL 32095

Description	Quantity	Price	Ext Price
Initial Start-up Clean-up to include: Cut back/removal dead plant material, corrective pruning and edging, Post and Pre Emergent weed control in beds, Parking middle island clean up, natural area cut backs.	1.00	8,500.00	8,500.00

Notes:

Invoice Total: \$8,500.00

*Bill Date 6-30-22
Code to Landscape
Contingency*

*1.320 538.463
2831A*

Treco

267 Big Oak Rd
Saint Augustine, FL 32095 US
Alla@trecofl.com



INVOICE

BILL TO
Belynda Tharpe
Aberdeen CDD
110 Flower Of Scotland Avenue
Fruit Cove, Florida 32259
United States

INVOICE 7749
DATE 05/25/2022
TERMS Net 30
DUE DATE 06/24/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
05/25/2022	Commercial Sales 494 South Aberdeenshire Drive	1	250.00	250.00

266A

001.320.53800.46300

BALANCE DUE

\$250.00

Treeco

267 Big Oak Rd
Saint Augustine, FL 32095 US
Alla@treecofl.com



INVOICE

BILL TO
Belynda Tharpe
Aberdeen CDD
110 Flower Of Scotland Avenue
Fruit Cove, Florida 32259
United States

INVOICE 7750
DATE 05/25/2022
TERMS Net 30
DUE DATE 06/24/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
05/25/2022	Commercial Sales 104 Scotland Yard Blvd	1	250.00	250.00

BALANCE DUE **\$250.00**

1,320,538.463
266A

Treeco

267 Big Oak Rd
Saint Augustine, FL 32095 US
Aila@treecofl.com



INVOICE

BILL TO
Belynda Tharpe
Aberdeen CDD
110 Flower Of Scotland Avenue
Fruit Cove, Florida 32259
United States

INVOICE 7762
DATE 05/26/2022
TERMS Net 30
DUE DATE 06/25/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
05/26/2022	Commercial Sales 600 Melrose Abbey Lane / Fruit Cove, Florida 32259 Remove one ivy covered tree in wood line behind fence-flush cut stump.	1	500.00	500.00

BALANCE DUE **\$500.00**

1,320,538.463
266A

Check Approval Form

General Fund

Date: July 14, 2022

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 4410

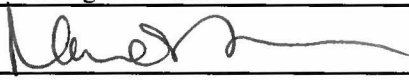
Ending Check #: 4413

Total Amount of Checks: \$ 5,440.63 New Balance

Balance in Account***: \$ 113,159.80 \$ 107,719.17

Recent Deposits: _____

Prepared by: Margaret Bronson

Signature: 

Approved by: Jim Oliver

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	70122	10811554	001-320-53800-45921		70122	1,000.00	.00	1,000.00		
			JUL MANAGEMENT FEES AMENITY-LIFESTYLE COORDINATOR			1,000.00	.00	1,000.00	004410	
			FIRST SERVICE RESIDENTIAL							
00287	70722	07072022	001-300-36900-10100		70722	250.00	.00	250.00		
			RENTAL DEPOSIT REFUND RENTAL REVENUE			250.00	.00	250.00	004411	
			JAROSLAVA SZABO							
00221	70122	2819	001-320-53800-45919		70122	150.00	.00	150.00		
			JUL MAINTENANCE & NEWSLTR AMENITY - WEBSITE			150.00	.00	150.00	004412	
			ROBERTA G NAGLE DBA UNICORN							
00040	62422	6568390	001-310-51300-32300		62422	937.50	.00	937.50		
			FY22 SE2020A1A2 TRUSTEE TRUSTEE FEES							
00040	62422	6568390	001-300-15500-10000		62422	2,812.50	.00	2,812.50		
			FY23 SE2020A1A2 TRUSTEE PREPAID EXPENSES							
00040	62422	6568390	001-310-51300-32300		62422	290.63	.00	290.63		
			INCIDENTAL EXPENSES TRUSTEE FEES							
			US BANK			4,040.63	.00	4,040.63	004413	
			ABERDEEN CDD			5,440.63	.00	5,440.63		
			ABERDEEN - GENERAL FUND			5,440.63	.00	5,440.63		



FirstService
RESIDENTIAL

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

INVOICE

Invoice Number 10811554
Invoice Date 7/1/2022
Terms 15 ePay ACH BP
Service Period 7/1/2022
Customer 100-0SNC

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

Description	Total
Management Fee	\$1,000.00
<hr/>	
001.320.53800.45921 Management Fees ^{Jul}	Subtotal \$1,000.00
259A	Tax \$0.00
	Total \$1,000.00

From: Belynda Tharpe Belynda.Tharpe@fsresidential.com
Subject: Fw: Emailing: Scan_0022
Date: July 7, 2022 at 5:25 PM
To: Margaret Bronson mbronson@gmsnf.com
Cc: Oksana Kuzmuk okuzmuk@gmsnf.com, info@aberdeencdd.com

BT

Hi Margaret,

The attached Amenity Center Rental requires that a refund check in the amount of \$250 be issued to the resident. Staff was not aware that a refund on a debit card is not allowed with Wells Fargo. Demetric spent many hours on the phone with customer service trying to process the refund but was unsuccessful.

Please let me know if any other information is required to process the check and mail to the resident.

Cordially,
Belynda

Jaroslavia Szabo
649 Shetland Dr.
St. John's, FL 32258

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



FirstService
RESIDENTIAL

287 A
1. 300.36900.10100
RDR

BELYNDA THARPE
General Manager/Lifestyle Director
Aberdeen Amenity Center

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

Direct 904.217.0925

Email belynda.tharpe@fsresidential.com

www.aberdeenCDD.com

www.fsresidential.com

24/7 Customer Care Center: 866.378.1099

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

From: info@aberdeenccdd.com &
Subject: correct address
Date: July 8, 2022 at 11:52 AM
To: Margaret Bronson mbronson@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Belynda Tharpe Belynda.Tharpe@fsresidential.com



Jaroslava Szabo
649 Shetland Drive
St. Johns, Florida 32258

Instr #2018064581 BK: 4607 PG: 1675, Filed & Recorded: 9/5/2018 1:51 PM #Pgs:1
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$10.00 Doc. D \$1,820.00

Prepared By and Return To:
Gina Rigdon
DHI Title of Florida, Inc.
4220 Race Track Road, Suite 800
St. Johns, FL 32259
Order No.: 120-180101139
Property Appraiser's Parcel I.D. (folio) Number:
0097626200
Sales Price: \$260,000.00
Documentary Stamps: \$ 1,820.00

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 31st day of August, 2018 by D.R. Horton, Inc. -Jacksonville, a Delaware Corporation, hereinafter called Grantor, and whose address is 4220 Race Track Road, Suite 100, St. Johns, FL 32259, to Viktor Szabo and Jaroslava Szabo, husband and wife, hereinafter called Grantee and whose address is 649 Shetland Dr, Saint Johns, FL 32259.

(Whenever used herein the term "grantor" and "grantee" include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successor and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said Grantee, the following described land situated, lying and being in County of Saint Johns, State of Florida, to wit:

Lot 620, ABERDEEN (D.R. HORTON - PHASE 3), according to the plat as recorded in Plat Book 88, Pages 79 through 86, of the Public Records of St. Johns County, Florida.

SUBJECT TO Covenants, Conditions, Restrictions, Reservations, Limitations, Easements and Agreements of Record, if any.

SUBJECT TO taxes accruing subsequent to December 31, 2017.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims arising by and through or under the Grantor.

From: Aberdeen Amenity <aberdemaner@outlook.com>
 Sent: Thursday, July 7, 2022 5:19 PM
 To: Belynda Tharpe <Belynda.Tharpe@fsresidential.com>
 Subject: Emailing: Scan_0022

Your message is ready to be sent with the following file or link attachments:

Scan_0022

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

SPC
 2-6 7/16
 [Handwritten initials]

Aberdeen Community Development
District
 Amenity Center Rental Application
 Cabana only --- Cabana & Grill

Name of Applicant: Jaroslava Szabo Dat
 Organization (if applicable): _____
 Street Address: 649 Shetland Dr. city: Saint Augustine
 Daytime Phone: 973 652 0017

ABERDEEN COMMUNITY DEV
 475 W TOWN PL STE 114
 SAINT AUGUSTINE, FL 32092
 904 217 0925

06/18/22 11:04 AM
 Merchant ID *****8992
 Term ID *****5734

Cabana Requested:

Lap Pool Cabana - Grill Yes
 Side Pool Cabana - Grill Yes

ABERDEEN COMMUNITY DEV
 475 W TOWN PL STE 114
 SAINT AUGUSTINE, FL 32092
 904 217 0925

Refund
 Entry Method: Chip Read Contact

Response: TRAN NOT ALLOWED
 Transaction ID: 87
 Payment Type: DEBIT
 Cardholder: SZABONIKTOR
 Invoice: 1

Intended Use: party

042722 10 07 30
 Merchant ID *****8992
 Term ID *****5734

US BIT
 AID: A0000000980840
 TVR: 0000448000
 AC: 883E8292EC12E496
 CID Code: 0x80 (ARQC)
 IAD: 06010A03A00000
 YSI: 6800

SALE



Invoice

Date	Invoice #
7/1/2022	2819

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

221A
1.320.538.45919

P.O. No.	Terms	Project

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



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 6568390
 Invoice Date: 06/24/2022
 Account Number: 232918000
 Direct Inquiries To: SCOTT SCHUHLE
 Phone: 954-938-2476

ABERDEEN COMMUNITY DEVELOPMENT SPECIAL
 ASSESSMENT REVENUE REFUNDING BONDS, SENIOR
 SERIES 2020A-1, SUBORDINATE SERIES 2020A-2
 REVENUE ACCOUNT

Accounts Included 232918000 232918001 232918002 232918003 232918004 232918005
 In This Relationship: 232918006 232918007 232918008 232918010

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 06/01/2022 - 05/31/2023				\$3,750.00
Incidental Expenses 06/01/2022 to 05/31/2023	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

Handwritten notes:
 3mo
 FY22 SE 20A-1 + A-2 - \$937.50 - 1.310.513.323
 9mo
 FY23 SE 20A-1 + A-2 - \$2,812.50 - 1.300.15500.10000
 Incidental Expenses - \$290.63 - 1.310.513.323

40A





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6568390
Account Number: 232918000
Invoice Date: 06/24/2022
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

ABERDEEN COMMUNITY DEVELOPMENT DIST
ATTN DISTRICT MANAGER
475 WEST TOWN PLACE STE 114
ST AUGUSTINE FL 32092

ABERDEEN COMMUNITY DEVELOPMENT SPECIAL ASSESSMENT REVENUE REFUNDING BONDS,
SENIOR SERIES 2020A-1, SUBORDINATE SERIES2020A-2 REVENUE ACCOUNT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

ABERDEEN COMMUNITY DEVELOPMENT SPECIAL
ASSESSMENT REVENUE REFUNDING BONDS, SENIOR
SERIES 2020A-1, SUBORDINATE SERIES2020A-2
REVENUE ACCOUNT

Invoice Number: 6568390
Account Number: 232918000
Current Due: \$4,040.63

Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 232918000
Invoice # 6568390
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

6568390

000001851 02 SP 106481521544350 P

ABERDEEN COMMUNITY DEVELOPMENT DIST
ATTN DISTRICT MANAGER
475 WEST TOWN PLACE STE 114
ST AUGUSTINE FL 32092



Check Approval Form

General Fund

Date: July 22, 2022

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 4414

Ending Check #: 4420

Total Amount of Checks: \$ 20,891.91 New Balance

Balance in Account***: \$ 92,874.33 \$ 71,982.42

Recent Deposits: _____

Prepared by: Margaret Bronson

Signature: 

Approved by: Jim Oliver

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.
00240	71822	07182022	001-320-57200-46000		71822	375.00	.00	375.00		
			QRTL HVAC MAINTENANCE							
			ABERDEEN AC			375.00	.00	375.00	004414	
00146	70522	359153	001-310-51300-32200		70522	3,450.00	.00	3,450.00		
			AUDIT FYE 9/30/2021							
			BERGER TOOMBS ELAM GAINES & FRANK			3,450.00	.00	3,450.00	004415	
00274	71922	BH071922	001-320-53800-45918		71922	170.62	.00	170.62		
			APR-JUN MILEAGE REIMBURS							
			BRANDON ERIC HENRY			170.62	.00	170.62	004416	
00013	71122	203709	001-310-51300-31100		71122	339.50	.00	339.50		
			JUN PROFESSIONAL SRVS							
			ENGLAND THIMS & MILLER, INC.			339.50	.00	339.50	004417	
00273	71922	JP071922	001-320-53800-46000		71922	263.12	.00	263.12		
			APR-JUN MILEAGE REIMBURS							
			JAY PARKER			263.12	.00	263.12	004418	
00283	70622	17996	001-320-53800-46600		70622	907.00	.00	907.00		
			RPR IRRG-W.P.E&SEATON MNR							
			TREE AMIGOS			907.00	.00	907.00	004419	
00261	61722	14192	001-320-53800-46200		61722	15,386.67	.00	15,386.67		
			JUN LANDSCAPE MAINTENANCE							
			TRIMAC OUTDOOR			15,386.67	.00	15,386.67	004420	
ABERDEEN CDD						20,891.91	.00	20,891.91		
ABERDEEN - GENERAL FUND						20,891.91	.00	20,891.91		

HVAC REPAIR INVOICE

Aberdeen Air, LLC
258 Grampian Highlands Drive
Saint Johns, FL 32259
(904) 342-5349 Dkklucas527@gmail.com
CAC1821470

July 18, 2022

Aberdeen CDD
c/o Belynda Tharpe
110 Flower of Scotland Avenue
Saint Johns, FL 32259
(904) 217.0925 / Belynda.Tharpe@fsresidential.com

240A
1.320.572.46000

Date of service: July 18, 2022

Services: Quarterly HVAC Maintenance all CDD property units

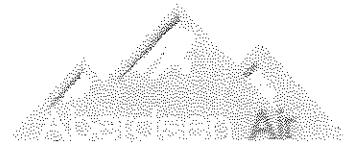
Amount due: \$375
Remit to: Aberdeen Air
258 Grampian Highlands Drive Saint Johns, FL 32259

Thank you for your support of our small business.
Should you have any questions I can be reached on (904) 342-5349.

Chrystal Blythe
Owner
Aberdeen Air, LLC
cell: (631) 383-3864 office: (904) 342-5349
service@aberdeenac.com

320, 57200.46000
BI

SERVICE ■ INSTALLATION ■ CONTROLS



For All Your Cooling and Heating Needs
www.aberdeenac.com ■ (904) 342-5349

QUARTERLY HVAC PREVENTATIVE MAINTENANCE

July 10, 2022

AMOUNT DUE: \$375

Aberdeen CDD
 c/o Belynda Tharpe
 110 Flower of Scotland Avenue
 Saint Johns, FL 32259
 (904) 217.0925 / Belynda.Tharpe@fsresidential.com

Date of Q1 2022 service: April 4, 2022
 Date of Q2 2022 service: July 18, 2022
 Date of Q3 2022 service: TBD October 2022
 Date of Q4 2022 service: TBD January 2023

Maintenance plan includes:

- Blow out and clean drain lines
- Examine outdoor unit
- Clean air handler and examine evaporator coil
- Treat indoor unit with bacterial, fungal stat, deodorizer
- Check refrigerant pressure
- Check voltage and amps on motors
- Check all electrical connections, tighten if needed
- Replace filter (customer supplied) or clean washable filter
- *additional filter charge if we supply*

UNIT 1 (OLD GYM)

AIR HANDLER	MAKE	Daikin	AIR HANDLER	MAKE	Daikin
	MODEL	DAR0904AB		MODEL	DAR0904AB
	SERIAL	1706492805		SERIAL	1701364922
CONDENSOR	MAKE	Daiken	CONDENSOR	MAKE	Daiken
	MODEL	DX11SA0903AB		MODEL	DX118A0903AB
	SERIAL	1711581896		SERIAL	1609162909
FILTER SIZE		(2) 16x20x2 and (2) 16x25x2	FILTER SIZE		(2) 16x25x2 and (2) 16x20x2
BELT		(1) A39	BELT		(2) A43

UNIT 2 (CLUBHOUSE)

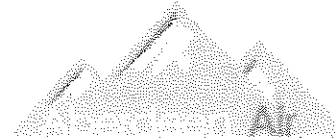
UNIT 3 (OFFICE)

AIR HANDLER	MAKE	Bryant	CONDENSOR	MAKE	AAON
	MODEL	FX4DNF019		MODEL	CFA013BA8DJ00K
	SERIAL	0722F45538		SERIAL	202010CNCK08659
CONDENSOR	MAKE	Bryant	AIR HANDLER	MAKE	AAON
	MODEL	215BNA018A		MODEL	H3CRB80162C278
	SERIAL	0522E03264		SERIAL	202010CJEC06278
FILTER SIZE		Washable filter	FILTER SIZE		(2) 20x20x2 (1) 16x20x2
BELT		N/A	BELT		

UNIT 4 (NEW GYM)

Belynda Tharpe 7-19-22
 Customer Signature / Date

SERVICE ■ RETAILATION ■ CONTROLS



For All Your Cooling and Heating Needs

www.aberdeenac.com ■ (904) 342-5349

CAC1821470



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

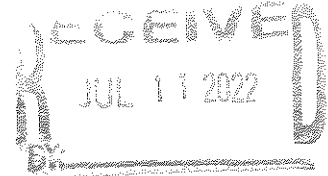
772/461-6120
FAX: 772/468-9278

*ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE, STE 114
ST. AUGUSTINE, FL 32092*

*Invoice No. 359153
Date 07/05/2022
Client No. 20127*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2021.

Total Invoice Amount \$ 3,450.00



1.310.573.32200
H6A

We now accept Visa and MasterCard.
Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

INVOICE

BH071922
INVOICE #JP071922
DATE: JULY 19, 2022

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

FOR:
Brandon Henry
Maintenance - Amenities

1.32053800.45918
274A

DESCRIPTION		RATE	AMOUNT
Mileage Reimbursement – 273 miles <u>April-June</u>		0.625	170.62
		TOTAL	\$170.62

Make all checks payable to Brandon Henry

FirstService Residential Car
EXPENSE REPORT

JAX

NAME: Brandon Henry

DIVISION: JAX

DO NOT PUT IN CALL LOG. ACCOUNTING WILL CHARGE THROUGH GREAT PLAINS

<i>Expenses</i>					
Date	Association	Description	Amount	Billable (Y/N)*	Amount that should be charged to the association
7/19/22	Aberdeen	Mileage Reimbursement		Y	
		April-June			
		273 miles	170.62		170.62
Total			170.62		170.62

*Check if the contract allows us to bill
**Mileage is 0.625 cents per mile



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

July 11, 2022
 Project No: 02105.27000
 Invoice No: 0203709

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

Professional Services rendered through July 2, 2022

Task 01 Professional Services
Professional Personnel

			Hours	Rate	Amount
Senior Engineer					
Katsaras, George	6/4/2022		.50	194.00	97.00
Katsaras, George	6/11/2022		.50	194.00	97.00
Katsaras, George	6/18/2022		.75	194.00	145.50
Totals			1.75		339.50
Total Labor					339.50
				Total this Task	\$339.50

Task XP Expenses **Total this Task 0.00**

Invoice Total this Period \$339.50

1.310.57300,31100
 13A

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14776 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-648-9485
 CA-00002534 LC-0000316

INVOICE

INVOICE #JP071922
DATE: JULY 19, 2022

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

FOR:
Jay Parker
Operations Manager - Amenities

273A
1.320.53800.46000

DESCRIPTION		RATE	AMOUNT
Mileage Reimbursement – 421 miles <u>April-June</u>		0.625	263.12
		TOTAL	\$263.12

Make all checks payable to Jay Parker



Tree Amigos

Outdoor Services

Invoice

Invoice#: 17996

Date: 07/06/2022

Billed To: Aberdeen CDD
475 W Town Place
#114
St. Augustine FL 32092

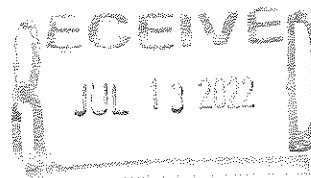
Project: 32215
Aberdeen CDD O/S
110 Flower of Scotland Ave
St. Johns FL 32259

Description	Quantity	Price	Ext Price
Repairs made during Irrigation System Inspection			
Wellington Park Entrance			
(9) Rotors	1.00	225.00	225.00
(2) 6" pop-ups	1.00	40.00	40.00
(1) zone line repair	1.00	25.00	25.00
(8) nozzles	1.00	24.00	24.00
Labor	1.00	85.00	85.00
Seaton Manor			
(12) Rotors	1.00	300.00	300.00
(2) 6" pop-ups	1.00	40.00	40.00
(2) zone line repairs	1.00	50.00	50.00
(11) nozzles	1.00	33.00	33.00
Labor	1.00	85.00	85.00

Notes:

Invoice Total: \$907.00

283 A
1,320.57200.46000



Property Name: Amber Wood

Tech Name: Nick

Date: 6-30-22

Tree Amigos Outdoor Services

Irrigation Inspection Report

Billed

Clock Number: 1

Watering Days: Everyday

Start Time: 7pm

Zone Number	Zone Type	Program A,B,C,D,	Run Time	Adjusted Heads	Repairs Needed	Repairs Completed
1	S	A			12" spray	✓
2	r				rotor x 2	✓
3	S				6" x 3	✓
4	S				PGA solenoid, 6" spray	✓
5	S				nozzle x 2	✓
6	r				rotor	✓
7	S					
8	S				6" spray x 2, nozzle	✓
9	S					
10	r				PGA solenoid	✓
11	S					
12	S				6" spray	✓
13	S				1 1/2" zone line	✓
14	r					
15	S					
16	S				6" spray x 2, nozzle x 3	✓
17	S					

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 14192

DATE 06/17/2022 TERMS Net 30

DUE DATE 07/17/2022

JOB | SCOPE
 In contract unpaid work

Approved for payment. Per Belynda & Oksana

*1,320,538.00 - 46,200
 201A \$151,386.67*

ACTIVITY	QTY	RATE	AMOUNT
Landscape maintenance:Landscape Maintenance Contractual mulching completed for the 12 month period. 8 months paid - 4 months of mulch are due - Mulch portion of the contract \$14,000 - divided by 12 months = \$1166.67 -- 4 months owed at \$1166.67 = \$4,666.67	1	4,666.67	4,666.67
Landscape maintenance:Landscape Maintenance Contractual pine straw completed for 12 month period. 8 months paid - 4 months owed - Pine straw portion of the contract: \$21,000 - divided by 12 months = \$1750 - 4 months owed at \$1750 =7,000	1	7,000.00	7,000.00
Landscape maintenance:Landscape Maintenance Contractual palm tree pruning completed for the 12 month period. 8 months paid - 4 months of palm pruning are due - Palm pruning portion of the contract \$11,160 - divided by 12 months = \$930. 4 months owed at \$930 = \$3720	1	3,720.00	3,720.00

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

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"

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.

TOTAL DUE	\$15,386.67
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/14/22	00180	6/23/22 17871	202206 600-53800-60000 50%DEP-INSTL CLUBHSE WALL	TREE AMIGOS	*	22,800.00	
							22,800.00 000129
TOTAL FOR BANK B						22,800.00	
TOTAL FOR REGISTER						22,800.00	

ABER ABERDEEN OKUZMUK

Check Approval Form

Capital Reserve

Date: July 14, 2022

District: Aberdeen CDD

Fund Code: 33

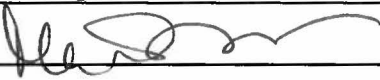
Beginning Check #: 129

Ending Check #: 129

Total Amount of Checks:	\$ 22,800.00	New Balance
Balance in Account***:	\$ 26,768.96	\$ 3,968.96

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	PO#	CHECK NO.
00180	62322	17871	033-600-53800-60000			62322	22,800.00	.00	22,800.00		
50%DEP-INSTL		CLUBHSE WALL	CAPITAL OUTLAY				22,800.00	.00	22,800.00	000129	
		TREE AMIGOS									
CAPITAL RESERVE FUND							22,800.00	.00	22,800.00		
ABERDEEN-CAPITAL RESERVE FUND							22,800.00	.00	22,800.00		



Tree Amigos

Outdoor Services

Invoice

Invoice#: 17871

Date: 06/23/2022

Billed To: Aberdeen CDD
475 W Town Place
#114
St. Augustine FL 32092

Project: 32215
Aberdeen CDD O/S
110 Flower of Scotland Ave

St. Johns FL 32259

Description	Quantity	Price	Ext Price
Wall Install at Aberdeen Clubhouse			
Install roughly 150' of footing 2' wide 12" deep W/3 #5 cont. for a block wall 7'-4" tall 150' long 6 x 6 ramp 6x45 slab all 4' thick 3000 psi standard for driveways and house slabs. (price includes all labor and materials)	1.00	26,000.00	26,000.00
Straight wall 7.5' x 150' both sides with expansion joints. Stucco and paint to match building . Material and labor.	1.00	13,600.00	13,600.00
Removal of plant material prior to wall. Reestablishing landscaping after wall is installed.	1.00	6,000.00	6,000.00
Irrigation repair is uncertain. Repairs will be billed at \$65.00 man hour plus parts.			
50% deposit of total invoice due in advance of start date expected start date for wall Aug. 1, 2022 expected start date for stucco and paint Aug. 8, 2022			

Notes:

*Please code to
Capital Projects
B Trump
6-30-22*

*180 B
033.600.53800.60000
Capital Outlay*

Invoice Total: \$45,600.00
50% deposit due upon receipt: \$22,800.00
Remaining Balance after Deposit: \$22,800.00