

***ABERDEEN***

*Community Development District*

*FEBRUARY 28, 2023*

# *AGENDA*

**Aberdeen**  
**Community Development District**

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

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February 21, 2023

Board of Supervisors  
Aberdeen Community Development District

Dear Board Members:

The Aberdeen Community Development District Meeting is scheduled for **Tuesday, February 28, 2023 at 6:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Update Regarding Future Improvements to Common Area Greenspace and other CDD-Owned Facilities and Assets
  - A. Playground Quotes
- IV. Discussion of Fiscal Year 2024 Budget Process
- V. Discussion of Aberdeen Rays Swim Team Regarding Use of the District's Competition Pool for 2023-2024 Season
- VI. Consideration of Proposals
  - A. Dog Park Fence Repair
  - B. Pool Slide Bathroom Partitions Repair
- VII. Staff Reports
  - A. Attorney

- B. Engineer – Work Authorization No. 31 2023 Hourly Billing Rate Escalation
- C. Manager
- D. Operation Manager
- E. Amenity Center Manager
  - 1. Report
  - 2. Pool Patio Table Quotes
  - 3. Cintas AED

VIII. Supervisor’s Request and Public Comments

IX. Approval of Consent Agenda

- A. Approval of the Minutes of the January 24, 2023 Meeting
- B. Balance Sheet as of January 31, 2023 and Statement of Revenues and Expenses for the Period Ending January 31, 2023
- C. Assessment Receipt Schedule
- D. Approval of Check Register

X. Next Scheduled Meeting – 03/28/23 @ 4:00 p.m.@ Aberdeen Amenity Center

XI. Adjournment

*THIRD ORDER OF BUSINESS*

*A.*



<b>Proposed Date</b>	JANUARY 19, 2023
<b>Expiration Date</b>	FEBRUARY 19, 2023

## Southern Recreation

Play for all ages

4060 Edison Avenue  
 Jacksonville, Florida 32254  
 Phone 904-387-4390 Fax 904-387-4391  
[terry@southernrecreation.com](mailto:terry@southernrecreation.com)  
[www.southernrecreation.com](http://www.southernrecreation.com)

**PROJECT NAME:**  
 River Dee

**PROPOSED TO** Kate Trivelpiece  
 First Service Residential  
 110 Flower of Scotland Ave.  
 St. Johns, FL 32259  
 904-217-0925  
 Kate.trivelpiece@fsresidential.com

**BILL TO** Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Terry	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		Refurbish existing swing-paint frame and provide all new swing hardware		1,000.00
2ea.	B6WBULS	6' Park Benches	675.00	1,350.00
1ea.		Waste Receptacle w/ loner and flat top		750.00

<b>Subtotal</b>	3,100.00
<b>Tax Rate</b>	.07
<b>Tax</b>	Exempt
<b>Freight</b>	499.00
<b>Installation</b>	600.00
<b>Total Due</b>	4,199.00

*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





<b>Proposed Date</b>	FEBRUARY 19, 2023
<b>Expiration Date</b>	[CLICK TO SELECT DATE]

**Southern Recreation**  
*Play for all ages*

4060 Edison Avenue  
 Jacksonville, Florida 32254  
 Phone 904-387-4390 Fax 904-387-4391  
[terry@southernrecreation.com](mailto:terry@southernrecreation.com)  
[www.southernrecreation.com](http://www.southernrecreation.com)

**PROJECT NAME:**  
 Sterling Bridge

PROPOSED TO **Kate Trivelpiece**  
 First Service Residential  
 110 Flower of Scotland Ave.  
 St. Johns, FL 32259  
 904-217-0925  
[Kate.trivelpiece@fsresidential.com](mailto:Kate.trivelpiece@fsresidential.com)

**BILL TO Same**

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Terry	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		Refurbish existing swing-paint frame and provide all new swing hardware		1,000.00
2ea.	B6WBULS	6' Park Benches	675.00	1,350.00
1ea.		Waste Receptacle w/ liner and flat top		750.00

<b>Subtotal</b>	<b>3,100.00</b>
<b>Tax Rate</b>	<b>.07</b>
<b>Tax</b>	<b>Exempt</b>
<b>Freight</b>	<b>499.00</b>
<b>Installation</b>	<b>600.00</b>
<b>Total Due</b>	<b>4,199.00</b>

*Terms and Conditions and Required Signature on next page.*

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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

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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.

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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.



Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254



<b>Proposed Date</b>	JANUARY 3, 2023
<b>Expiration Date</b>	FEBRUARY 4, 2023

## Southern Recreation

Play for all ages

4060 Edison Avenue  
 Jacksonville, Florida 32254  
 Phone 904-387-4390 Fax 904-387-4391  
[terry@southernrecreation.com](mailto:terry@southernrecreation.com)  
[www.southernrecreation.com](http://www.southernrecreation.com)

**PROJECT NAME:**  
 Aberdeen Amenity Center

**PROPOSED TO** Kate Trivelpiece  
 First Service Residential  
 110 Flower of Scotland Ave.  
 St. Johns, FL 32259  
 904-217-0925  
 Kate.trivelpiece@fsresidential.com

**BILL TO** Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Terry	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
2ea.		Swing Parts to include swing hangers, belt seats and chains		300.00
1ea.		Paint Swing Frame		700.00

<b>Subtotal</b>	1,000.00
<b>Tax Rate</b>	.07
<b>Tax</b>	Exempt
<b>Freight</b>	N/A
<b>Installation</b>	Included
<b>Total Due</b>	1,000.00

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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

Search



### Steel Dome Lid - Black



Enlarge

Rugged steel construction. Self-closing swing door.

- Stable, sturdy, easy to use.
- Use with Trash Cans or Drums, sold separately:  
[44 Gallon Uline Trash Can](#)  
[44 Gallon Brute® Trash Can](#)  
[45 Gallon Wire Mesh Trash Can](#)  
[55 Gallon Lined Steel Drum](#)  
[55 Gallon Unlined Steel Drum](#)

SPECIFY COLOR:

MODEL NO.	DESCRIPTION	SIZE H x D	WT. (LBS.)	PRICE EACH			COLOR	IN STOCK SHIPS TODAY
				1	3	5+		
H-1857BL	55 Gallon	11 x 25"	12	\$121	\$118	\$114	<input checked="" type="checkbox"/> Black	1 <input type="text"/> <input type="button" value="ADD"/>

### Wire Mesh Trash Can- 45 Gallon, Black



More Images

Recommended for beaches, parks, fairs, public walkways.

- Open mesh controls odor.
- Rust-free. Perforated bottom for rain and melting snow.
- Nest together for easy storage.

SPECIFY COLOR:

MODEL NO.	DESCRIPTION	CAPACITY (GAL.)	SIZE DIAM. x H	WT. (LBS.)	PRICE EACH		COLOR	IN STOCK SHIPS TODAY
					1	3+		
H-2125BL	Wire Mesh	45	24 x 33"	30	\$215	\$205	<input checked="" type="checkbox"/> Black	1 <input type="text"/> <input type="button" value="ADD"/>

SHIPS VIA MOTOR FREIGHT

### Shopping Cart

Empty Cart | Forward

Add Product by Model #

Model #	Description	Qty	Price	Total	Remove
H-2125BL	Wire Mesh Trash Can- 45 Gallon, Black	<input type="text" value="2"/>	\$215.00/EA	\$430.00	
H-1857BL	Steel Dome Lid - Black	<input type="text" value="2"/>	\$121.00/EA	\$242.00	
			<b>SUBTOTAL =</b>	<b>\$672.00</b>	

*SIXTH ORDER OF BUSINESS*

*A.*

## Proposal to repair dog park fencing

1. Posey Family Outdoor Service – \$ 1750.00 to Repair Fence & Tension Wire.
2. Silverman Fence Company - \$2450.00 to Repair Tension Wire.  
Replace Whole Fence \$10,567.00
3. American Fence Company – Never sent quote after inspection.

Posey Family are the ones who installed the Basketball Court Fence.



# Posey Family Outdoor Services

228 Little Owl Lane  
Saint Augustine, FL 32086 US  
904-347-9915  
poseyfamily1925@gmail.com  
<https://poseyfos.com>



## Estimate

ADDRESS  
Aberdeen CDD  
Jay Parker  
110 Flower Of Scotland  
Fruit Cove, FL 32259

SHIP TO  
Aberdeen CDD  
Jay Parker  
110 Flower Of Scotland  
Fruit Cove, FL 32259

ESTIMATE 193309  
DATE 01/13/2023

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Fence Repair	Found entire fence extremely loose, as well as gaps at the bottom of the fence around the entire perimeter of fence. Found tension wire missing at the bottom of the fence causing the bottom of the fence to lift up. Remove 356 feet of black vinyl fencing to restore entire fence. Stretch back to create a solid dog fenced in area. Install tension wire around entire fence. Lower fence where needed to close off gap and make dog park secure.	1,750.00
-----			
		SUBTOTAL	1,750.00
		TAX	0.00
-----			
		TOTAL	<b>\$1,750.00</b>

Accepted By

Accepted Date

# P R O P O S A L

## Silverman Fence Company

4698 Dusk Court  
 Jacksonville, Florida 32207  
 (904) 730-0882  
 Fax : (904) 730-5142  
 www.Silvermanfences.com

Date: 02/03/23

Please Contact: **Lynda or Deana**

Customer's name <b>Parker</b>	Home Phone: 904-303-7366	Work Phone:
Address: <b>110 Flower OF Scotland Ave</b>	City: Fruit Cove	State: Zip: 32259
Installation Address: (If Different) Or Subdivision Name:		

**Fence Type**

- California
- Board on Board
- Shadow box
- Stockade
- Space Picket
- Chain Link
- PVC Vinyl
- Aluminum

**Wood board width**  
 4" \_\_\_\_\_ 6" \_\_\_\_\_  
 Style: Black

**Material List**

A) Tension wire only  
**\$2450.00**

B) Replace Entire 2-gates  
 10-terminals  
 339' of wire/  
 top rail & bottom  
 tension wire  
**\$10,567.00**

Concrete posts  
 Haul Off existing  
 Take down existing

**All Included**

**Fence Diagram Key:** Fence line to be erected    Existing fence line    Building or house    Gate Openings

RSWF-Right Side When Facing  
 LSWF-Left Side When Facing  
 C&F-Cap & Fascia Top Trim

XXXXXXXXXXXX

**Description**

Total Linear Footage	Fence Height
[ ]	4'

**Gates**

ALL gates built SOLID Scroll

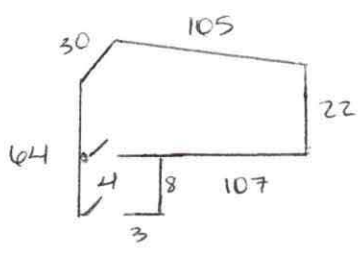
Type	Quantity	Width	Height
See Above			

This estimate professionally provided by:  
**Kimball**

**Specifications**

- Follow slope or contour of ground
- Be level at top
- Straight across top
- Permit Responsibility
- HOA approval
- Dogs

- #1 Cypress
- P T Pine
- Cedar



Please note: All fence lines must be cleared of any vines and/or bushes to avoid additional charges

**Thank You**

**Special work to be performed by customer:**

- copy of survey
- survey received
- clear line
- of personals
- bushes or vines

Locate info: office use only



We hereby purpose to furnish labor and materials- complete in accordance with the above specifications, for the sum of \$\_\_\_\_\_ with payment to be made upon completion. CASH, CHECK or CREDIT as payment. All work to be guaranteed for one (1) year, labor and workmanship only. NO warranty on Pressure Treated Pine or Cypress lumber for warping, twisting, splitting or any change of lumber shape or otherwise. I understand ALL lumber is rough sawn and may vary in dimension and/or shape. Silverman Fence is not responsible for underground obstructions such as power lines, irrigation, gas or sprinkler lines of any kind, pipes for wells, etc... Nor is Silverman Fence responsible to repair any such lines if damaged during project installation. All materials remain property of Silverman Fence Co until paid in full. Any special order items such as vinyl or aluminum will have a 25% restocking charge if the order has been placed and/or the cancellation of the order is passed a 24 hour time frame from acceptance. Silverman Fence is not responsible for shipping delays on any ordered items. All properties are located by Central Locate Service through the State of Florida. Underground utilities, electrical lines, phone, cable and TECO gas is located. Please be aware your yard will be spray painted or marked. Fully licensed and insured. All jobs and contracts are bound per our current insurance coverages.

All install date(s) are pending material availability  
 The above prices, specifications and conditions are hereby accepted. You (Silverman Fence) are authorized to do the work as specified above. I agree if paying with a charge card; I understand this incurs a 3% added charge as listed above and I will not dispute any charges at project completion for balances paid in full. Payments will be made in full as outlined above (COD) at completion.

Accepted: \_\_\_\_\_ Date: \_\_\_\_\_ Signature: \_\_\_\_\_

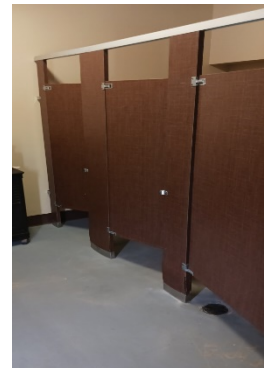
**Email: Info@silvermanfences.com**

*B.*

## Proposal For Pool Bathroom Partition

1. Total Restroom \$3,033.48 Steel Partition
2. One Point Partitions \$2,711.00 Steel Partition

The bathroom partition inside the Side bathrooms are in very bad condition as seen by photos bellow. The hinges are not lining up correctly anymore because of the deterioration of the wood at the bottom of the Partitions. The doors don't close or lock correctly and they are getting worse over time. I am looking to purchase new partitions and install them myself after painting the bathrooms in next week or so. I would like to go with the steel Partitions because they can handle more wear and tear than the others and being this bathroom is used mainly by the kids it would be a wiser choice.





# Quote

QTE-40153638

Total Restroom  
8810 W. 116th Circle  
Broomfield, CO 80021  
(877) 234-3520

1/24/2023

**Bill To**

FIRST SERVICE RESIDENTIAL  
Jay Parker  
Saint Johns FL 32259  
United States  
(904) 303-7366

**Ship To**

FIRST SERVICE RESIDENTIAL  
Jay Parker  
Saint Johns FL 32259  
United States  
(904) 303-7366

**TOTAL**  
  
**\$3,033.48**

Expires	Job Name/PO#	Sales Rep	Rep Phone	Shipping Method
2/23/2023	8816	Paul Boyd	(720) 452-3024	LTL

**Notes**

Total tax amount is subject to change, based on the complete ship-to address provided at the time of order. Please provide a tax exemption certificate at the time of order if available.

SKU	Name	Availability	Qty	Rate	Amount
SQ8816	SQ8816 ASI Global Powder Coated Metal Partitions Package	Usually Ships in 2-3 Business Days	1	\$2,848.34	\$2,848.34

**(3) Toilet Compartments**  
**(0) Urinal Screens**

**ASI/Global Powder Coated Metal with Integrated Privacy Doors - Floor Mounted Overhead Braced**  
**Chrome Hardware: Integrated Privacy Hinge & Indicator Latch, Stirrup Brackets.**

**Color: TBD**

**Standard LTL freight & lift gate services to Saint Johns, FL 32259 is included in the price.**

**\*\*\*Once the order is placed it cannot be changed, canceled, or returned\*\*\***

<b>Subtotal</b>	\$2,848.34
<b>Tax (%)</b>	\$185.14
<b>Shipping Cost</b>	\$0.00
<b>Total</b>	<b>\$3,033.48</b>

**Thank you for the opportunity to provide this quote. Due to rapidly changing materials pricing with all manufacturers, quoted prices may change at anytime. Any changes to products and/or quantities, models, and/or**





# Quote

QTE-40153638

Total Restroom  
8810 W. 116th Circle  
Broomfield, CO 80021  
(877) 234-3520

1/24/2023

**product options will also require an updated price quote.**

**All orders are subject to Sustainable Supply LLC DBA Total Restroom's terms and conditions which can be found at [www.totalrestroom.com](http://www.totalrestroom.com)**



2 of 2

QTE-40153638



Job #262820.1 Date: 01/23/23

# One Point Partitions

## REVIEW YOUR PRICES

Prices and delivery times are subject to review by One Point Partitions.

### POWDER COATED STEEL

**\$2,711.00**

3 year warranty

Price includes materials, hardware and delivery to zip code 32259. See the following layouts.

**Delivered in 4-6 business days**



Videos Colors

### LAMINATE

**\$2,737.00**

5 year warranty

Price includes materials, hardware and delivery to zip code 32259. See the following layouts.

**Delivered in 4-6 business days**



Videos Colors

### SOLID PLASTIC

**\$4,806.00**

25 year warranty

Price includes materials, hardware and delivery to zip code 32259. See the following layouts.

**Delivered in 4-6 business days**



Videos Colors

### PHENOLIC BLACK CORE

**\$4,503.00**

25 year warranty

Price includes materials, hardware and delivery to zip code 32259. See the following layouts.

**Delivered in 4-6 business days**



Videos Colors

### STAINLESS STEEL

**\$4,630.00**

5 year warranty

Price includes materials, hardware and delivery to zip code 32259. See the following layouts.

**Delivered in 4-6 business days**



Videos Colors

**Good news! This quote includes all rooms. See the following pages for those room layouts.**

**All doors, panels, pilaster, screws, brackets, and anchors for a typical install are included.**

**Delivery from our local terminal to anywhere within your specified zip code is also included.**



## REVIEW YOUR LAYOUTS

### ROOM #1 - Club house Bathrooms for pool

**Room Details:** 3 Stalls, 0 Urinal Screens

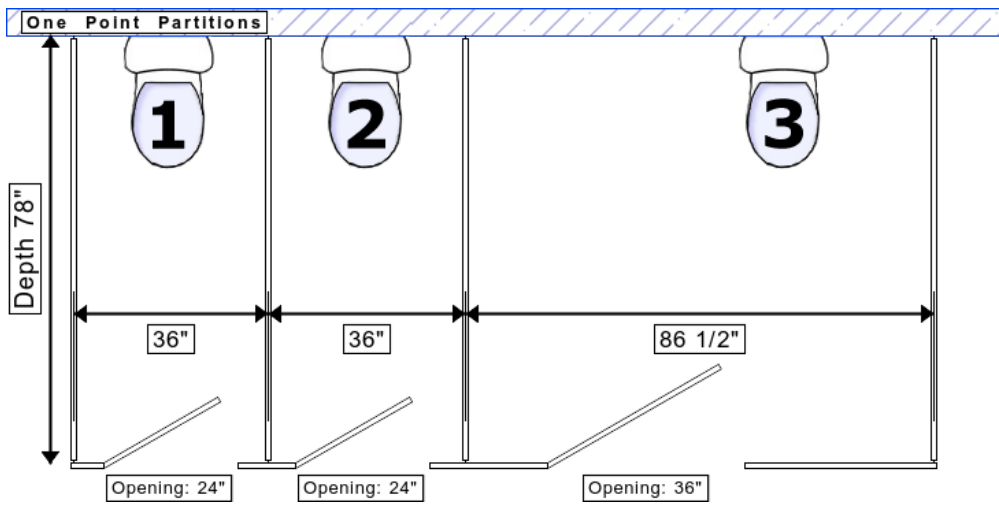
**Layout:** Free Standing, ADA, Right

**Partition Depth:** 78"

**Stall 1** - Width: 36"; Door: 24", Left In.

**Stall 2** - Width: 36"; Door: 24", Left In.

**Stall 3** - Width: 86 1/2"; Door: 36", Left In.



Stall widths are to the centerline. Stall depths are to the face. Alcove depths are wall to wall.

Need this layout bigger or smaller? No problem! Our Partition Experts will design it to fit your restroom.

**This layout is included in the price.**

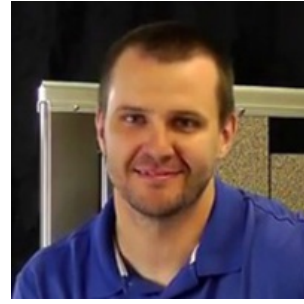
Meet the One Point Partition Experts



Andy Hughes



Jason Hughes



Brandon Graham



Brock Hutson



Jhoana Soriano

We're available to talk about your quote, so give us a call at **800.756.6817** or email [sales@onepointpartitions.com](mailto:sales@onepointpartitions.com) to finalize your drawings and help you purchase your partitions. (Prices and lead times are subject to review by OPP.)

*SEVENTH ORDER OF BUSINESS*

*B.*

CEO/CSO.....	\$400.00	/Hr.
President.....	\$350.00	/Hr.
Executive Vice President.....	\$335.00	/Hr.
Vice President .....	\$260.00	/Hr.
Senior Engineer/ Senior Project Manager.....	\$215.00	/Hr.
Project Manager.....	\$200.00	/Hr.
Director.....	\$185.00	/Hr.
Engineer.....	\$175.00	/Hr.
Assistant Project Manager .....	\$155.00	/Hr.
Senior Planner /Planning Manager.....	\$200.00	/Hr.
Senior Environmental Scientist.....	\$215.00	/Hr.
Planner.....	\$163.00	/Hr.
CEI Senior Project Engineer.....	\$230.00	/Hr.
CEI Project Manager/Project Administrator.....	\$184.00	/Hr.
CEI Senior Inspector.....	\$163.00	/Hr.
CEI Inspector .....	\$132.00	/Hr.
Senior Landscape Architect.....	\$184.00	/Hr.
Landscape Architect.....	\$165.00	/Hr.
Senior Technician/Senior Specialist.....	\$163.00	/Hr.
GIS Program Manager.....	\$180.00	/Hr.
GIS Analyst .....	\$140.00	/Hr.
GIS Consultant.....	\$150.00	/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00	/Hr.
Engineering Intern .....	\$140.00	/Hr.
Engineering/Landscape Designer.....	\$140.00	/Hr.
CADD/GIS Technician.....	\$132.00	/Hr.
Project Coordinator / CSS.....	\$100.00	/Hr.
Administrative Support.....	\$95.00	/Hr.

\*ETM's standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and subject to an increase not to exceed five (5) percent per year.

**ABERDEEN COMMUNITY DEVELOPMENT DISTRICT  
 WORK AUTHORIZATION NO. 31  
 2022/2023 GENERAL CONSULTING ENGINEERING SERVICES  
 (ETM No.02-105-27)**

**Scope of Work**

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Aberdeen Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

1. Attending Meetings as Requested
2. Preparation of Engineering Reports and Studies
3. Preparation of Cost Estimates and Budgets
4. Technical Support for Community Development District Staff
5. Development and Analysis of District Projects
5. Operation and Maintenance Inspections
7. Prepare Presentation Documents for District Meetings

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

**ESTIMATED FEE..... \$7,000.00**

**Basis of Estimated Fee  
 England Thims & Miller, Inc.  
 Hourly Fee Schedule 2022/2023**

CEO/CSO.....	\$400.00	/Hr.
President.....	\$350.00	/Hr.
Executive Vice President.....	\$335.00	/Hr.
Vice President .....	\$260.00	/Hr.
Senior Engineer/ Senior Project Manager.....	\$215.00	/Hr.
Project Manager.....	\$200.00	/Hr.
Director.....	\$185.00	/Hr.
Engineer.....	\$175.00	/Hr.
Assistant Project Manager .....	\$155.00	/Hr.
Senior Planner /Planning Manager.....	\$200.00	/Hr.
Senior Environmental Scientist.....	\$215.00	/Hr.
Planner.....	\$163.00	/Hr.
CEI Senior Project Engineer.....	\$230.00	/Hr.
CEI Project Manager/Project Administrator.....	\$184.00	/Hr.
CEI Senior Inspector.....	\$163.00	/Hr.
CEI Inspector .....	\$132.00	/Hr.
Senior Landscape Architect.....	\$184.00	/Hr.
Landscape Architect.....	\$165.00	/Hr.
Senior Technician/Senior Specialist.....	\$163.00	/Hr.
GIS Program Manager.....	\$180.00	/Hr.
GIS Analyst .....	\$140.00	/Hr.
GIS Consultant.....	\$150.00	/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00	/Hr.
Engineering Intern .....	\$140.00	/Hr.
Engineering/Landscape Designer.....	\$140.00	/Hr.
CADD/GIS Technician.....	\$132.00	/Hr.
Project Coordinator / CSS.....	\$100.00	/Hr.
Administrative Support.....	\$95.00	/Hr.

\*ETM's standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and subject to an increase not to exceed five (5) percent per year.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

**Time of Performance**

Services rendered will commence upon District approval and will be completed on or before September 30, 2023.

**Approval**

Submitted by: \_\_\_\_\_

*Joseph V. Robinson*  
England, Thims & Miller, Inc.

Date: 2/2/23, 2023

Approved by: \_\_\_\_\_

Aberdeen Community Development District

Date: \_\_\_\_\_, 2023

*E.*



*1.*

## Aberdeen CDD GM/LD Agenda

February 28, 2023

### GM Update:

- Greenspace Update & Quotes (Attached)
- AED Quotes (Attached)
- Patio Tables Quotes (Attached)
- Spring Break & Lifeguard Schedule
- Updated Food Truck Schedule
- Facility Update:
  - New signage at the basketball courts & fitness center
  - Refurbished pool chaise lounge chairs and dining chairs returned and placed on deck.
  - Slide resurfacing and painting completed.
  - Amenity Center doors and cabinet painted.
  - Outdoor shower heads replaced.
  - Chemical treatment to both family pool and lap lane pool completed with noticeable results.

### Lifestyle Upcoming Events:

- Vendor Fair on 3/5/23
- 50+ Potluck Dinner on 3/10/23
- Spring Break 3/10/23 – 3/19/23 (Lifeguards)
- Family Movie Night & Ice Cream Social on 3/17/22
- Glow Egg Hunt on 4/7/23
- Spring “Egg”stravaganza on 4/8/23
- Spring Community Wide Yard Sale on 4/15/23

2.

## Patio Table Quotes Comparison

Company	Amount
Tropitone	\$7,974.40
PatioContract	\$6,140.29
Pool Furniture Supply	\$4,237.78

## Shopping Cart



Tropitone Acrylic Cast Aluminum  
42\"/>  
(/tropitone-glass-tables-cast-  
aluminum-round-patio-dining-table-  
tp1842a) Item # TP1842A

 Textured Greco Table Finish

\$7,974.40

\$996.80 per  
item

8 ▼

[Remove](#)

[Save for Later](#)

## Order Summary

Item Total 7,974.40

Shipping FREE

**Order Total \$7,974.40**

Promotion Code

Apply

 [Secure Checkout \(/checkout\)](#)

### Delivery Type

- Outdoor Drop-Off - FREE
- Room/Patio of Choice \$100.00
- Room/Patio of Choice + Light Assembly + Packaging Removal \$150.00

### Protection Plan

[Coverage](#)

**No Protection Plan**

3 Year Protection Plan \$543.92  5 Year Protection Plan \$703.92

[Keep Shopping \(https://www.patioliving.com/outdoor-dining-tables\)](https://www.patioliving.com/outdoor-dining-tables)

 [Secure Checkout \(/checkout\)](#)


### Request Quote

4.6 ★★★★★

Google

Customer Reviews

## QUOTATION PREPARED FOR ABERDEEN CDD

PRODUCT DESCRIPTION	RETAIL PRICE	UNIT PRICE	ITEM QTY	ITEM TOTAL
 <b>Tropitone Acrylic Cast Aluminum 42" Wide Round Dining Table with Umbrella Hole</b> Item Code TP1842AU Item Options: <span style="display: inline-block; width: 10px; height: 10px; background-color: #444; border: 1px solid #000;"></span> Textured Greco Table Finish  Expected to ship within 9 - 13 weeks	4246.00	767.54	8	6140.29
Retail Total				9,968.00
Discount				-3,827.71
Shipping				FREE
Zip Code				32259
State				Florida
Tax				393.42
<b>TOTAL</b>				<b>\$6,533.71</b>

If you received a better price from another competitor, please email us competitor quote details at [Sales@PatioContract.com](mailto:Sales@PatioContract.com) and we will do everything we can to beat or match the price.

Please note this quote is valid for a limited time. This quotation is intended only for the recipient and not to be distributed to any other party. The receipt of the quote does not constitute the acceptance of an order or a confirmation of an offer to sell. Verification of information will be required prior to the acceptance of the order. Prices and availability of products on the website are subject to change. Errors will be corrected when discovered, and PatioContract reserves the right to revoke any stated offer and to correct any errors, inaccuracies, or omissions (including after an order has been submitted). By reviewing this quote you acknowledge that you are the intended recipient of this quotation. This quote is only valid for Commercial Sales. Residential orders are not accepted by PatioContract.

## Tropitone Contract Warranty

Proudly Manufactured In USA



### PROPER PRODUCT CARE IS ESSENTIAL FOR PRESERVING YOUR RIGHTS UNDER THIS WARRANTY. FAILURE OR NEGLECT TO PERFORM REQUIRED PRODUCT CARE WILL VOID THIS WARRANTY.

Warranty is valid from the date of purchase to the original purchaser only. Proof of purchase (original sales receipt including purchase date) is required. Photos or inspection may be required.

#### Tropitone® Commercial 5-year Warranty

Usage in a commercial setting: The Tropitone® warranty covers aluminum outdoor patio furniture frames and fire pit frames for five years. Commercial use is defined as use in any public area including both the common area and individual units of properties such as hotels and apartment complexes. If your Tropitone® frame fails structurally during normal usage within five years, Tropitone® will repair or replace the frame (with same or similar product if discontinued) at no charge. If the finish peels, cracks or blisters within five years, Tropitone® will repair, refinish or replace the frame (with same or similar product if discontinued) at no charge. From time to time there may be minor variations in color and texture of finishes. THIS WARRANTY SPECIFICALLY DOES NOT COVER SUCH MINOR VARIATIONS IN COLOR AND TEXTURE OF FINISHES.

Tropitone® will pay freight costs for the first year in the Continental U.S. Parts and labor are included. In addition, the Five, Three and One year warranties below apply.

#### Smooth Finish Surface Warranty

Tropitone® offers finishes that are classified as "Smooth Finishes." Such Smooth Finishes are non-textured and have a higher gloss level than other finishes in Tropitone®'s offering. They are suitable for normal, outdoor use. However, Smooth Finishes may highlight normally-occurring characteristics of the surface of unfinished aluminum frames and components that would not be noticeable when using textured finishes. This is particularly the case regarding cast aluminum frames and components. Cast aluminum frames and components may exhibit surface imperfections that are a natural result of the casting and/or finishing processes. TROPITONE®'S WARRANTY SPECIFICALLY DOES NOT COVER SURFACE IMPERFECTIONS OF ALUMINUM FRAMES AND COMPONENTS THAT MAY BE HIGHLIGHTED BY SMOOTH FINISHES.

Smooth Finishes currently offered: ALM – Aluminum Metallic ASK – Almond Silk BZM – Bronze Metallic CBL – Cobalt MER – Merlot PMT – Parchment SNO - Snow TIN - Titanium Other Smooth Finishes may be added periodically.

#### Tropitone® Consumer and Commercial Warranty

##### For 5 Years

The Tropitone® warranty covers stainless steel outdoor patio furniture frames for five years from the date of purchase. The warranty covers vinyl straps, lacing and EZ Span™ segments against breakage for five years from the date of purchase. This applies only to breakage, not color changes.



Phone: (877) 646-6320  
 Fax : (386) 437-6652

# Quote

Date	Quote No.
2/6/2023	PFS17976

A Furniture Leisure Web Store

PO Box 2390  
 Bunnell, FL 32110

Bill To
Aberdeen CDD Kate Trivelpiece St. Johns, FL 32259

Ship To
Aberdeen CDD Kate Trivelpiece St. Johns, FL 32259 USA

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
WT4218AU	42" Round Acrylic Top Dining Table with umbrella hole., 1 1/2" x 3/4" Flat Tubing Frame. 30lbs. Frame Color: Bronze Age	8	450.00	3,600.00T
S&H	List: \$539.95 Shipping and Handling. Commercial Delivery Curbside - Delivery does not include offloading freight. Lift Gate and 24 hr Call Ahead are requested for all applicable orders but are not guaranteed. - The delivery address must have ample room for a 53' semi truck to enter and turn around or exit the property without incident or obstacle. Notify your Sales Rep if a smaller truck is required. - Certain products will ship unassembled. Delivery does not include assembly, installation, placement of furniture, or removal of packing materials.		637.78	637.78

All first time orders and orders up to \$24,999.99 require a 50% deposit, all orders \$25,000.00 and above require a 75% deposit. The Balance is due once the order ships. Due to Credit Card Processing guidelines, all Credit Card purchases will be processed for the full amount within 7 days of purchase. Orders will not be processed until the credit is approved by Furniture Leisure, Inc. All Custom Orders (made to the customer's specifications) require payment in advance and are non-cancelable and non-returnable. A 25% restocking fee plus all shipping costs are required to return stock merchandise. Customer is responsible for organizing and payment of return freight. Returns must receive a "Return Authorization" from Furniture Leisure, Inc. prior to shipping. All Returns must be received in the original cartons and in new condition.

The manufacturer of merchandise purchased from Furniture Leisure, Inc. warrants all products. Written warranties are available upon request. Furniture Leisure, Inc. assumes no responsibility to extend, alter, or modify any product warranty.

Furniture Leisure, Inc. will be held harmless against all claims of liability resulting from receiving, installation and use of these products. All Shipments are scheduled ASAP "as soon as possible". All effort will be made to expedite, however the purchaser acknowledges no arrival dates are guaranteed. Customer agrees to pay reasonable collection costs allowed by law and/or attorneys fees incurred in connection with the collection of this transaction. The venue for any litigation with Furniture Leisure, Inc will be Flagler County, FL.

Receiving, Offloading, Assembly, Placement of Furniture, Installation, and Removal of Packing Materials of the merchandise is solely the customer's responsibility and is not included in the above price.

<b>Subtotal</b>
<b>Sales Tax (6.5%)</b>
<b>Order Total</b>

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

[sales@poolfurnituresupply.com](mailto:sales@poolfurnituresupply.com)

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



Phone: (877) 646-6320  
 Fax : (386) 437-6652

# Quote

PO Box 2390  
 Bunnell, FL 32110

A Furniture Leisure Web Store

Date	Quote No.
2/6/2023	PFS17976

Bill To
Aberdeen CDD Kate Trivelpiece St. Johns, FL 32259

Ship To
Aberdeen CDD Kate Trivelpiece St. Johns, FL 32259 USA

P.O. No.	Rep	Terms
	KC	50%Deposit/Net

Item	Description	Qty	Cost	Total
Method of Delivery	Method of shipping to be determined at time of shipping, whether via dedicated trailer or LTL. Lift gate is subject to availability. If lift gate is requested on the PO and shipping method is determined to be dedicated trailer, driver assist will be provided in place of the lift gate.  Property must have access for a 53' trailer and staff on site to unload at time of delivery. If the property does not have access for a 53' you must include this information on your purchase order.  The driver must be able to enter and arrive at final destination smoothly and without incident Driver must be able to turn around or have another means of exit. Property is aware that the driver is NOT responsible for any movement of the material, unless driver assist is requested. Even then to the end of the trailer only.		0.00	0.00T
Estimated Lead Time	Estimated lead time is 15-18 weeks, not including transit.		0.00	0.00T

All first time orders and orders up to \$24,999.99 require a 50% deposit, all orders \$25,000.00 and above require a 75% deposit. The Balance is due once the order ships. Due to Credit Card Processing guidelines, all Credit Card purchases will be processed for the full amount within 7 days of purchase. Orders will not be processed until the credit is approved by Furniture Leisure, Inc. All Custom Orders (made to the customer's specifications) require payment in advance and are non-cancelable and non-returnable. A 25% restocking fee plus all shipping costs are required to return stock merchandise. Customer is responsible for organizing and payment of return freight. Returns must receive a "Return Authorization" from Furniture Leisure, Inc. prior to shipping. All Returns must be received in the original cartons and in new condition.

<b>Subtotal</b>	\$4,237.78
<b>Sales Tax (6.5%)</b>	\$234.00
<b>Order Total</b>	\$4,471.78

The manufacturer of merchandise purchased from Furniture Leisure, Inc. warrants all products. Written warranties are available upon request. Furniture Leisure, Inc. assumes no responsibility to extend, alter, or modify any product warranty.

Furniture Leisure, Inc. will be held harmless against all claims of liability resulting from receiving, installation and use of these products. All Shipments are scheduled ASAP "as soon as possible". All effort will be made to expedite, however the purchaser acknowledges no arrival dates are guaranteed. Customer agrees to pay reasonable collection costs allowed by law and/or attorneys fees incurred in connection with the collection of this transaction. The venue for any litigation with Furniture Leisure, Inc will be Flagler County, FL.

Receiving, Offloading, Assembly, Placement of Furniture, Installation, and Removal of Packing Materials of the merchandise is solely the customer's responsibility and is not included in the above price.

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

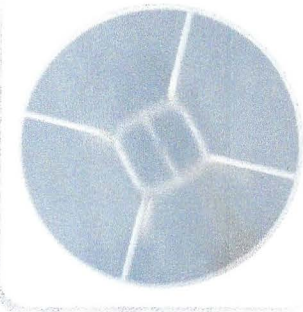
[sales@poolfurnituresupply.com](mailto:sales@poolfurnituresupply.com)

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



# 42" Round Acrylic Patio Dining Table with Commercial Aluminum Frame

**Product SKU: RPWT4218AU**



## Description

Our 42" round dining table features an aluminum frame with an acrylic top to give a residential look while providing commercial quality. The acrylic top looks like glass but doesn't have the liability, while also being a much lighter and more durable material. Also, choose whether to include a hole for an umbrella in the center of the table, which comes with a nylon plug. The robust 1.5" x 3/4" extruded aluminum frame is sandblasted and then powder coated with your choice of frame color, creating a rust-resistant finish. A capture rim design has been added to the top of the 28" high frame to restrict the movement of the acrylic. The acrylic top can be replaced, making it a great investment. This round acrylic top dining table is a wonderful addition to hotels, resorts, and retirement communities.

## Specifications

Diameter	42"
Width	42"
Height	28"
Weight	N/A
Assembly Required	No
Stackable	No
Warranty	Yes
Table Top Material	Acrylic
Base Material	Power Coated Aluminum
Table Top Shape	Round

3.



**Cintas First Aid & Safety**

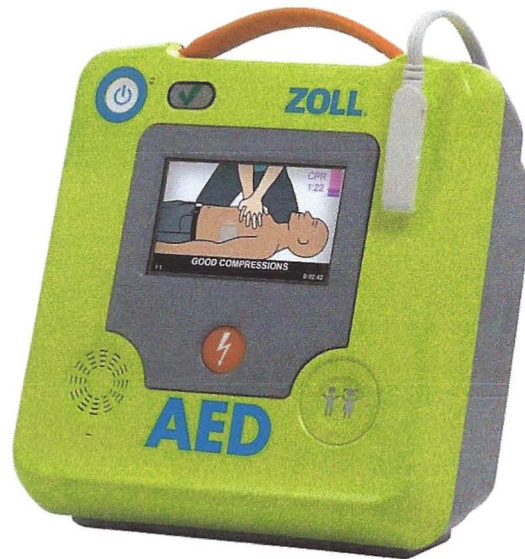
Eric Paul  
 Sales Representative  
 7251 Salisbury Road  
 Suite 1  
 Jacksonville, FL 32256  
 Cell: # (352) 584-3619

# Quotation

Prepared For: **Aberdeen Amenity Center**

Date: 2/14/2023  
 Quote Expires: 3/16/2023

Product Number	Product Description	Unit Price	Quantity	Extended Price
4004Z_AGRMT	ZOLL 3 AED - SEMI-AUTO AGREEMENT / EA	\$120.00	1	\$120.00
341810	AED V SIGN, 6" X 9" / EA	Included	1	\$0.00
19150	DELUXE AED CABINET W/ALARM / EA	Included	1	\$0.00
99984	LifeREADY 360 AED Managmnt - 3 year / EA	Included	1	\$0.00
160	Monthly AED Check	Included	1	\$0.00
9999	Installation	Included	1	\$0.00
9999	Pad / Battery Replacement	Included	1	\$0.00
9999	Post Event Support	Included	1	\$0.00



First Service Residential Savings:

\$20/month

\$720.00/ 36 months

**Subtotal \$120.00**

*Pending applicable tax*

Not an Invoice. Quote Valid for 30 days.

Signature \_\_\_\_\_

Customer hereby agrees to purchase all of the items listed above in the noted quantities and at the listed prices. Customer will not be invoiced until the items are delivered and will be subject to the usual payment terms. Provided quantities do not exceed those agreed upon, if any products are held in Cintas inventory longer than 90 days, customer agrees to immediately accept and pay for those goods.



# Quotation

**Cintas First Aid & Safety**

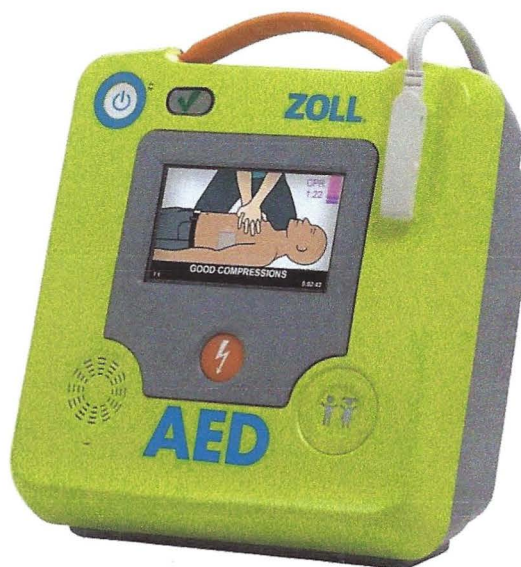
**Prepared For: Aberdeen Amenity Center**

Eric Paul  
Sales Representative  
7251 Salisbury Road  
Suite 1  
Jacksonville, FL 32256  
Cell #: (352) 584-3619

Date: 2/14/2023  
Quote Expires: 3/16/2023

Product Number	Product Description	Unit Price	Quantity	Extended Price
4003z	ZOLL 3 AED-AUTOMATIC / EA	\$2,324.07	1	\$2,324.07
341810	AED V SIGN, 6IN X 9IN / EA	\$18.62	1	\$18.62
19150	DELUXE AED CABINET W/ALARM / EA	\$290.79	1	\$290.79
99948	AED PRESCRIPTION 1 YR / EA	\$64.20	1	\$64.20

**First Service Residential Savings \$261.78**



**Service Charge \$18.95**  
**Subtotal \$2,716.63**

*Pending applicable tax*

Not an Invoice. Quote Valid for 30 days.

Signature \_\_\_\_\_

Customer hereby agrees to purchase all of the items listed above in the noted quantities and at the listed prices. Customer will not be invoiced until the items are delivered and will be subject to the usual payment terms.



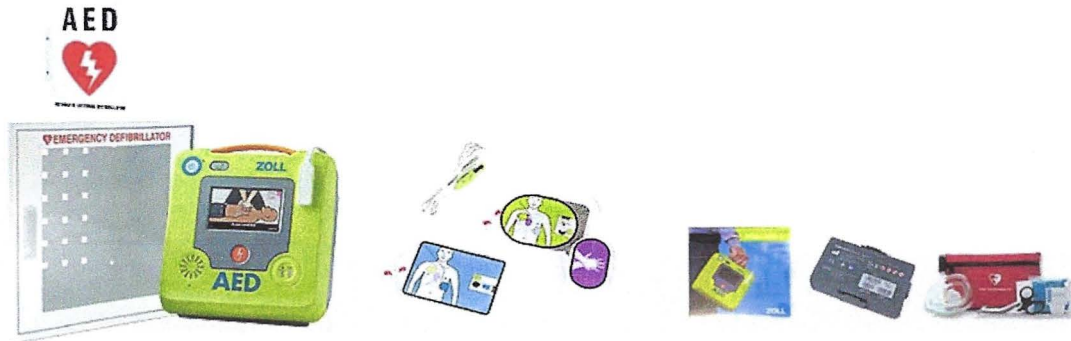
Sales & Support 1-800-884-6480

What can we help you find today?

HOME SHOP OUR AEDS AED SOLUTIONS CPR & AED TRAINING AED ACCESSORIES HEALTH & SAFETY REQUEST A QUOTE SPECIALS

### American Heart Month February Special Deals Get \$200.00 Discount Instantly!

Use Coupon Code: **ACT200**



## ZOLL AED 3 With Real CPR Help Complete AED Package

Your Complete Zoll AED 3 Package Includes:

- 1 Brand New ZOLL AED 3
- 8 Year Warranty
- 1 CPR Uni-Padz (5 Year Shelf Life) for Adult & Children
- 1 Non-rechargeable Lithium Battery
- 1 User Manual
- 1 Quick Reference Guide
- 1 **FREE** Medical Prescription / Authorization Details
- 1 **FREE** Premium AED+CPR Responder Kit (\$50 value) Details
- 1 **FREE** Inspection / Maintenance Tag Details
- 2 **FREE** AED "Equipped Facility" Decal / Sticker Details
- 1 **Double Sided Flanged AED Sign**
- 1 **Premium AED Storage Wall Cabinet**
- 1 **AMERICAN AED Instructional Wall AED Poster** Details
- **AMERICAN AED Lifetime Maintenance Notification & Support**
- **FREE** FedEx Ground Shipping Details

Details

Use coupon code ACT200 at checkout and Get \$200.00 Off.

Choose Model Options

Semi-Automatic

Would You Like To Add CPR/AED Training?

No, I Do Not Need CPR/AED Train

[Clear](#)

~~\$3,022.99~~ \$2,094.00

Recommended Add Ons



AED Management Program (1 Year Subscription)

Add for **\$99.00**

1

Part #: AA-8511-001101-01-WC280-100

Categories: AED Manufacturers, ZOLL Defibrillators, Complete AED Packages

Tag: ZOLL AED 3

Available To Order



Sales & Support 1-800-884-6480

What can we help you find today?


[HOME](#) [SHOP OUR AEDs](#) [AED SOLUTIONS](#) [CPR & AED TRAINING](#) [AED ACCESSORIES](#) [HEALTH & SAFETY](#) [REQUEST A QUOTE](#) [SPECIALS](#)

## Shopping Cart

✓ Coupon code applied successfully.

[< Continue Shopping](#) [Download Cart As PDF](#)

[Proceed to Checkout](#)

Product	Price	Quantity	Total
 <p>ZOLL AED 3 With Real CPR Help Complete AED Package Choose Model Options: Semi-Automatic Would You Like To Add CPR/AED Training?: No, I Do Not Need CPR/AED Training</p>	\$2,094.00	1	\$2,094.00

Coupon code

[Apply coupon](#)

[Update cart](#)

### Cart totals

<b>Subtotal</b>	\$2,094.00
<b>Coupon: act200</b>	-\$200.00 <a href="#">[Remove]</a>
<b>Shipping</b>	<b>Free shipping</b> Shipping to 110 Flower of Scotland Ave, Saint Johns, FL 32259.
<b>Total</b>	<b>\$1,894.00</b>

[Proceed to checkout](#)

• Our Brands

# PHILIPS



# ZOLL

*NINTH 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, January 24, 2023 at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

Lauren Egleston	Chairperson
Paul Fogel	Vice Chairman
Angela Andrews	Supervisor
Thomas Marmo	Supervisor
Susie Clarke	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Lucy Acevedo	FirstService Residential
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential

The following is a summary of the discussions and actions taken at the January 24, 2023 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Ratification of Agreement with Aquaman Waterslides Restoration**

Mr. Oliver stated at the last meeting you approved the proposal from Aquaman Waterslides Restoration, counsel put it in the form of agreement and it has been executed and we are asking the board to ratify the agreement.

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the agreement with Aquaman Waterslide Restoration was ratified.

**FOURTH ORDER OF BUSINESS**

**Ratification of Agreement with First Service Residential Florida, Inc.**

Mr. Oliver stated this was approved at the previous meeting, counsel put it in the form of an agreement and we are asking the board to ratify the agreement.

On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor the agreement with First Service Residential Florida, Inc. was ratified.

**FIFTH ORDER OF BUSINESS**

**Resident Request for Board Reconsideration of Easement Request**

Mr. Oliver stated at the last meeting you considered an easement request and Lisa asked that the board reconsider that. I had discussions about this with Wes, the chair and the engineer. I confirmed with the engineer that he had no concerns with that easement request with the stipulation that it doesn't change the grade of the land and doesn't create any drainage problems.

On MOTION by Mr. Marmo seconded by Mr. Fogel with all in favor the easement request for improvements at 1220 Castle Trail Drive was approved subject to execution of standard license agreement with additional stipulation that no changes to the grade of the property are allowed, and the district retains the right to enter the property if necessary for maintenance purposes.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal from Heartline Fitness**

Ms. Trivelpiece stated we have four treadmills in need of new belts, one motor cover and a lift motor activator and the proposal is in the amount of \$3,199.52.

On MOTION by Mr. Fogel seconded by Ms. Andrews with all in favor repairs to the treadmills were approved in an amount not to exceed \$3,200 and staff will provide additional proposals to the vice chair for review and approval.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal to Repair to Dog Park Fence**

This item tabled.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Pool Maintenance Proposal**

This item tabled.

**NINTH ORDER OF BUSINESS**

**Discussion of Holiday Lights**

Mr. Oliver stated this is an opportunity for the board to discuss the Holiday lights used this past season as well as an early discussion about the plan for the next holiday season.

Ms. Andrews stated I responded to the email, there are residents concerned with the holiday lights. They didn't know what was going on with the funds for cleaning monuments. We moved our meetings to 4:00 p.m. and residents suggested 6 p.m.

After discussion the February, May and August meetings were changed to 6:00 p.m.

On MOTION by Ms. Andrews seconded by Ms. Egleston with all in favor staff was authorized to notice the meeting schedule change to reflect 6:00 p.m. meetings in February, May, and August 2023.
---

The board discussed the following: resident dissatisfaction with the holiday lights that were put up last year, electrical issues that need to be fixed, communication with the residents, timing of amenity management transition, uniformity in future holiday decorations, monument lights, obtain bids for the upcoming holiday season décor, increase the budget if residents want more lights, obtain additional proposals.

**TENTH ORDER OF BUSINESS**

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

**A. Greenspace Update**

Ms. Trivelpiece stated the direction of the board at the last meeting was to focus on our existing playgrounds first. To better understand the areas we are talking about, one is the amenity playground area, the River Dee playground and Sterling Bridge. These are the three existing play structures.

Ms. Trivelpiece gave an overview of the proposals received on the three playground areas, copies of which were included in the agenda package.

Ms. Egleston stated we have narrowed it down to three parks, maybe you can go back to these companies and find out the minimal fix without total replacement or additions.

Ms. Andrews stated we have them, let's make them nice again and get rid of the rust. I don't think we need to shade a park bench, maybe we can change out the trashcan. The play equipment needs to be updated; we can't put this off anymore. We should look into adding more money into River Dee.

Ms. Trivelpiece stated so now we are not going to look into anything new.

Mr. Fogel stated if it is structurally sound and we can get Southern to refurbish it, if bolts are a concern we can replace the bolts.

Ms. Egleston stated get a price on refurbishing.

**B. Playmore Quote**

**C. River Dee Quote 1**

**D. River Dee Quotes & Overview**

**E. Sterling Bridge Quote 1**

**F. Sterling Bridge Quotes & Overview**

**G. Southern Rec. Misc. Photos**

**H. Warranty**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Haber stated the legislative session has started in Tallahassee. There was a special session related to insurance. Coming out of that special session one of the things they tried to do

is get insurance rates under control. Probably the biggest thing we saw that would potentially impact the CDD is it used to be that if you make a claim as a covered insured and the insurance company either denies that claim or you believe you are entitled to more than they are offering you can sue the insurance company and if you succeeded in that lawsuit the insurance company is responsible to pay your attorney's fees. Now insurance companies are no longer required to do that. Both parties pay their own fees. It is rare that I'm involved in a lawsuit where we are suing our insurers but if we did that is one thing we would need to take into consideration now, regardless of that outcome of that lawsuit whether we win or lose you are going to pay your own attorney's fees. On the bright side it results in keeping our rates down. When you get an updated quote from your insurer for your insurance for next year it will hopefully, be a moderate increase or maybe no increase. That is an insurance bill that has passed. As far as other bills we won't know whether they pass or not until the end of the legislative session. Of particular note is one related to special districts. CDDs as well as water management districts, fire districts, all types of districts there is certain training that board members may be required to take. This has been a topic of discussion in prior years, it has not passed at least for CDDs. CDDs are back in the crosshairs for potentially requiring board members to take a certain amount of ethics education. To the extent it passes we will let you know and let you know what you need to do to comply with that requirement. You will see throughout the session over the next few months updates from my office regarding what we are watching, what we think may impact you the most and let you know what does pass.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

Mr. Oliver stated we will be starting the budget process soon. On the February agenda I will give some general guidelines about the process we are about to go through and in May we will bring a proposed budget to the board for approval and that will kick off the clock and that is 60+ days before you adopt the budget at your August 22<sup>nd</sup> meeting.

**D. Operation Manager - Report**

Mr. Parker stated we have four streetlights that are out in the parking lot. I'm going to rent a lift next week to replace those lights. I don't know the last time they were replaced. Do you want me to replace all the light at one time while I have the lift or wait until they go out three or four at a time? They are very expensive. They are supposed to last 5 years or 70,000 hours. They are \$30 to \$50 per bulb and I'm getting additional quotes. The lift is \$250 for four hours without the gas or delivery.

Mr. Fogel stated I would just change the ones that are out.

Mr. Parker stated they started repairing our slide today and should be done by Saturday.

At the end of February or beginning of March they will have the awning to cover the pool equipment.

**E. Amenity Center Manager**

**1. Report**

Ms. Trivelpiece gave an overview of the amenity center activities and maintenance items and reported that there has been a lot of activity in the amenity center parking lot after hours and staff finds drug paraphernalia in that location.

Ms. Andrews stated you can request the St. Johns County to drive around.

Mr. Fogel stated we have done that with the sheriff's office. If you can narrow down the time and if it is a continuing problem, I suggest hiring off-duty officers.

Ms. Egleston stated find out if an alert can be sent to let you know when there is activity then you can set up patrols to come in at that time.

**2. Lifestyle Events Recap**

A recap of the lifestyle events was included in the agenda package.

**TWELFTH ORDER OF BUSINESS**

**Supervisors Requests and Public Comments**

Additional items: need additional trash cans, current holiday budget, landscape maintenance responsibilities outside fence at JEA lift stations.

**THIRTEENTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Approval of the Minutes of the November 22, 2022 Meeting**

- B. Balance Sheet as of December 31, 2022 and Statement of Revenues and Expenses for the Period Ending December 31, 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.

**FOURTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – 02/28/23 @ 6:00 p.m. @ Aberdeen Amenity Center**

Mr. Oliver stated the next meeting will be held February 28, 2023 at 6:00 p.m. in the same location.

On MOTION by Mr. Fogel seconded by Ms. Clarke with all in favor the meeting adjourned at 6:03 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*



# Aberdeen

Community Development District

Unaudited Financial Reporting

January 31, 2023

**Aberdeen  
Community Development District  
Combined Balance Sheet**

January 31, 2023

	<b>Governmental Fund Types</b>				<b>Totals (Memorandum Only)</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Reserve</b>	<b>Capital Projects</b>	
<b>Assets:</b>					
Cash	\$202,079	---	\$28,158	---	\$230,237
Investments:					
<b>Operations</b>					
Custody Account	\$774,039	---	---	---	\$774,039
State Board of Administration - Capital Reserve	---	---	\$162,974	---	\$162,974
State Board of Administration - Renewal & Rplcmt	---	---	\$544,748	---	\$544,748
<b>Series 2005/2020A</b>					
Reserve A1	---	\$378,625	---	---	\$378,625
Interest A1	---	\$3,001	---	---	\$3,001
Prepayment A1	---	\$4,402	---	---	\$4,402
Revenue	---	\$1,829,661	---	---	\$1,829,661
Reserve A2	---	\$218,250	---	---	\$218,250
Interest A2	---	\$1,730	---	---	\$1,730
Prepayment A2	---	\$2,653	---	---	\$2,653
General Redemption	---	\$33,853	---	---	\$33,853
<b>Series 2018</b>					
Reserve	---	\$67,138	---	---	\$67,138
Revenue	---	\$129,863	---	---	\$129,863
Prepayment	---	\$126	---	---	\$126
Redemption	---	\$866	---	---	\$866
Construction	---	---	---	\$47,955	\$47,955
Due From General Fund	---	---	\$7,708	---	\$7,708
Due from Other	\$140	---	---	---	\$140
Prepaid Expenses	\$874	---	---	---	\$874
Assessments Receivable	\$1,523	\$2,786	---	---	\$4,308
<b>Total Assets</b>	<b>\$978,655</b>	<b>\$2,672,953</b>	<b>\$743,587</b>	<b>\$47,955</b>	<b>\$4,443,150</b>
<b>Liabilities:</b>					
Accounts Payable	\$16,314	---	\$12,857	---	\$29,172
Accrued Liabilities	\$1,171	---	---	---	\$1,171
<b>Fund Balances:</b>					
Restricted for Debt Service	---	\$2,672,953	---	---	\$2,672,953
Restricted for Capital Projects	---	---	---	\$47,955	\$47,955
Nonspendable	\$874	---	---	---	\$874
Assigned	\$125,000	---	---	---	\$125,000
Unassigned	\$835,295	---	\$730,730	---	\$1,566,025
<b>Total Liabilities and Fund Equity</b>	<b>\$978,655</b>	<b>\$2,672,953</b>	<b>\$743,587</b>	<b>\$47,955</b>	<b>\$4,443,150</b>

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

Statement of Revenues & Expenditures  
for the period ending  
January 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET Thru 01/31/23	ACTUAL Thru 01/31/23	VARIANCE
<b>REVENUES:</b>				
Assessments - Tax Roll	\$1,138,335	\$1,070,183	\$1,070,183	\$0
Interest	\$200	\$200	\$735	\$535
Amenities Revenue/Misc	\$25,000	\$8,333	\$6,774	(\$1,560)
<b>TOTAL REVENUES</b>	<b>\$1,163,535</b>	<b>\$1,078,716</b>	<b>\$1,077,692</b>	<b>(\$1,025)</b>

**EXPENDITURES:**

***Administrative***

Supervisor Fees	\$12,000	\$4,000	\$3,200	\$800
FICA Expense	\$918	\$306	\$245	\$61
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Engineering Fees	\$7,000	\$2,333	\$1,358	\$975
Arbitrage	\$1,200	\$400	\$0	\$400
Dissemination Agent	\$7,800	\$2,600	\$2,333	\$267
Impact Fee Administration	\$10,000	\$3,333	\$0	\$3,333
Attorney Fees	\$37,000	\$12,333	\$4,586	\$7,747
Annual Audit	\$3,650	\$1,217	\$0	\$1,217
Trustee Fees	\$14,500	\$6,853	\$6,853	\$0
Management Fees	\$52,796	\$17,599	\$17,599	\$0
Information Technology	\$1,800	\$600	\$600	\$0
Travel and Per Diem	\$300	\$100	\$0	\$100
Telephone	\$700	\$233	\$165	\$68
Postage	\$2,000	\$667	\$413	\$254
Printing and Binding	\$2,000	\$667	\$283	\$384
Insurance	\$12,408	\$12,408	\$11,116	\$1,292
Legal Advertising	\$2,000	\$667	\$136	\$531
Other Current Charges	\$1,000	\$333	\$10	\$323
Office Supplies	\$250	\$83	\$201	(\$118)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$174,497</b>	<b>\$71,907</b>	<b>\$54,273</b>	<b>\$17,634</b>

***Amenity Center***

Insurance	\$41,825	\$41,825	\$38,674	\$3,151
Repairs & Replacements	\$45,000	\$15,000	\$17,456	(\$2,456)
Special Events	\$18,500	\$6,167	\$14,691	(\$8,524)
Staff Uniforms	\$1,500	\$500	\$0	\$500
Recreational Supplies	\$1,800	\$600	\$0	\$600
Recreational Passes	\$1,600	\$533	\$696	(\$162)
Other Current Charges	\$1,000	\$333	\$0	\$333
Permit Fees	\$2,200	\$2,200	\$3,040	(\$840)
Office Supplies	\$3,150	\$1,050	\$1,006	\$44
Credit Card Machine Fees	\$450	\$150	\$220	(\$70)
Pest Control	\$3,000	\$1,000	\$776	\$224
Utilities				
Water & Sewer	\$20,000	\$6,667	\$4,708	\$1,959
Electric	\$40,000	\$13,333	\$13,810	(\$476)
Cable/Internet/Phone	\$12,500	\$4,167	\$4,910	(\$744)

# Aberdeen

## Community Development District General Fund

Statement of Revenues & Expenditures  
for the period ending  
January 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET Thru 01/31/23	ACTUAL Thru 01/31/23	VARIANCE
<b><u>Management Contracts</u></b>				
Field Operations Management - FirstService	\$72,440	\$24,147	\$26,515	(\$2,369)
Pool Attendants/Lifeguards - Elite LifeGuard	\$50,000	\$16,667	\$0	\$16,667
Facility Management - FirstService	\$99,441	\$33,147	\$36,771	(\$3,624)
Pool Maintenance/Supplies - FirstService	\$28,210	\$9,403	\$7,992	\$1,411
Janitorial Services - FirstService	\$54,240	\$18,080	\$12,978	\$5,102
General Facility Maintenance - FirstService	\$40,560	\$13,520	\$17,061	(\$3,541)
Resident Services Coordinator- FirstService	\$49,040	\$16,347	\$18,943	(\$2,597)
Management Fee - FirstService	\$12,900	\$4,300	\$4,300	\$0
Pool Chemicals - Poolsure	\$30,000	\$10,000	\$9,230	\$770
Refuse Service	\$12,000	\$4,000	\$4,031	(\$31)
Security	\$17,800	\$5,933	\$6,849	(\$916)
Website	\$1,800	\$600	\$600	\$0
Holiday Decorations	\$12,000	\$8,827	\$8,827	\$0
Subscriptions	\$2,988	\$996	\$996	\$0
<b>TOTAL AMENITY CENTER EXPENDITURES</b>	<b>\$675,944</b>	<b>\$259,491</b>	<b>\$255,080</b>	<b>\$4,412</b>
<b><u>Grounds Maintenance</u></b>				
Electric	\$11,000	\$3,667	\$3,945	(\$278)
Streetlighting	\$33,000	\$11,000	\$11,756	(\$756)
Lake Maintenance	\$33,000	\$11,000	\$11,067	(\$67)
Landscape Maintenance	\$258,568	\$86,189	\$68,292	\$17,897
Common Area Maintenance	\$30,525	\$10,175	\$0	\$10,175
Reuse Water	\$55,000	\$18,333	\$10,372	\$7,961
Miscellaneous	\$7,000	\$2,333	\$429	\$1,905
Irrigation Repairs	\$10,000	\$3,333	\$500	\$2,833
<b>TOTAL GROUNDS MAINT. EXPENDITURES</b>	<b>\$438,093</b>	<b>\$146,031</b>	<b>\$106,362</b>	<b>\$39,670</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,288,535</b>	<b>\$477,430</b>	<b>\$415,714</b>	<b>\$61,716</b>
<b>EXCESS REVENUES/(EXPENSES)</b>	<b>(\$125,000)</b>		<b>\$661,977</b>	
<b>NET CHANGE IN FUND BALANCE</b>	<b>(\$125,000)</b>		<b>\$661,977</b>	
Fund Balance - Beginning	\$125,000		\$299,192	
Fund Balance - Ending	<u>\$0</u>		<u>\$961,169</u>	

## Aberdeen Community Development District

### General Fund

#### Statement of Revenues & Expenditures

Fiscal Year 2023

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Assessment - Tax Roll	\$0	\$64,746	\$261,183	\$744,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,070,183
Interest	\$116	\$145	\$127	\$347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$735
Amenities Revenue	\$2,079	\$2,469	\$100	\$2,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,774
<b>TOTAL REVENUES</b>	<b>\$2,194</b>	<b>\$67,360</b>	<b>\$261,410</b>	<b>\$746,727</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,077,692</b>

#### **EXPENDITURES:**

##### **Administrative**

Supervisor Fees	\$1,200	\$600	\$200	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,200
FICA Expense	\$92	\$46	\$15	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245
Assessment Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Engineering Fees	\$1,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,358
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,333
Impact Fee Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney Fees	\$2,738	\$1,500	\$348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,586
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$3,438	\$3,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,853
Management Fees	\$4,400	\$4,400	\$4,400	\$4,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,599
Information Technology	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Travel and Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$79	\$34	\$33	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165
Postage	\$16	\$16	\$336	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$413
Printing and Binding	\$113	\$96	\$57	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283
Insurance	\$11,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,116
Legal Advertising	\$68	\$68	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136
Other Current Charges	\$0	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10
Office Supplies	\$137	\$63	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

#### **TOTAL ADMINISTRATIVE EXPENDITURES**

	<b>\$30,662</b>	<b>\$10,970</b>	<b>\$6,124</b>	<b>\$6,517</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$54,273</b>
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##### **Amenity Center**

Insurance	\$38,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,674
Repairs & Replacements	\$4,719	\$5,095	\$5,352	\$2,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,456
Special Events	\$5,447	\$4,170	\$1,909	\$3,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,691
Staff Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreational Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreational Passes	\$0	\$0	\$696	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$696
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit Fees	\$0	\$0	\$3,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,040
Office Supplies	\$15	\$765	\$84	\$143	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,006
Credit Card Machine Fees	\$66	\$46	\$80	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220
Pest Control	\$189	\$189	\$189	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$776
Utilities													
Water & Sewer	\$710	\$1,419	\$1,319	\$1,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,708
Electric	\$4,785	\$3,578	\$2,656	\$2,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,810
Cable/Internet/Phone	\$1,166	\$1,219	\$1,248	\$1,277	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,910

##### **Management Contracts**



**Aberdeen**  
**Community Development District**  
**Debt Service Fund-Series 2005 and Series 2020A1 and A2**  
Statement of Revenues & Expenditures  
For the Period Ending  
January 31, 2023

	ADOPTED BUDGET	PRORATED Thru 01/31/23	ACTUAL Thru 01/31/23	VARIANCE
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**Revenues:**

Special Assessments - Tax Roll	\$1,947,438	\$1,830,898	\$1,830,898	\$0
Interest Income	\$1,000	\$1,000	\$8,813	\$7,813
<b>Total Revenues</b>	<b>\$1,948,438</b>	<b>\$1,831,898</b>	<b>\$1,839,711.03</b>	<b>\$7,813</b>

**Expenditures**

<b><u>2020 A1</u></b>				
Interest 11/1	\$317,419	\$317,419	\$317,419	\$0
Interest 5/1	\$317,419	\$0	\$0	\$0
Principal 5/1	\$900,000	\$0	\$0	\$0
<b><u>2020 A2</u></b>				
Interest 11/1	\$99,481	\$99,481	\$99,481	\$0
Interest 5/1	\$99,481	\$0	\$0	\$0
Principal 5/1	\$225,000	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$1,958,800</b>	<b>\$416,900</b>	<b>\$416,900</b>	<b>\$0</b>
<b>Fund Balance - Beginning</b>	<b>\$433,443</b>		<b>\$1,051,969</b>	
<b>Fund Balance - Ending</b>	<b>\$423,081</b>		<b>\$2,474,780</b>	

Reserve A1	\$378,625
Reserve A2	\$218,250
Interest A1	\$3,001
Interest A2	\$1,730
Revenue	\$1,829,661
Prepayment A1	\$4,402
Prepayment A2	\$2,653
General Redemption	\$33,853
Assessment Receivable	\$2,605
	<b>\$2,474,780</b>

**Aberdeen**  
**Community Development District**  
**Debt Service Fund-Series 2018**  
Statement of Revenues & Expenditures  
For the Period Ending  
January 31, 2023

	APPROVED BUDGET	PRORATED Thru 01/31/23	ACTUAL Thru 01/31/23	VARIANCE
--	--------------------	---------------------------	-------------------------	----------

**Revenues:**

Special Assessments - Tax Roll	\$134,960	\$126,884	\$126,884	\$0
Interest Income	\$200	\$200	\$936	\$736
<b>Total Revenues</b>	<b>\$135,160</b>	<b>\$127,084</b>	<b>\$127,820</b>	<b>\$736</b>

**Expenditures**

Interest 11/1	\$48,100	\$48,100	\$48,100	\$0
Interest 5/1	\$35,000	\$0	\$0	\$0
Principal 5/1	\$35,000	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$166,200</b>	<b>\$48,100</b>	<b>\$48,100</b>	<b>\$0</b>

<b>Excess Revenues (Expenditures)</b>	<b>(\$31,040)</b>	<b>\$78,984</b>	<b>\$79,720</b>	<b>\$736</b>
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<b>NET CHANGE IN FUND BALANCE</b>	<b>(\$31,040)</b>		<b>\$79,720</b>	
-----------------------------------	-------------------	--	-----------------	--

<b>Fund Balance - Beginning</b>	<b>\$49,605</b>		<b>\$118,454</b>	
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<b>Fund Balance - Ending</b>	<b>\$18,565</b>		<b>\$198,174</b>	
------------------------------	-----------------	--	------------------	--

	Reserve	\$67,138
	Revenue	\$129,863
	Prepayment	\$126
	Redemption	\$866
	Assessment Receivable	\$181
		<b>\$198,174</b>



# Aberdeen

## Community Development District

### Capital Reserve Fund

#### Statement of Revenues & Expenditures

For the Period Ending

January 31, 2023

	ADOPTED BUDGET	PRORATED Thru 01/31/23	ACTUAL Thru 01/31/23	VARIANCE
<b><u>Revenues:</u></b>				
Insurance Proceeds	\$0	\$0	\$785	\$785
Interest	\$3,000	\$3,000	\$9,426	\$6,426
<b>Total Revenues</b>	<b>\$3,000</b>	<b>\$3,000</b>	<b>\$10,211</b>	<b>\$7,211</b>
<b><u>Expenditures</u></b>				
Capital Outlay	\$150,000	\$50,000	\$12,745	\$37,255
Repair and Replacements	\$100,000	\$33,333	\$42,392	(\$9,059)
<b>Total Expenditures</b>	<b>\$250,000</b>	<b>\$83,333</b>	<b>\$55,137</b>	<b>\$28,196</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$247,000)</b>		<b>(\$44,926)</b>	
<b>Fund Balance - Beginning</b>	<b>\$778,569</b>		<b>\$775,656</b>	
<b>Fund Balance - Ending</b>	<b>\$531,569</b>		<b>\$730,730</b>	

**Aberdeen**  
**Community Development District**  
**Capital Projects Fund**  
Statement of Revenues & Expenditures  
For the Period Ending  
January 31, 2023

	SERIES 2018
<b><u>REVENUES:</u></b>	
Interest	\$454
<b>Total Revenues</b>	<b>\$454</b>
<b><u>EXPENDITURES:</u></b>	
Capital Outlay	\$0
Cost of Issuance	\$0
<b>Total Expenditures</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>	
Interfund Transfer In/(Out)	\$0
<b>Total Other Sources/(Uses)</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$454</b>
<b>Fund Balance - Beginning</b>	\$47,501
<b>Fund Balance - Ending</b>	<b>\$47,955</b>

**Aberdeen**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2018 Special Assessment Bonds</b>	
Interest Rate:	4%-5.1%
Maturity Date:	5/1/2049
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$67,138
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)
<b>Current Bonds Outstanding</b>	<b>\$1,940,000</b>

<b>Series 2020-A1 Special Assessment Revenue Refunding Bonds</b>	
Interest Rate:	2.625-5.0%
Maturity Date:	11/1/2036
Reserve Fund Definition:	25% of DSRF
Reserve Fund Requirement:	\$378,625
Reserve Fund Balance:	\$378,625
Bonds outstanding - 5/20/2020	\$18,485,000
Less: May 1, 2021 (Mandatory)	(\$815,000)
Less: November 1, 2021 (Prepayment)	(\$15,000)
Less: May 1, 2022 (Mandatory)	(\$855,000)
Less: May 1, 2022 (Prepayment)	(\$10,000)
<b>Current Bonds Outstanding</b>	<b>\$16,790,000</b>

<b>Series 2020 A-2 Special Assessment Revenue Refunding Bonds</b>	
Interest Rate:	4.0-4.75%
Maturity Date:	5/1/2049
Reserve Fund Definition:	50% of DSRF
Reserve Fund Requirement:	\$218,250
Reserve Fund Balance:	\$218,250
Bonds outstanding - 5/20/2020	\$4,890,000
Less: May 1, 2021 (Mandatory)	(\$215,000)
Less: May 1, 2022 (Mandatory)	(\$225,000)
Less: May 1, 2022 (Prepayment)	(\$150,000)
<b>Current Bonds Outstanding</b>	<b>\$4,300,000</b>

*C.*

**ABERDEEN COMMUNITY DEVELOPMENT DISTRICT**

**Fiscal Year 2023 Summary of Assessment Receipts**

ASSESSED	# UNITS ASSESSED	SERIES 2020 DEBT ASMT	SERIES 2018 DEBT ASMT	FY23 O&M ASMT	TOTAL ASSESSED
<b>NET ASSESSMENTS TAX ROLL</b>	50,936	1,947,437.99	134,960.07	1,138,301.72	3,220,699.78
<b>TAX ROLL RECEIVED</b>		1,830,898.17	126,883.71	1,070,182.76	3,027,964.64
<b>BALANCE DUE</b>		116,539.82	8,076.36	68,118.96	192,735.14

Units include 49,000 square feet of Commercial

<b>SUMMARY OF TAX ROLL RECEIPTS</b>					
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2020 DEBT RECEIPTS	SERIES 2018 DEBT RECEIPTS	O&M RECEIPTS
1	11/2/2022	10,254.76	6,200.67	429.72	3,624.37
2	11/17/2022	87,494.29	52,904.56	3,666.36	30,923.37
3	11/28/2022	85,441.91	51,663.56	3,580.35	30,198.00
4	12/12/2022	298,327.09	180,387.35	12,501.09	105,438.65
5	12/15/2022	440,661.38	266,451.63	18,465.46	155,744.29
6	1/20/2023	2,101,476.91	1,270,685.33	88,060.20	742,731.38
INTEREST	2/1/2023	4,308.30	2,605.07	180.53	1,522.70
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>3,027,964.64</b>	<b>1,830,898.17</b>	<b>126,883.71</b>	<b>1,070,182.76</b>

<b>PERCENT COLLECTED TAX ROLL</b>	<b>94.02%</b>	<b>94.02%</b>	<b>94.02%</b>	<b>94.02%</b>
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*D.*

# Aberdeen

## Community Development District

### Check Run Summary

1/1/2023-1/31/2023

	Check Date	Check No.		Amount
<b>General Fund - Wells Fargo</b>				
Payroll	1/23/23	50890	\$	184.70
	1/23/23	50891-50895	\$	923.50
<b>Total</b>				<b>\$ 1,108.20</b>

<b>General Fund - Wells Fargo</b>				
Accounts Payable	1/4/23	4550-4557	\$	20,573.26
	1/20/23	4558-4570	\$	41,829.03
	1/30/23	4571-4574	\$	17,129.29
				<b>\$ 79,531.58</b>

<b>Capital Reserve Fund - Wells Fargo</b>				
Accounts Payable			\$	-
				<b>\$ -</b>
<b>Total</b>				<b>\$ 79,531.58</b>

<b>Autopayments - Wells Fargo</b>				
	1/4/23	Hi-Tech System	\$	250.00
	1/9/23	Comcast	\$	437.08
	1/12/23	JEA Utilities	\$	10,218.48
	1/17/23	Comcast	\$	648.57
	1/25/23	Comcast	\$	191.30
	1/25/23	Wellbeats	\$	249.00
	1/30/23	Wells Fargo Credit Card	\$	4,908.48
<b>Total</b>				<b>\$ 16,902.91</b>

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

# Check Approval Form

Date: January 23, 2023

District: Aberdeen CDD

Fund Code: 1


Beginning Check #: 50890

Ending Check #: 50890

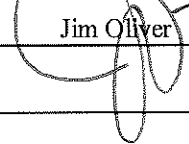
Total Amount of Checks: \$ 184.70      New Balance  
Balance in Account\*\*\*: \$ 235,305.94      \$ 235,121.24

Recent Deposits: \_\_\_\_\_

Prepared by: Daniel Laughlin

Signature:  \_\_\_\_\_

Approved by: Jim Oliver

Signature:  \_\_\_\_\_



PR300R

PAYROLL CHECK REGISTER

RUN 1/23/23 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50890	18	PAUL R FOGEL	184.70	1/23/2023
TOTAL FOR REGISTER			184.70	

ABER ABERDEEN

DLAUGHLIN

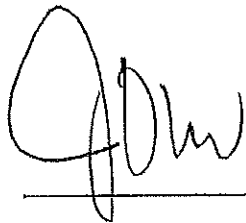
# ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 11.22.22

	Supervisor	In Attendance	Fees
1.	<del>_____</del> <del>_____</del>	<input checked="" type="checkbox"/>	<del>_____</del>
2.	<del>_____</del> Suzanne Clark	<input checked="" type="checkbox"/>	<del>_____</del>
3.	<del>_____</del> <del>_____</del>	<input checked="" type="checkbox"/>	<del>_____</del>
4.	Paul Fogel Assistant Secretary	<input checked="" type="checkbox"/>	\$200
5.	<del>Angela Andrews</del> <del>_____</del>	<input checked="" type="checkbox"/>	<del>_____</del>

District Manager:



11/22/2022

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

# Check Approval Form

Date: January 25, 2023

District: Aberdeen CDD

Fund Code: 1


Beginning Check #: 50891

Ending Check #: 50895

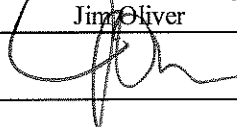
Total Amount of Checks: \$ 923.50      New Balance  
Balance in Account\*\*\*: \$ 235,120.64      \$ 234,197.14

Recent Deposits: \_\_\_\_\_

Prepared by: Daniel Laughlin

Signature: 

Approved by: Jim Oliver

Signature: 

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50891	12	ANGELA MARIE ANDREWS	184.70	1/25/2023
50892	17	HARRIET S CLARKE	184.70	1/25/2023
50893	15	LAUREN Q EGLESTON	184.70	1/25/2023
50894	18	PAUL R FOGEL	184.70	1/25/2023
50895	16	THOMAS G MARMO	184.70	1/25/2023
TOTAL FOR REGISTER			923.50	

ABER ABERDEEN

DLAUGHLIN

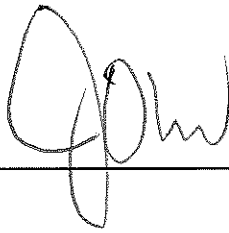
# ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 24  
01.25.23

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

---

District Manager: 

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/04/23	00276	12/02/22 1073	202212 320-57200-46000	INSTALL NEW CEILING DK BUILDING & RENOVATIONS LLC	*	3,435.00	3,435.00 004550
1/04/23	00068	12/01/22 722432	202301 320-53800-45400	POOL MONITOR 1/1-3/31/23 HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	2,772.00	2,772.00 004551
1/04/23	00213	12/30/22 76328	202212 320-53800-46100	DEC LAKE MAINTENANCE FUTURE HORIZONS, INC	*	2,675.00	2,675.00 004552
1/04/23	00301	12/23/22 376866	202212 320-53800-45905	PROX CARD 25 PACK HI TECH SYSTEM	*	695.60	695.60 004553
1/04/23	00271	12/30/22 3158257	202210 310-51300-31500	OCT GENERAL COUNSEL KUTAK ROCK LLP	*	2,738.02	2,738.02 004554
1/04/23	00271	12/30/22 3158258	202211 310-51300-31500	NOV MONTHLY MEETING KUTAK ROCK LLP	*	1,500.00	1,500.00 004555
1/04/23	00079	1/01/23 13129561	202301 320-53800-45507	JAN POOL CHEMICALS POOLSURE	*	2,717.01	2,717.01 004556
1/04/23	00040	12/28/22 6776473	202212 310-51300-32300	FY23 TRUSTEE FEES SE 2018	*	3,125.00	
		12/28/22 6776473	202212 300-15500-10000	FY24 TRUSTEE FEES SE 2018	*	625.00	
		12/28/22 6776473	202212 310-51300-32300	INCIDENTAL EXPENSES US BANK	*	290.63	4,040.63 004557
1/20/23	00057	1/16/23 279670	202301 320-53800-45400	SECURITY PHONE LINE MONIT ATLANTIC SECURITY	*	279.96	279.96 004558
1/20/23	00259	1/01/23 10855200	202301 320-53800-45921	JAN MANAGEMENT FEES FIRST SERVICE RESIDENTIAL	*	1,075.00	1,075.00 004559
1/20/23	00259	1/06/23 10856394	202301 320-53800-46000	FIELD OPERATION MNGT	*	2,805.41	

DATE CHECK	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/06/23	10856394 202301 320-53800-45918	FACILITY MNGNT	*	3,096.10	
		1/06/23	10856394 202301 320-53800-45505	POOL MNTN/SUPPLIES	*	446.67	
		1/06/23	10856394 202301 320-53800-45506	JANITORIAL SERVICES	*	858.83	
		1/06/23	10856394 202301 320-53800-45917	GENERAL FACIL MNTN	*	1,878.23	
		1/06/23	10856394 202301 320-53800-45915	RESID SERVICE COORDINATOR	*	1,859.56	
				FIRST SERVICE RESIDENTIAL			10,944.80 004560
I/20/23	00017	1/01/23	690 202301 310-51300-34000	JAN MANAGEMENT FEES	*	4,399.67	
		1/01/23	690 202301 310-51300-35100	JAN INFORMATION TECH	*	150.00	
		1/01/23	690 202301 310-51300-31300	JAN DISSEMINATION SERVICE	*	583.33	
		1/01/23	690 202301 310-51300-51000	OFFICE SUPPLIES	*	.93	
		1/01/23	690 202301 310-51300-42000	POSTAGE	*	44.57	
		1/01/23	690 202301 310-51300-42500	COPIES	*	17.40	
		1/01/23	690 202301 310-51300-41000	TELEPHONE	*	19.35	
				GOVERNMENTAL MANAGEMENT SERVICES			5,215.25 004561
1/20/23	00293	11/03/22	11032022 202211 320-57200-49400	REIMB COOKIE PAIL COST	*	119.40	
		12/11/22	12112022 202212 320-57200-49400	REIMB COOKIES EVENT	*	71.86	
		1/06/23	KT010620 202301 320-53800-45915	MILEAGE REIMB 11-12-01/22	*	88.00	
				KATE TRIVELPIECE			279.26 004562
1/20/23	00288	1/11/23	01112023 202301 320-57200-49400	EVENT DJ/PRIZES 01/11/23	*	350.00	
				ROSS RUBEN DBA RUBEN PURDY LLC			350.00 004563
1/20/23	00165	1/01/23	10611534 202212 320-53800-45904	FY23 MUSIC LICENSE RENEW	*	1,520.00	
				SESAC INC			1,520.00 004564
1/20/23	00302	1/09/23	FL0112KH 202301 320-57200-46000	LIFE FITNESS CABLE	*	160.00	
				SOFITCO, LLC			160.00 004565
				ABER ABERDEEN			OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/20/23	00283	1/01/23 19261	202211 320-53800-46200	DEC LANDSCAPE MAINTENANCE	*	21,547.38	
				TREE AMIGOS			21,547.38 004566
1/20/23	00060	1/09/23 20607237	202301 320-53800-45926	JAN PEST CONTROL	*	109.15	
				TURNER PEST CONTROL LLC			109.15 004567
1/20/23	00060	1/09/23 20610352	202301 320-53800-45926	JAN FIRE ANTS	*	99.00	
				TURNER PEST CONTROL LLC			99.00 004568
1/20/23	00060	12/08/22 20507008	202212 320-53800-45926	DEC PEST CONTROL	*	99.23	
				TURNER PEST CONTROL LLC			99.23 004569
1/20/23	00221	1/01/23 2880	202301 320-53800-45919	JAN MAINT & NEWS LETTER	*	150.00	
				ROBERTA G NAGLE DBA UNICORN			150.00 004570
1/30/23	00240	1/24/23 01242023	202301 320-57200-46000	QRT PREVEN MAINTENANCE	*	493.39	
				ABERDEEN AIR, LLC			493.39 004571
1/30/23	00259	1/20/23 10857803	202301 320-53800-46000	JAN FIELD OPER MNGT	*	2,548.28	
		1/20/23 10857803	202301 320-53800-45918	JAN FACILITY MNGT	*	3,096.10	
		1/20/23 10857803	202301 320-53800-45505	JAN POOL MAINTENANCE	*	533.75	
		1/20/23 10857803	202301 320-53800-45917	JAN GEN FACIL MNTN	*	1,816.24	
		1/20/23 10857803	202301 320-53800-45915	JAN RESIDENT SRVC COORDIN	*	2,148.28	
		1/20/23 10857803	202301 320-53800-45506	JAN JANITORIAL SERVICES	*	1,026.25	
				FIRST SERVICE RESIDENTIAL			11,168.90 004572
1/30/23	00259	1/27/23 10860611	202301 320-53800-45918	PROPOERTY MNGT MED INS	*	698.00	
		1/27/23 10860611	202301 320-53800-45915	FRONT DESK MED INS	*	698.00	
		1/27/23 10860611	202301 320-53800-45917	GROUND MNNT MED INS	*	698.00	
		1/27/23 10860611	202301 320-53800-45917	MAINT SUPERV MED INS	*	698.00	
				FIRST SERVICE RESIDENTIAL			2,792.00 004573

ABER ABERDEEN OKUZMUK



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/30/23	00213	1/27/23 76739	202301 320-53800-46100	JAN LAKE MAINTENANCE	*	2,675.00	
							2,675.00 004574
-----							
						TOTAL FOR BANK A	79,531.58
						TOTAL FOR REGISTER	79,531.58

# Check Approval Form

General Fund

Date: January 4, 2023

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 4550

Ending Check #: 4557

Total Amount of Checks: \$ 20,573.26

New Balance  
\$ 292,328.13

Balance in Account\*\*\*: \$ 312,901.39

Recent Deposits: \_\_\_\_\_

Prepared by: Tracey Fox

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 NO.
00276	120222	1073	001-320-57200-46000		120222	3,435.00	.00	3,435.00	
			INSTALL NEW CEILING REPAIRS AND REPLACEMENTS DK BUILDING & RENOVATIOIOS LLC			3,435.00	.00	3,435.00	004550
00068	120122	722432	001-320-53800-45400		120122	2,772.00	.00	2,772.00	
			POOL MONITOR 1/1-3/31/23 SECURITY ENVERA SYSTEMS			2,772.00	.00	2,772.00	004551
00213	123022	76328	001-320-53800-46100		123022	2,675.00	.00	2,675.00	
			DEC LAKE MAINTENANCE LAKE MAINTENANCE FUTURE HORIZONS, INC			2,675.00	.00	2,675.00	004552
00301	122322	376866	001-320-53800-45905		122322	695.60	.00	695.60	
			PROX CARD 25 PACK AMENT-REC PASSES HI TECH SYSTEM			695.60	.00	695.60	004553
00271	123022	3158257	001-310-51300-31500		123022	2,738.02	.00	2,738.02	
			OCT GENERAL COUNSEL ATTORNEY FEES KUTAK ROCK LLP			2,738.02	.00	2,738.02	004554
00271	123022	3158258	001-310-51300-31500		123022	1,500.00	.00	1,500.00	
			NOV MONTHLY MEETING ATTORNEY FEES KUTAK ROCK LLP			1,500.00	.00	1,500.00	004555
00079	10123	13129561	001-320-53800-45507		10123	2,717.01	.00	2,717.01	
			JAN POOL CHEMICALS AMENITY - POOL CHEMICALS POOLSURE			2,717.01	.00	2,717.01	004556
00040	122822	6776473	001-310-51300-32300		122822	3,125.00	.00	3,125.00	
			FY23 TRUSTEE FEES SE 2018 TRUSTEE FEES						
00040	122822	6776473	001-300-15500-10000		122822	625.00	.00	625.00	
			FY24 TRUSTEE FEES SE 2018 PREPAID EXPENSES						
00040	122822	6776473	001-310-51300-32300		122822	290.63	.00	290.63	
			INCIDENTAL EXPENSES TRUSTEE FEES US BANK			4,040.63	.00	4,040.63	004557
ABERDEEN CDD						20,573.26	.00	20,573.26	
ABERDEEN - GENERAL FUND						20,573.26	.00	20,573.26	

# INVOICE

DK Building & Renovations  
LLC

2744 Chelsea Cove Dr  
Jacksonville, FL 32223

dkbuildingrenovations@gmail.com

## Jay Parker

### Bill to

Jay Parker  
Aberdeen Community  
110 Flower of Scotland Ave  
St. Johns, FL 32259

### Ship to

Jay Parker  
Aberdeen Community  
110 Flower of Scotland Ave  
St. Johns, FL 32259

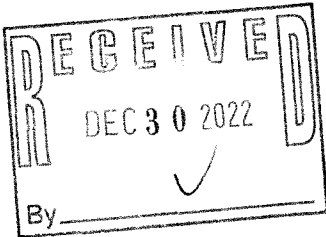
### Invoice details

Invoice no. : 1073  
Invoice date : 12/5/22  
Terms : Net 30  
Due date : 1/4/23

Product or service		Amount
1. <b>Handyman / Remodeling Demo</b>	1 unit x \$495.00	\$495.00
Finish taking down old ceiling tiles and grid in office space. Roughly 14ft x 18ft ( Labor Only ) Take to dumpster on site.		
2. <b>Handyman General</b>	1 unit x \$1,495.00	\$1,495.00
Install new main ceiling grids and cross members, ceiling tile and reinstalling original light fixtures and AC vents as needed. Hang grid with eyehooks and wire. ( Labor Only )		
3. <b>Misc Materials</b>	1 unit x \$1,295.00	\$1,295.00
Materials 2x2 ceiling tile, 12ft main track, 4ft cross tees, 2ft cross tees, wire, eye hooks.		
4. <b>Handyman General</b>	1 unit x \$150.00	\$150.00
Assemble 2 new ceiling fans.		
5. <b>Credit card fee</b>	1 unit x \$137.00	<del>\$137.00</del>
Credit card fee if paid with credit card is plus 4%		

Total ~~\$3,572.00~~

\$3435.00



276  
1320 572... 46...



**Future Horizons, Inc**

403 N First Street  
 PO Box 1115  
 Hastings, FL 32145  
 USA

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

**INVOICE**

Invoice Number: 76328  
 Invoice Date: Dec 30, 2022  
 Page: 1

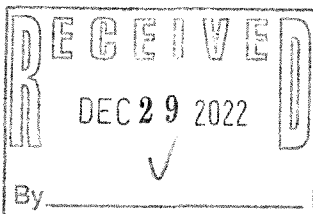
**Bill To:**  
 Aberdeen CDD  
 475 West Town Place  
 Suite 114  
 St. Augustine, FL 32092

**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		1/29/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in 12/2022	2,675.00	2,675.00
213 1310 538, 461, 1, DEC LAKE MAINT				
Subtotal				2,675.00
Sales Tax				
Freight				
Total Invoice Amount				2,675.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>2,675.00</b>

Check/Credit Memo No:



Overdue invoices are subject to finance charges.



Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

Invoice #: 376866  
Invoice Date: 12/23/2022  
Completed: 12/23/2022  
Terms: Due On Receipt  
Bid#: 0  
Job: 6617-1

Bill to:  
Aberdeen CDD  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092

475 West Town Place

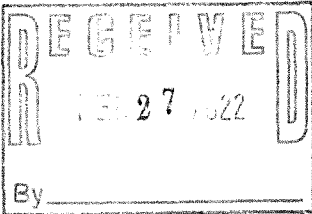
**HiTechFlorida.com**

Description	Qty	Rate	Amount
-------------	-----	------	--------

Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, FL  
1326LGSMV ProxCard II 1326 Clamshell 25-Pack  
Sales Tax

8.00 \$86.95

695.60  
45.22



301 ✓

001 320 538,454,,

Tech Resolution Note:

access

Hi-Tech Customer Portal. You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com

Total	\$740.82
Payments	\$0.00
Balance Due	\$740.82



## Consumer's Certificate of Exemption

DR-14  
R. 01/18

Issued Pursuant to Chapter 212, Florida Statutes

85-8012984922C-4	01/31/2019	01/31/2024	COUNTY GOVERNMENT
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT  
9145 NARCOOSSEE RD STE A206  
ORLANDO FL 32827-5768

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



## Important Information for Exempt Organizations

DR-14  
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

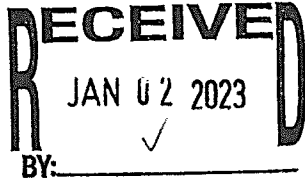
Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3158257

Client Matter No. 223-1

December 30, 2022



271  
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Oct Gen Coun

BY: \_\_\_\_\_

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

Invoice No. 3158257  
223-1

Re: Aberdeen CDD - General Counsel

For Professional Legal Services Rendered

10/03/22	W. Haber	0.30	87.00	Review and respond to correspondence regarding disposal on CDD property
10/05/22	W. Haber	0.30	87.00	Review and respond to correspondence regarding Trimac invoice
10/05/22	K. Jusevitch	0.20	29.00	Confer with Haber regarding amenity policies
10/06/22	W. Haber	0.20	58.00	Confer with Oliver regarding Trimac invoice
10/06/22	K. Jusevitch	0.40	58.00	Review amenity policy and confer with Haber
10/11/22	W. Haber	0.30	87.00	Reviewed correspondence regarding drainage easement; confer with Oliver regarding same
10/12/22	W. Haber	0.20	58.00	Confer with First Service representative regarding amendment to agreement
10/14/22	W. Haber	0.80	232.00	Review correspondence regarding

**KUTAK ROCK LLP**

Aberdeen CDD

December 30, 2022

Client Matter No. 223-1

Invoice No. 3158257

Page 2

				request for sidewalk installation and confer with Oliver regarding same; review and revise amendment to agreement with First Service
10/17/22	K. Jusevitch	1.70	246.50	Prepare amendment to amenity agreement; confer with Haber
10/20/22	W. Haber	0.50	145.00	Finalize amendment to First Service agreement; confer with Oliver and Acevedo regarding same
10/24/22	W. Haber	0.40	116.00	Review and respond to correspondence regarding drainage issues caused by lot alterations; confer with Oliver
10/25/22	K. Jusevitch	0.20	29.00	Review annual invoice from DEO
10/26/22	W. Haber	0.40	116.00	Review and revise agreement for canopy installation
10/26/22	K. Jusevitch	0.80	116.00	Prepare pool canopy installation agreement; confer with Haber and correspond with district manager
10/27/22	K. Jusevitch	0.20	29.00	Amend pool canopy agreement and correspond with district manager
10/28/22	W. Haber	0.60	174.00	Review correspondence and confer with Sweeting regarding amendment to First Service agreement; confer with Sweeting regarding proposal for landscape work
11/02/22	W. Haber	0.50	145.00	Review and revise minutes; confer with Sweeting regarding agreement for fence
11/03/22	W. Haber	0.30	87.00	Review correspondence regarding alcohol waiver
11/08/22	W. Haber	0.20	58.00	Review correspondence regarding agreement with FirstService
11/15/22	W. Haber	0.40	116.00	Review and respond to correspondence regarding amendment to First Coast agreement
11/18/22	W. Haber	0.20	58.00	Review correspondence regarding request for payment from Trimac
11/21/22	W. Haber	0.30	87.00	Review document and confer with Oliver regarding amendment to First Service agreement

**KUTAK ROCK LLP**

Aberdeen CDD  
December 30, 2022  
Client Matter No. 223-1  
Invoice No. 3158257  
Page 3

11/22/22	W. Haber	0.30	87.00	Confer with Oliver regarding amendment to FirstService agreement
11/23/22	W. Haber	0.90	261.00	Prepare agreement for waterslide restoration and confer with contractor regarding Florida registration
11/29/22	W. Haber	0.30	87.00	Review minutes; confer with Oliver regarding Elite proposal
11/30/22	W. Haber	0.20	58.00	Confer with Oliver regarding proposal from Elite

TOTAL HOURS 11.10

TOTAL FOR SERVICES RENDERED \$2,711.50

DISBURSEMENTS

Freight and Postage 26.52

TOTAL DISBURSEMENTS 26.52

TOTAL CURRENT AMOUNT DUE \$2,738.02

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

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

**Wire Transfer Remit To:**  
ABA #104000016  
First National Bank of Omaha  
Kutak Rock LLP  
A/C # 24690470  
Reference: Invoice No. 3158258  
Client Matter No. 223-2

December 30, 2022

**RECEIVED**  
JAN 02 2023  
BY: \_\_\_\_\_

271  
1310 513, 315, 11  
1000 G. COVA

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

Invoice No. 3158258  
223-2

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

11/21/22	W. Haber	Prepare for Board meeting
11/22/22	W. Haber	Prepare for and participate in Board meeting

TOTAL FOR SERVICES RENDERED \$1,500.00

TOTAL CURRENT AMOUNT DUE \$1,500.00



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

# Invoice

Date 1/1/2023

Invoice # 131295611723

Terms	Net 20
Due Date	1/21/2023
PO #	

<b>Bill To</b> GMS LLC Aberdeen CDD 475 West Town Place Suite 114 St. Augustine FL 32092	<b>Ship To</b> 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	2,646.54
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	60.47

RECEIVED

DEC 21 2022

By

DEC Pool Chemicals  
320.538.45507  
KS  
12/20/22

79

Reminder - A 5% discount is still available if 2023 is paid in full by 12/31/2022. If you are interested in receiving the 5% discount please email ar@poolsure.com and ask for an annual invoice!

<b>Subtotal</b>	2,717.01
<b>Shipping Cost (FEDEX GROUND)</b>	0.00
<b>Total</b>	2,717.01
<b>Amount Due</b>	\$2,717.01

### Remittance Slip

Customer  
13ABE100

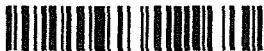
Invoice #  
131295611723

Amount Due \$2,717.01

Amount Paid \_\_\_\_\_

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295611723



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

Invoice Number: 6776473  
 Invoice Date: 12/28/2022  
 Account Number: 226490000  
 Direct Inquiries To: SCOTT SCHUHLE  
 Phone: 954-938-2476

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT  
 (ST. JOHNS COUNTY, FLORIDA)  
 SPECIAL ASSESSMENT BONDS, SERIES 2018

Accounts Included 226490000 226490001 226490002 226490003 226490004 226490005  
 In This Relationship: 226490006 226490007 226490008

**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
<b>Subtotal Administration Fees - In Advance 12/01/2022 - 11/30/2023</b>				<b>\$3,750.00</b>
Incidental Expenses 12/01/2022 to 11/30/2023	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>

Vendor #40.

✓ \$3750 x 10/12 = \$3125 FY23 Trustee fees SE 2018 - 1.310.513. 323000  
 \$3750 x 2/12 = \$625 FY24 Trustee fees SE 2018 - 1.300.155. 10000  
 \$290.63 Incidental Expenses - 1.310.513 323000





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

Invoice Number: 6776473  
 Account Number: 226490000  
 Invoice Date: 12/28/2022  
 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 DISTRICT (ST. JOHNS COUNTY, FLORIDA)  
 SPECIAL ASSESSMENT BONDS, SERIES 2018

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.

RECEIVED DEC 31 2022

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

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT  
 (ST. JOHNS COUNTY, FLORIDA)  
 SPECIAL ASSESSMENT BONDS, SERIES 2018

Invoice Number:	6776473
Account Number:	226490000
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 # 226490000  
 Invoice # 6776473  
 Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank  
 CM-9690  
 PO BOX 70870  
 St. Paul, MN 55170-9690



# Check Approval Form

General Fund

Date: January 20, 2023

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 4558

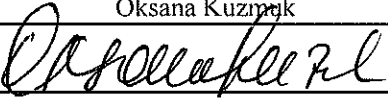
Ending Check #: 4570

Total Amount of Checks: \$ 41,829.03 New Balance

Balance in Account\*\*\*: \$ 277,134.37 \$ 235,305.34

Recent Deposits: \_\_\_\_\_

Prepared by: Oksana Kuznyak

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.
00057	11623	279670	001-320-53800-45400		11623	279.96	.00	279.96		
			SECURITY PHONE LINE MONIT SECURITY ATLANTIC SECURITY			279.96	.00	279.96	004558	
00259	10123	10855200	001-320-53800-45921		10123	1,075.00	.00	1,075.00		
			JAN MANAGEMENT FEES AMENITY-LIFESTYLE COORDINATOR FIRST SERVICE RESIDENTIAL			1,075.00	.00	1,075.00	004559	
00259	10623	10856394	001-320-53800-46000		10623	2,805.41	.00	2,805.41		
			FIELD OPERATION MNGT OPERATIONS MANAGEMENT							
00259	10623	10856394	001-320-53800-45918		10623	3,096.10	.00	3,096.10		
			FACILITY MNGNT FACILITY MANAGER							
00259	10623	10856394	001-320-53800-45505		10623	446.67	.00	446.67		
			POOL MNTN/SUPPLIES AMENT-POOL MAINTENANCE							
00259	10623	10856394	001-320-53800-45506		10623	858.83	.00	858.83		
			JANITORIAL SERVICES AMENT- JANITORIAL MAINT							
00259	10623	10856394	001-320-53800-45917		10623	1,878.23	.00	1,878.23		
			GENERAL FACIL MNTN GENERAL FACILITY MAINTENANCE							
00259	10623	10856394	001-320-53800-45915		10623	1,859.56	.00	1,859.56		
			RESID SERVICE COORDINATOR RESIDENT SERVICE COORDINATOR FIRST SERVICE RESIDENTIAL			10,944.80	.00	10,944.80	004560	
00017	10123	690	001-310-51300-34000		10123	4,399.67	.00	4,399.67		
			JAN MANAGEMENT FEES MANAGEMENT FEES							
00017	10123	690	001-310-51300-35100		10123	150.00	.00	150.00		
			JAN INFORMATION TECH COMPUTER SERVICE							
00017	10123	690	001-310-51300-31300		10123	583.33	.00	583.33		
			JAN DISSEMINATION SERVICE DISSEMINATION AGENT							
00017	10123	690	001-310-51300-51000		10123	.93	.00	.93		
			OFFICE SUPPLIES OFFICE SUPPLIES							
00017	10123	690	001-310-51300-42000		10123	44.57	.00	44.57		
			POSTAGE POSTAGE							
00017	10123	690	001-310-51300-42500		10123	17.40	.00	17.40		
			COPIES PRINTING & BINDING							
00017	10123	690	001-310-51300-41000		10123	19.35	.00	19.35		
			TELEPHONE TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES			5,215.25	.00	5,215.25	004561	
00293	110322	11032022	001-320-57200-49400		110322	119.40	.00	119.40		
			REIMB COOKIE PAIL COST SPECIAL EVENTS							
00293	121122	12112022	001-320-57200-49400		121122	71.86	.00	71.86		
			REIMB COOKIES EVENT SPECIAL EVENTS							
00293	10623	KT010620	001-320-53800-45915		10623	88.00	.00	88.00		
			MILEAGE REIMB 11-12-01/22 RESIDENT SERVICE COORDINATOR KATE TRIVELPIECE			279.26	.00	279.26	004562	
00288	11123	01112023	001-320-57200-49400		11123	350.00	.00	350.00		
			EVENT DJ/PRIZES 01/11/23 SPECIAL EVENTS							

ABER ABERDEEN OKUZMUK

BANK A: ABERDEEN CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	PO#	CHECK NO.
		ROSS RUBEN DBA RUBEN PURDY LLC				350.00	.00	350.00		004563
00165	10123	10611534	001-320-53800-45904		10123	1,520.00	.00	1,520.00		
FY23		MUSIC LICENSE RENEW	AMENITY - PERMIT FEES			1,520.00	.00	1,520.00		004564
		SESAC INC								
00302	10923	FL0112KH	001-320-57200-46000		10923	160.00	.00	160.00		
LIFE FITNESS		CABLE	REPAIRS AND REPLACEMENTS			160.00	.00	160.00		004565
		SOFITCO, LLC								
00283	10123	19261	001-320-53800-46200		10123	21,547.38	.00	21,547.38		
DEC		LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE			21,547.38	.00	21,547.38		004566
		TREE AMIGOS								
00060	10923	20607237	001-320-53800-45926		10923	109.15	.00	109.15		
JAN		PEST CONTROL	PEST CONTROL			109.15	.00	109.15		004567
		TURNER PEST CONTROL LLC								
00060	10923	20610352	001-320-53800-45926		10923	99.00	.00	99.00		
JAN		FIRE ANTS	PEST CONTROL			99.00	.00	99.00		004568
		TURNER PEST CONTROL LLC								
00060	120822	20507008	001-320-53800-45926		120822	99.23	.00	99.23		
DEC		PEST CONTROL	PEST CONTROL			99.23	.00	99.23		004569
		TURNER PEST CONTROL LLC								
00221	10123	2880	001-320-53800-45919		10123	150.00	.00	150.00		
JAN		MAINT & NEWS LETTER	AMENITY - WEBSITE			150.00	.00	150.00		004570
		ROBERTA G NAGLE DBA UNICORN								
ABERDEEN CDD						41,829.03	.00	41,829.03		
ABERDEEN - GENERAL FUND						41,829.03	.00	41,829.03		



**SMARTHOMES.BIZ**  
SMART HOME SPECIALISTS

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

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
<b>02/06/2023</b>	<b>\$279.96</b>	<b>01/16/2023</b>

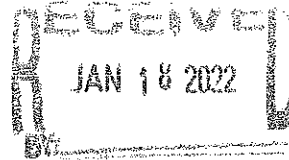
**INVOICE NO. 279670**

**Site:** 110 Flower Of Scotland Ave  
Jacksonville  
**Site Address:** 110 Flower Of Scotland Ave  
Jacksonville FL 32259  
**Period:** 02/01/2023 to 01/31/2024  
**Recurring No.:** 11142  
**Job Name:**  
**Order No.:**

57  
1.322 528 454

**Description**

Please find attached invoice for your Annual monitoring services.



**Annual Security Monitoring**

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

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

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

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

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/06/2023	\$279.96	01/16/2023

**INVOICE NO. 279670**

**How To Pay**

**INVOICE NO. 279670**



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



**Mail**

*Detach this section and mail check to:*

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

Credit Card No.

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

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

**NAME:** Aberdeen Ccs **DUE DATE:** 02/06/2023 **AMOUNT DUE:** \$279.96

Please Reference: **279670**



**FirstService**  
RESIDENTIAL

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

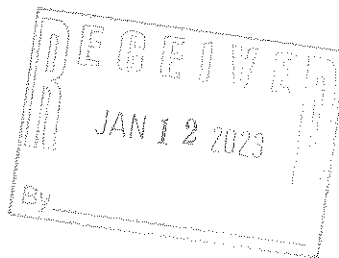
# INVOICE

Invoice Number 10855200  
Invoice Date 1/1/2023  
Terms 15 ePay ACH BP  
Service Period 1/1/2023  
Customer 100-0SNC

Invoice Type MG FEE  
Account # MGF-0SNC  
**Total Amount Due: \$1,075.00**

*Jon*

Description	Total
Management Fee	\$1,075.00
<i>259</i> <i>1,320.538.45921</i>	
Subtotal \$1,075.00	
Tax \$0.00	
Total <b>\$1,075.00</b>	





# FirstService

RESIDENTIAL

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

*289*

# INVOICE

Invoice Number 10856394  
Invoice Date 1/6/2023  
Terms 15 ePay ACH BP  
Period Start 12/17/2022  
Period End 12/30/2022  
Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$10,944.80**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 HOLIDAY	\$33.65	\$309.61
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 PTO	\$33.65	\$309.61
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	64.00 REG	\$33.65	\$2,476.88
				Subtotal	\$3,096.10
Staff, Front Desk	25.00%	Arnold, Demetric E	8.00 HOLIDAY	\$17.00	\$170.00
Staff, Front Desk	25.00%	Arnold, Demetric E	9.00 PTO	\$17.00	\$191.25
Staff, Front Desk	25.00%	Arnold, Demetric E	30.30 REG	\$17.00	\$643.88
Staff, Front Desk	25.00%	Mccarthy, Moira	45.57 REG	\$15.00	\$854.43
				Subtotal	\$1,859.56
Staff, Grounds Maint	25.00%	Abshire, Caleb L	8.00 HOLIDAY	\$16.00	\$160.00
Staff, Grounds Maint	25.00%	Abshire, Caleb L	0.07 OT	\$24.00	\$2.10
Staff, Grounds Maint	25.00%	Abshire, Caleb L	54.07 REG	\$16.00	\$1,081.40
Staff, Grounds Maint	25.00%	Abshire, Caleb L	3.10 VACATION	\$16.00	\$62.00
				Subtotal	\$1,305.50
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 BEREAV	\$26.00	\$260.00
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$26.00	\$260.00



# FirstService

RESIDENTIAL

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

# INVOICE

Invoice Number 10856394  
Invoice Date 1/6/2023  
Terms 15 ePay ACH BP  
Period Start 12/17/2022  
Period End 12/30/2022

Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$10,944.80**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Supervisor, Building Maint	25.00%	Parker, Jay	52.99 REG	\$26.00	\$1,722.18
Supervisor, Building Maint	25.00%	Parker, Jay	17.33 VACATION	\$26.00	\$563.23
				Subtotal	\$2,805.41
Staff, Building Maint	25.00%	Henry, Brandon E	8.00 HOLIDAY	\$18.50	\$185.00
Staff, Building Maint	25.00%	Henry, Brandon E	1.92 OT	\$27.75	\$66.60
Staff, Building Maint	25.00%	Henry, Brandon E	3.00 PTO	\$18.50	\$69.38
Staff, Building Maint	25.00%	Henry, Brandon E	67.34 REG	\$18.50	\$1,557.25
				Subtotal	\$1,878.23

Subtotal \$10,944.80  
Tax \$0.00  
**Total \$10,944.80**

General Manager, Property Oper	\$3,096.10
Staff, Building Maint	\$1,878.23
Staff, Front Desk	\$1,859.56
Staff, Grounds Maint	\$1,305.50
Supervisor, Building Maint	\$2,805.41

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

# Invoice

**Invoice #:** 690  
**Invoice Date:** 1/1/23  
**Due Date:** 1/1/23  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2023		4,399.67	4,399.67
Information Technology - January 2023		150.00	150.00
Dissemination Agent Services - January 2023		583.33	583.33
Office Supplies		0.93	0.93
Postage		44.57	44.57
Copies		17.40	17.40
Telephone		19.35	19.35
<b>Total</b>			<b>\$5,215.25</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,215.25</b>



# INVOICE

INVOICE #KT01062023  
DATE: JANUARY 6, 2023

**TO:**

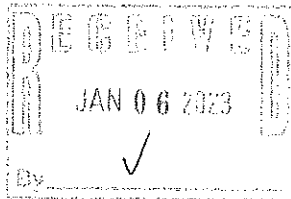
Kate Trivelpiece  
1412 Moon Harbor Court  
Saint Augustine, Florida 32092

**FOR:**

Kate Trivelpiece  
General Manager - Amenities

ADRIEEN

DESCRIPTION	MILES	RATE	AMOUNT
Mileage November/December/January Event Supplies: Publix (4miles x 6) WalMart (9miles x 6) Make Believe Costumes (44 miles roundtrip) Dunkin Doughnuts (4.2miles x 4)	140.8	0.625	88.00
TOTAL			\$88.00



293  
1 300 538.11 45915

Make all checks payable to Kate Trivelpiece

Give us feedback @ survey.walmart.com  
Thank you! ID #:7RHM4J2100Z0

**Walmart** 

NEIGHBORHOOD MARKET  
904-417-9005 Mar:BERNARD  
445 STATE ROAD 13  
FRUIT COVE FL 32259

ST# 05019 OP# 000026 TEN 04 TR# 06207  
COOKIE PAID 007874237630 F 11.94 0  
COOKIE PAID 007874237630 F 11.94 0  
COOKIE PAID 007874237630 F 11.94 0  
COOKIE PAID 007874237630 F 11.94 0  
COOKIE PAID 007874237630 F 11.94 0  
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COOKIE PAID 007874237630 F 11.94 0  
COOKIE PAID 007874237630 F 11.94 0  
COOKIE PAID 007874237630 F 11.94 0  
COOKIE PAID 007874237630 F 11.94 0  
SUBTOTAL 119.40  
TOTAL 119.40  
DEBIT TEND 119.40  
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY  
119.40 TOTAL PURCHASE  
US DEBIT \*\*\*\* \* 9960 I 0  
REF # 230700420415  
NETWORK ID: 0056 APPR CODE 221352  
US DEBIT  
AID A0000000960040  
AAC 0A0AA7B8C693705  
TERMINAL # SC010463  
11/03/22 17:57:27

# ITEMS SOLD 10  
TC# 0009 0122 1372 4120 5594 6



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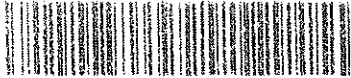


11/03/22 17:57:32

*Special Events  
Personal Reimbursement  
1.300.5700.49400  
KS  
11/4/22*

# Publix

Shoppes at Rivertown  
205 Rivertown Shops Drive  
St Johns, FL 32259  
Store Manager: Shannon Oberholtzer  
904-230-1347



1667 CBM 062 763

RED POINSETTIAS	9.99	T
ICE 7 LB		
2 @ 2.49	4.98	T F
TREE COOKIE 20 CT	8.69	F
TREE COOKIE 20 CT	8.69	F
TREE COOKIE 20 CT	8.69	F
TREE COOKIE 20 CT	8.69	F
CHOC PPRANT CKIES	5.29	F
CHOC PPRANT CKIES	5.29	F
CHOC PPRANT CKIES	5.29	F
CHOC PPRANT CKIES	5.29	F
Order Total	70.89	
Sales Tax	0.97	
Grand Total	71.86	
Debit	Payment	71.86
Change		0.00

Receipt ID: 1667 CBM 062 763

PRESTG1  
Trace #: 065319  
Reference #: 0427118619  
Acct #: XXXXXXXXXXXX9966  
Debit Purchase FROM CHECKING  
Amount: \$71.86  
Auth #: 098162

DEBIT CARD PURCHASE  
A0000000980840 US DEBIT  
Entry Method: Chip Read  
Mode: Issuer-PIN Verified

Your cashier was Chris H.

12/11/2022 15:38 SMO/ R106 2/63 0023/

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*\*Personal Reimb.  
1.320.57200.  
49400  
KS  
12/11/22*





# INVOICE

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

## Music Performance License

Account Name: **Vesta Property Services**  
Account #: **120094**  
Bill To #: **882741**  
Statement Period Through End Date: **12/31/2023**  
Payment Due Date: **01/01/2023**

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

### BALANCE DUE SUMMARY

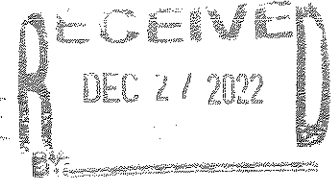
Current Period Payment Due	\$1,520.00
Past Period(s) Payment Due	\$ .00
Late Fees	\$ .00
<b>Total Amount Due</b>	<b>\$1,520.00</b>
Last Payment Received 01/14/2022	\$1,411.00

Please see next page(s) for invoice details

### Important Information

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

165  
FY 23  
PERFORMANCE LICENSE  
1320538145904



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License details, billing info, reporting requirements



**CONNECT WITH US**  
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**WRITE**  
35 Music Square East  
Nashville, TN 37203

\* Correspondence only processed at the Nashville address

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

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



35 MUSIC SQUARE EAST  
NASHVILLE, TN 37203-4362

INVOICE ENCLOSED

TO AVOID LATE CHARGES, PAY TOTAL BY THE DUE DATE

Internal Use Only  
120094 12/14/2022



VISA

Account: 120094



DISCOVER

Bill To: 882741

TOTAL DUE BY 01/01/2023

\$1,520.00

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



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

010833  
T44 P1



Make check payable to:

SESAC  
P.O. BOX 5246  
New York, NY 10008-5246

001200940041839900001520008



Account: 120094

Bill To: 882741

Aberdeen Community Development

Inv Number	Inv Date	Inv Amount	Paid/Applied	Late Charge	Other Adj	Balance
10611534	01/01/2023	\$1,520.00				\$1,520.00
<b>Aberdeen</b>		110 Flower of Scotland Ave, St. John, FL				\$1520.00
Contract No.: 102688-1		Multi-Unit Residential, Jan 01, 2023 - Dec 31, 2023				

Group Total: \$1,520.00





27 Nickajack North  
Santa Rosa Beach, FL 32459

# Invoice

Date	Invoice #
1/9/2023	FL0112KHF

<b>Bill To</b>
Aberdeen CDD Jay Parker 110 Flower of Scotland Ave St. Johns, FL 32259

<b>Ship To</b>
Aberdeen CDD Jay Parker 110 Flower of Scotland Ave St. Johns, FL 32259

Rep	S.O. No.	P.O. No.	Terms	Project
KH	FL0112KH		Pay Upon Receiving	FL0112KH

Item	Description	Invoiced	Rate	Amount
8947008	Life Fitness CABLE, MJFXO/HL	1	125.00	125.00T
QWSHIPPING	Shipping	1	35.00	35.00T
<p>302 1.322.572.460</p> <p>FITNESS REPAIRS - 300.572.46000 KJ</p> <p>1/11/23</p>				

Thank you for your business.

**Total** ~~\$170.41~~

**Payments/Credits** \$0.00

**Balance Due** \$160.00

Phone #	Fax #	E-mail
850-660-1447		melody@so-fitco.com



# Tree Amigos

Outdoor Services

## Invoice

Invoice#: 19261

Date: 01/01/2023

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

**Project:** 22215  
Aberdeen CDD  
110 Flower of Scotland Ave  
St. Johns FL 32259

Description	Quantity	Price	Ext Price
December landscape maintenance	1.00	21,547.38	21,547.38

Notes:

**Invoice Total: \$21,547.38**

*Landscape Maint  
Cont.*

*001.370.53800.46200  
1/11/23*





**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-356-5300 • Fax: 904-353-1489 • Toll Free: 800-235-5305 • turnerpest.com

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

**Service Slip/Invoice**

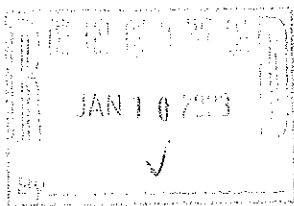
**INVOICE:** 20607237  
**DATE:** 1/9/2023  
**ORDER:** 20607237

Bill to: [139845]  
 Aberdeen  
 Aberdeen - CDD  
 C/O Government Services  
 475 W. Town Place - Suite 114  
 Saint Augustine, FL 32092

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

Work Date	Time	Target Pest	Technician	Time In	Time Out
1/9/2023	02:06 PM			02:06 PM	
Purchase Order	Terms	Last Service	Map Code	Time Out	
	NET 30	1/9/2023	121:C5	02:31 PM	

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$109.15
		<b>SUBTOTAL</b> \$109.15
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$109.15
		<b>AMOUNT DUE</b> \$109.15



0600 JAN 10 2023  
 JAW PEST CONT  
 001 520 538, 45926

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

Client hereby acknowledges the satisfactory completion of all services rendered, and agrees to pay the cost of services as specified above.

**PLEASE PAY FROM THIS INVOICE**



**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 962503 • Atlanta, Georgia 31197-2503  
 864-355-5300 • Fax: 864-353-1449 • Toll Free: 800-225-5305 • turnerpest.com

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

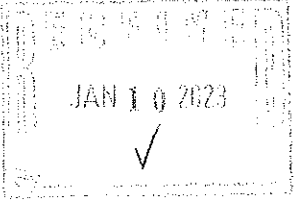

**Service Slip/Invoice**

**INVOICE:** 20610352  
**DATE:** 1/9/2023  
**ORDER:** 20610352

Bill To: [139845]  
 Aberdeen  
 Aberdeen - CDD  
 C/O Government Services  
 475 W. Town Place - Suite 114  
 Saint Augustine, FL 32092

Work Location: [426304] 904-217-0925  
 Aberdeen CDD II (Amenity Center)  
 96 Bush Pl  
 Fruit Cove, FL 32259-7101

Work Date	Time	Field Pest	Technician	Time In
1/9/2023	07:37 AM	ANTS, FIRE ANT, ROA		07:37 AM
Purchase Order	Term	Last Service	Map Code	Time Out
	NET 30	1/9/2023		08:02 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$99.00
		
060 1300 5311 45926 JAN FIRE ANTS		
<b>SUBTOTAL</b>		\$99.00
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$99.00
<b>AMOUNT DUE</b>		\$99.00
		
_____ TECHNICIAN SIGNATURE		
_____ CUSTOMER SIGNATURE		

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

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

**PLEASE PAY FROM THIS INVOICE**



**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-355-5300 • Fax: 904-353-4499 • Toll Free: 800-223-5305 • turnerpest.com

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

**Service Slip/Invoice**

**INVOICE:** 20507008  
**DATE:** 12/8/2022  
**ORDER:** 20507008

Bill To: [139845]  
 Aberdeen  
 Aberdeen - CDD  
 C/O Government Services  
 475 W. Town Place - Suite 114  
 Saint Augustine, FL 32092

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

Work Date	Time	Term	Service	Map Code	Time Out
12/8/2022	07:57 AM	NET 30	12/8/2022	121:G6	08:21 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$99.23
<div data-bbox="219 997 511 1197" data-label="Image"> </div> <div data-bbox="527 1050 901 1218" data-label="Text"> <p>OK ✓            1320 538, 45926            Dec Pest Cont.</p> </div>		
<b>SUBTOTAL</b>		\$99.23
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$99.23
<b>AMOUNT DUE</b>		\$99.23

\_\_\_\_\_  
 TECHNICIAN SIGNATURE

\_\_\_\_\_  
 CUSTOMER SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

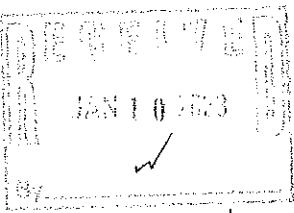


# Invoice

Date	Invoice #
1/1/2023	2880

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - ABERDEEN CDD	150.00	150.00
 221 001 220 538, 45119			
		<b>Total</b>	\$150.00

# Check Approval Form

General Fund

Date: January 30, 2023

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 4571

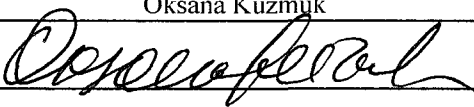
Ending Check #: 4574

Total Amount of Checks: \$ 17,129.29 New Balance

Balance in Account\*\*\*: \$ 234,197.14 \$ 217,067.85

Recent Deposits: \_\_\_\_\_

Prepared by: Oksana Kuzmuk

Signature: 

Approved by: Jim Oliver

Signature: \_\_\_\_\_

BANK A: ABERDEEN CDD

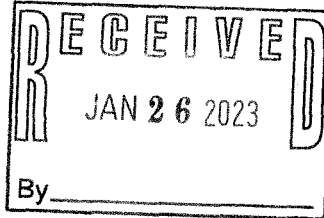
VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK PO#	CHECK NO.
00240	12423	01242023	001-320-57200-46000		12423	493.39	.00	493.39		
		QRT PREVEN MAINTENANCE	REPAIRS AND REPLACEMENTS							
		ABERDEEN AIR, LLC				493.39	.00	493.39	004571	
00259	12023	10857803	001-320-53800-46000		12023	2,548.28	.00	2,548.28		
		JAN FIELD OPER MNGT	OPERATIONS MANAGEMENT							
00259	12023	10857803	001-320-53800-45918		12023	3,096.10	.00	3,096.10		
		JAN FACILITY MNGT	FACILITY MANAGER							
00259	12023	10857803	001-320-53800-45505		12023	533.75	.00	533.75		
		JAN POOL MAINTENANCE	AMENT-POOL MAINTENANCE							
00259	12023	10857803	001-320-53800-45917		12023	1,816.24	.00	1,816.24		
		JAN GEN FACIL MNTN	GENERAL FACILITY MAINTENANCE							
00259	12023	10857803	001-320-53800-45915		12023	2,148.28	.00	2,148.28		
		JAN RESIDENT SRVC COORDIN	RESIDENT SERVICE COORDINATOR							
00259	12023	10857803	001-320-53800-45506		12023	1,026.25	.00	1,026.25		
		JAN JANITORIAL SERVICES	AMENT- JANITORIAL MAINT							
		FIRST SERVICE RESIDENTIAL				11,168.90	.00	11,168.90	004572	
00259	12723	10860611	001-320-53800-45918		12723	698.00	.00	698.00		
		PROPOERTY MNGT MED INS	FACILITY MANAGER							
00259	12723	10860611	001-320-53800-45915		12723	698.00	.00	698.00		
		FRONT DESK MED INS	RESIDENT SERVICE COORDINATOR							
00259	12723	10860611	001-320-53800-45917		12723	698.00	.00	698.00		
		GROUND MNNT MED INS	GENERAL FACILITY MAINTENANCE							
00259	12723	10860611	001-320-53800-45917		12723	698.00	.00	698.00		
		MAINT SUPERV MED INS	GENERAL FACILITY MAINTENANCE							
		FIRST SERVICE RESIDENTIAL				2,792.00	.00	2,792.00	004573	
00213	12723	76739	001-320-53800-46100		12723	2,675.00	.00	2,675.00		
		JAN LAKE MAINTENANCE	LAKE MAINTENANCE							
		FUTURE HORIZONS, INC				2,675.00	.00	2,675.00	004574	
		ABERDEEN CDD				17,129.29	.00	17,129.29		
		ABERDEEN - GENERAL FUND				17,129.29	.00	17,129.29		

# HVAC REPAIR INVOICE

**AMOUNT DUE: \$493.39**

Aberdeen Air, LLC  
258 Grampian Highlands Drive  
Saint Johns, FL 32259  
(904) 342-5349  
CAC1821470

January 24, 2023



Aberdeen CDD  
c/o Kate Trivelpiece  
110 Flower of Scotland Avenue  
Saint Johns, FL 32259  
(904) 217.0925 / kate.trivelpiece@fsresidential.com

*R2M*  
*320.572* *46000*  
*IS*  
*240*

Date of service: January 23, 2023

## Service performed

Quarterly Preventative Maintenance	\$ 375.00
(1) A39-B Browning V-Belt	\$ 13.79
(2) A43-B Browning V-Belt	\$ 28.33
(5) 16x20x2AB40 pleated filter	\$ 32.69
(2) 20x20x2AB40 pleated filter	\$ 14.52
(4) 16x25x2AB40 pleated filter	\$ 29.06

Total parts and labor: **\$493.39**

Please remit payment to:  
Aberdeen Air  
258 Grampian Highlands Drive  
Saint Johns, FL 32259  
(631) 383.3864

SERVICE ■ INSTALLATION ■ CONTROLS

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

# QUARTERLY HVAC PREVENTATIVE MAINTENANCE

January 24, 2023

**AMOUNT DUE: \$375**

Aberdeen CDD  
 c/o Kate Trivelpiece  
 110 Flower of Scotland Avenue  
 Saint Johns, FL 32259  
 (904) 217.0925 / kate.trivelpiece@fsresidential.com

Date of Q1 2022 service: April 4, 2022  
 Date of Q2 2022 service: July 18, 2022  
 Date of Q3 2022 service: October 17, 2022  
 Date of Q4 2022 service: January 23, 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*

*Quart. Maint.  
 1,320.572, 46000  
 KS*

**UNIT 1 (OLD GYM)**

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

**UNIT 2 (CLUBHOUSE)**

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

**UNIT 3 (OFFICE)**

AIR HANDLER	MAKE	Bryant
	MODEL	FX4DNF019
	SERIAL	0722F45538
CONDENSOR	MAKE	Bryant
	MODEL	215BNA018A
	SERIAL	0522E03264
FILTER SIZE		Washable filter
BELT		N/A

**UNIT 4 (NEW GYM)**

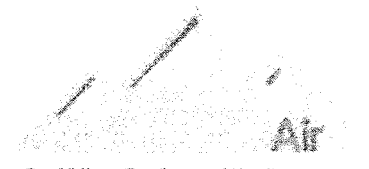
CONDENSOR	MAKE	AAON
	MODEL	CFA013BA8DJ00K
	SERIAL	202010CNCK08659
AIR HANDLER	MAKE	AAON
	MODEL	H3CRB80162C278
	SERIAL	202010CJEC06278
FILTER SIZE		(2) 20x20x2 (1) 16x20x2
BELT		

SERVICE ■ INSTALLATION ■ CONTROLS

*Kate Trivelpiece*

Customer Signature / Date

CAC1821470



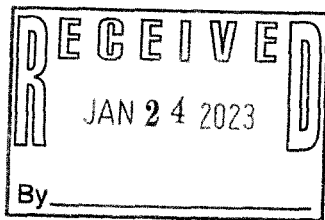
For All Your Cooling and Heating Needs  
 www.aberdeencac.com ■ (904) 342-5349



# INVOICE

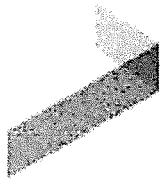


**Aberdeen Community Development District**  
 110 Flower of Scotland Avenue  
 Saint Johns, FL 32259  
 Anh.Nguyen@fsresidential.com



Invoice Number 10857803  
 Invoice Date 1/20/2023  
 Terms 15 ePay ACH BP  
 Period Start 12/31/2022  
 Period End 1/13/2023  
 Customer 100-0SNC  
 Account # PAY-0SNC  
**Total Amount Due: \$11,168.90**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 HOLIDAY	\$33.65	\$309.61
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	72.00 REGULAR	\$33.65	\$2,786.49
				Subtotal	\$3,096.10
Staff, Front Desk	25.00%	Arnold, Demetric E	8.00 HOLIDAY	\$17.00	\$170.00
Staff, Front Desk	25.00%	Arnold, Demetric E	13.00 PTO	\$17.00	\$276.25
Staff, Front Desk	25.00%	Arnold, Demetric E	59.36 REGULAR	\$17.00	\$1,261.41
Staff, Front Desk	25.00%	Mccarthy, Moira	23.50 REGULAR	\$15.00	\$440.62
				Subtotal	\$2,148.28
Staff, Grounds Maint	25.00%	Abshire, Caleb L	8.00 HOLIDAY	\$16.00	\$160.00
Staff, Grounds Maint	25.00%	Abshire, Caleb L	7.03 HOLIDAY ST	\$16.00	\$140.60
Staff, Grounds Maint	25.00%	Abshire, Caleb L	62.97 REGULAR	\$16.00	\$1,259.40
				Subtotal	\$1,560.00
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$26.00	\$260.00
Supervisor, Building Maint	25.00%	Parker, Jay	16.00 PTO	\$26.00	\$520.00
Supervisor, Building Maint	25.00%	Parker, Jay	52.87 REGULAR	\$26.00	\$1,718.28
Supervisor, Building Maint	0.00%	Parker, Jay	CELL	\$50.00	\$50.00



# INVOICE

## FirstService

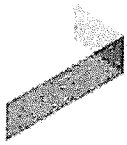
RESIDENTIAL

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

Invoice Number 10857803  
Invoice Date 1/20/2023  
Terms 15 ePay ACH BP  
Period Start 12/31/2022  
Period End 1/13/2023  
  
Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$11,168.90**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$2,548.28
Staff, Building Maint	25.00%	Henry, Brandon E	8.00 HOLIDAY	\$18.50	\$185.00
Staff, Building Maint	25.00%	Henry, Brandon E	70.54 REGULAR	\$18.50	\$1,631.24
				Subtotal	\$1,816.24

				Subtotal	\$11,168.90
				Tax	\$0.00
				<b>Total</b>	<b>\$11,168.90</b>
General Manager, Property Oper					\$3,096.10
Staff, Building Maint					\$1,816.24
Staff, Front Desk					\$2,148.28
Staff, Grounds Maint					\$1,560.00
Supervisor, Building Maint					\$2,548.28



**FirstService**  
RESIDENTIAL

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

# INVOICE

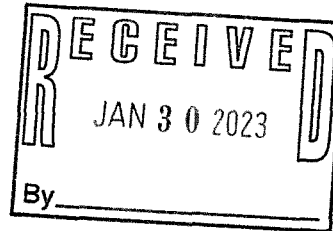
Invoice Number 10860611  
 Invoice Date 1/27/2023  
 Terms 15 ePay ACH BP  
 Period Begin 1/1/2023  
 Customer 100-0SNC  
 Account # MED-0SNC  
**Total Amount Due: \$2,792.00**

*259 A*

## Medical Insurance

Date	Position	Employee	Amount
1/1/2023	Property Manager	Trivelpiece, Katherine <i>1.320.538.45818</i>	\$698.00 <b>Subtotal \$698.00</b>
1/1/2023	Front Desk	Arnold, Demetric E <i>1.322538.45818</i>	\$698.00 <b>Subtotal \$698.00</b>
1/1/2023	Grounds Maintenance	Abshire, Caleb L <i>1.320.538.45817</i>	\$698.00 <b>Subtotal \$698.00</b>
1/1/2023	Maintenance Supervisor	Parker, Jay <i>1.320.538.45817</i>	\$698.00 <b>Subtotal \$698.00</b>

Subtotal \$2,792.00  
 Tax \$0.00  
**Total \$2,792.00**



**Future Horizons, Inc**

403 N First Street  
 PO Box 1115  
 Hastings, FL 32145  
 USA

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

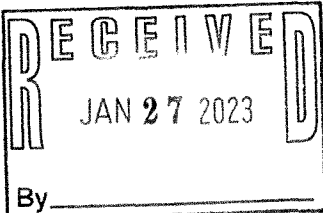
# INVOICE

Invoice Number: 76739  
 Invoice Date: Jan 27, 2023  
 Page: 1

**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

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Aberdeen01	Per Contract	Net 30 Days	
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Hand Deliver		2/26/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in January 2023  213 (A) 1. 320.538. 461   By _____	2,675.00	2,675.00

Subtotal	2,675.00
Sales Tax	
Freight	
Total Invoice Amount	2,675.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,675.00</b>

Check/Credit Memo No:

Overdue invoices are subject to finance charges.