

***ABERDEEN***

*Community Development District*

*SEPTEMBER 26, 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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September 19, 2023

Board of Supervisors  
Aberdeen Community Development District

Dear Board Members:

The Aberdeen Community Development District Meeting is scheduled for **Tuesday, September 26, 2023 at 4:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*
- III. Staff Reports
  - A. Attorney
  - B. Engineer
    - 1. Update on Amenity Tree Mitigation
    - 2. Update Regarding Reclamation Road
    - 3. Update on Drainage Issue (240 Mahogany Bay Drive)
  - C. Manager
    - 1. Update on Street Light Meters / FPL Costs
    - 2. Update on Insurance Renewal Costs
  - D. Operation Manager - Report

- E. Amenity Center Manager - Report
- IV. Consideration of Fitness Center Cleaning Proposals
- V. Discussion of Agreement with Aberdeen Rays Swim Team
- VI. Consideration of Amenity / Field Operations Management Proposal with First Service Residential
- VII. Consideration of Proposals for Roofing Projects
- VIII. Supervisor's Request and Public Comments
- IX. Approval of Consent Agenda
  - A. Approval of the Minutes of the August 22, 2023 Meeting
  - B. Balance Sheet as of August 31, 2023 and Statement of Revenues and Expenses for the Period Ending August 31, 2023
  - C. Assessment Receipt Schedule
  - D. Approval of Check Register
- X. Next Scheduled Meeting – 10/24/23 @ 4:00 p.m. @ Aberdeen Amenity Center
- XI. Adjournment

*THIRD ORDER OF BUSINESS*

*B.*

3.







Verify inlet grate is clear. May need to cut in 8" deep slot to allow for swale drainage

Grade swale to provide 6"-8" deep swale to inlet

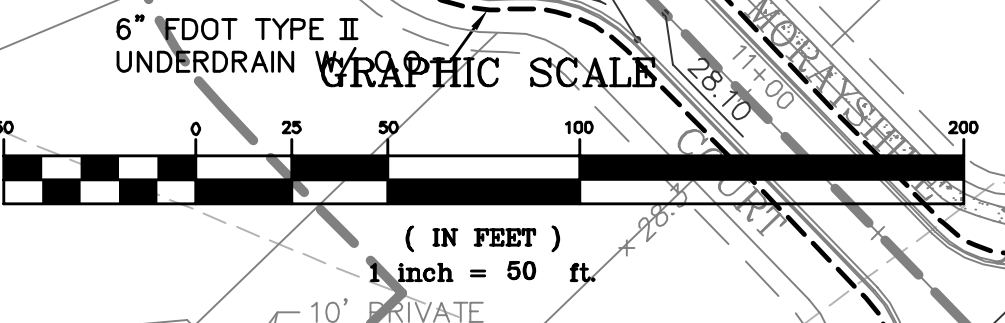
Should be drainage swale. Fences may be blocking drainage

Exist. Drainage Inlet

Exist. Drainage Inlet

Resident Lot

# ABERDEEN (DR HORTON) - PHASE 1



**LEGEND:**  
 [Symbol] DENOTES CONCRETE SIDEWALK TO BE CONSTRUCTED BY SITEWORK CONTRACTOR  
 [Symbol] DENOTES CONCRETE SIDEWALK TO BE CONSTRUCTED BY HOME BUILDER

**STORMWATER MANAGEMENT FACILITY NO. 6 (HORTON)**  
 TOB ELEV. = 28.0  
 TOB AREA = 3.28 Ac.  
 NWL ELEV. = 24.0  
 NWL AREA = 3.92 Ac.  
 ELEV. 22.0 AREA = 3.36 Ac.  
 BOT ELEV. = 8.0  
 BOT AREA = 1.48 Ac.  
 DHW<sub>3</sub> = 25.77  
 DRW<sub>25</sub> = 26.99

**STORMWATER MANAGEMENT FACILITY NO. 6 (WOOD)**  
 TOB ELEV. = 28.0  
 TOB AREA = 4.22 Ac.  
 NWL ELEV. = 24.0  
 NWL AREA = 3.08 Ac.  
 ELEV. 22.0 AREA = 2.52 Ac.  
 BOT ELEV. = 8.0  
 BOT AREA = 0.74 Ac.  
 DHW<sub>3</sub> = 25.77  
 DRW<sub>25</sub> = 26.99

### STRUCTURE SCHEDULE

| STRUCT. NUMBER | TYPE                | GRATE ELEV. | INVERT ELEV.                   |
|----------------|---------------------|-------------|--------------------------------|
| HS-57          | M.E.S.              | -           | 20.00                          |
| HS-58          | TYPE "A" CURB INLET | 27.10       | 23.00(NW), 22.00(SE)           |
| HS-59          | TYPE "A" CURB INLET | 27.10       | 23.40(NW), 23.10(SE)           |
| HS-60          | TYPE "A" CURB INLET | 27.30       | 23.60                          |
| HS-64          | M.E.S.              | -           | 18.90                          |
| HS-65          | TYPE "A" CURB INLET | 27.00       | 19.10                          |
| HS-66          | TYPE "A" CURB INLET | 27.00       | 19.70(N), 19.20(S)             |
| HS-67          | TYPE "E" INLET      | 27.50       | 22.00(N&S), 26.40(W)           |
| HS-67A         | TYPE "C" INLET      | 27.60       | 24.60                          |
| HS-68          | TYPE "C" INLET      | 27.50       | 22.60(N), 22.10(SW)            |
| HS-69          | TYPE "C" INLET      | 27.00       | 23.40(E), 23.10(S)             |
| HS-69A         | TYPE "C" INLET      | 27.00       | 23.70                          |
| HS-70          | M.E.S.              | -           | 20.00                          |
| HS-71          | TYPE "A" CURB INLET | 27.10       | 20.90(NW), 20.40(S)            |
| HS-72          | TYPE "A" CURB INLET | 27.10       | 21.30(N), 21.00(SE)            |
| HS-73          | TYPE "C" INLET      | 27.00       | 22.90(W), 23.60(E), 22.60(S)   |
| HS-73A         | TYPE "C" INLET      | 27.00       | 23.30                          |
| HS-73B         | TYPE "C" INLET      | 27.00       | 24.00                          |
| HS-73C         | TYPE "C" INLET      | 27.00       | 24.00                          |
| HS-74          | TYPE "C" INLET      | 27.60       | 24.60                          |
| WS-121         | M.E.S.              | -           | 18.40                          |
| WS-121A        | M.E.S.              | -           | 20.50                          |
| WS-121B        | M.E.S.              | -           | 24.50                          |
| WS-122         | TYPE "J-1" MANHOLE  | 28.10       | 18.50                          |
| WS-143         | M.E.S.              | 27.40       | 20.00                          |
| WS-143A        | TYPE "E" INLET      | 27.40       | 20.00(W), 24.10(N), 20.30(SE)  |
| WS-144         | TYPE "A" CURB INLET | 27.10       | 23.70(NW), 21.10(NE)           |
| WS-145         | TYPE "A" CURB INLET | 27.10       | 23.80                          |
| WS-146         | M.E.S.              | -           | 19.20                          |
| WS-147         | TYPE "A" CURB INLET | 27.10       | 19.90(S), 19.40(NE)            |
| WS-148         | TYPE "J-1" MANHOLE  | 28.10       | 20.10                          |
| WS-149         | TYPE "A" CURB INLET | 27.05       | 23.70(SW), 21.10(SE), 20.80(W) |
| WS-150         | TYPE "A" CURB INLET | 27.05       | 23.80                          |
| WS-151         | TYPE "A" CURB INLET | 27.10       | 21.30                          |
| CS-6           | CONTROL STRUCTURE   | 27.50       | 20.50                          |

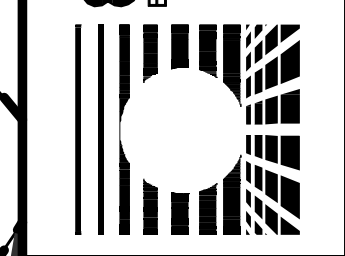
**LEGEND:**  
 [Symbol] DENOTES CONCRETE SIDEWALK TO BE CONSTRUCTED BY SITEWORK CONTRACTOR  
 [Symbol] DENOTES CONCRETE SIDEWALK TO BE CONSTRUCTED BY HOME BUILDER

REVISIONS: 7/26/05 REVISED TO DEFINE SIDEWALK TO BE CONSTRUCTED BY SITEWORK CONTRACTOR.

ETM NO. E 03-03B-6  
 DRAWN BY: D.G.S.  
 DESIGNED BY: S.A.W.  
 CHECKED BY: W.S.N.  
 DATE: JUNE, 2004

**PAVING AND DRAINAGE PLAN**  
 ABERDEEN OF ST. JOHNS, PHASES 1 & 2  
 PUD #2003-000015 ORDINANCE #2004-21  
 FOR: ABERDEEN OF ST. JOHNS, LLC

**England-Thims & Miller, Inc.**  
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS  
 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258  
 CERTIFICATE OF AUTHORIZATION NUMBER: 2584  
 PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 648-9485



DRAWING NO.

**5J**

*E.*

## Aberdeen CDD Operations, GM/LD Monthly Report

September 26, 2023

### Operations Manager Update:

- Prestwick and Grandholm monuments lights have been repaired.
- Outlet behind pool bathroom repaired.
- Amenities Office light repaired and replaced.
- Aerobics Room Painting completed.
- Update on Mitigation of Trees surrounding pool deck.
- Roof Quotes

### GM Update:

#### ➤ Facility Update:

- Facility and awnings secured for hurricane, no damage to report.
- New yoga mats and wall mount were added to the Aerobics Room.
- New signs have been placed at the pool and basketball court.

### Lifestyle Events Recap:

- The Kids Swim, Run Race was held on Sunday, August 27<sup>th</sup>, 65 Kids were registered. (Photos Attached)
- 50+ Social was held on September 8<sup>th</sup>.
- The Fall Vendor Village took place on Sunday, September 10<sup>th</sup> from 3-7pm (Photos Attached)
- New Fall Programs have begun to include:
  - Kat Dance Kids Dance Program (Tuesdays 4:00-6:30pm)
  - Pound Fitness Classes (Saturdays @ 9:00am)
  - Yoga Classes (Tuesdays @ 10:30am)
  - Zumba Gold Classes resume (Wednesdays @ 10:15am)

### Lifestyle Upcoming Events:

- We will hold a Babysitting Safety Course on September 29<sup>th</sup> 6:15pm
- The Fall Community Yard Sale date is set for Saturday, October 7<sup>th</sup>
- The next 50+ Social is scheduled for Friday, October 13<sup>th</sup> at 6:30pm
- The Fall Spooktacular Festival date is set for Sunday, October 29<sup>th</sup> 2:00-5:00pm.
- We will offer a Women's Self Defense Class on Sunday, November 5<sup>th</sup> from 2:00-5:00pm

## Operations and Facility Update



**Aerobics Room Painting Completed**



**New Hanging Yoga Mats**



**New sign on front pool gate**



**New sign at basketball courts**

# Hurricane Amenity Center Preparations

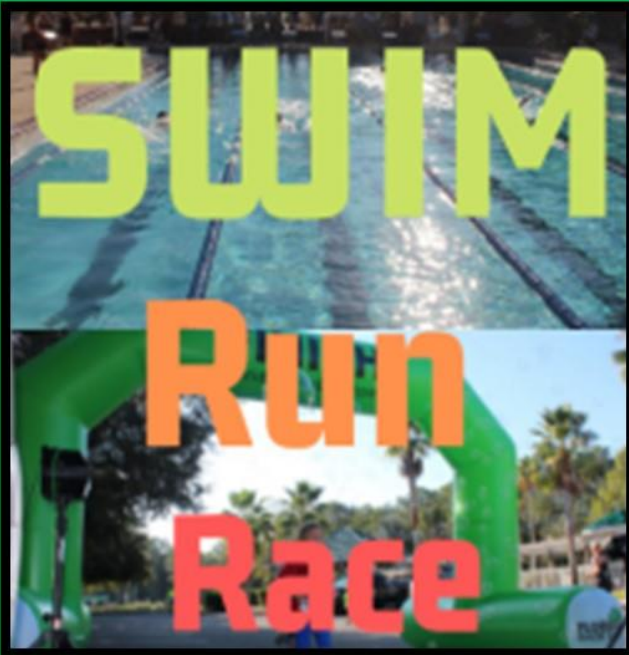


## Hurricane Amenity Center Recovery



## Awnings Re-Attached







# Aberdeen Fall Vendor Village



*FOURTH ORDER OF BUSINESS*

# Aberdeen CDD Proposal/Quotes Overview

Date: September 2023

## Project: Fitness Center Cleaning

|                    | Quote #1                           | Quote #2                           | Quote #3  |
|--------------------|------------------------------------|------------------------------------|---|
| <b>COMPANY</b>     | Jan Pro                            | Jani King                          | Mimi's Housekeeping                                   |
| <b>5X's Weekly</b> | \$1,300 Monthly                    | \$1,200 Monthly                    | \$300 Initial Cleaning<br>\$650 Wkly/ \$2,600 Monthly |
| <b>7x's Weekly</b> | \$1,675 Monthly                    | \$1,680 Monthly                    |   |
| <b>Annually</b>    | \$15,600 - 5x's<br>\$20,100 - 7x's | \$14,400 - 5x's<br>\$20,160 - 7x's | \$31,200 - 5x's                                       |

# JAN-PRO™

FRANCHISE DEVELOPMENT

## JAN-PRO OF JACKSONVILLE



Measurable Cleaning. Guaranteed Results.®

Dear Kate Trivelpiece,

On behalf of JAN-PRO it is our privilege to submit our formal cleaning proposal for your review today. In situations like this, every vendor wants to show their services in their best light and JAN-PRO is no exception. What we hope will serve to differentiate our proposal today are the customer benefits that make us a different type of cleaning partner to our portfolio of over 35,000 global clients every day.

JAN-PRO will make sure the following items receive special attention:

- Floor care.
- Consistent clean every visit.
- Restroom care.

Whether you judge us by our reputation, our franchise owner commitment, our unique cleaning processes themselves or by our written service guarantee, we hope you will find JAN-PRO to be a worthy partner for your organization and look forward to addressing any additional questions you may have.

Yours Sincerely,

Colleen Lauter

Account Executive

# TABLE OF CONTENTS

|                               |     |
|-------------------------------|-----|
| ABOUT US .....                | 1&2 |
| Fitness Centers.....          | 3   |
| OUR GUARANTEE .....           | 4   |
| OUR BRANDED PROCESSES         |     |
| JAN-PRO Signature Clean ..... | 5   |
| JAN-PRO Tracker .....         | 6   |
| JAN-PRO Technic .....         | 6a  |
| ENVIROSHIELD .....            | 7   |
| SCOPE OF WORK .....           | 8&9 |
| ADDITIONAL SERVICES .....     | 10  |
| CLEANING AGREEMENT .....      | 11  |
| PRICING AGREEMENT .....       | 12  |

## ABOUT US

At  
JAN-PRO,  
it's not just  
what we say –  
it's what  
we do.

### Measurable Cleaning. Guaranteed Results.®

Since 1991, we've paved the way in commercial cleaning. Trust, reliability, innovation, and leadership are the core of who we are, and that's how we've become a proven, global brand with the best support and expertise in the business.

#### We lead the commercial cleaning industry through our:

- Lasting client relationships
- Quality service guarantee
- Stable, reliable cleaning owner-operators
- Extensive training program
- Best-in-class cleaning process
- Efficient, eco-friendly technology
- Innovative products & equipment
- Performance evaluation & reporting

#### We're committed to the deepest, most trustworthy partnerships in commercial cleaning...

So don't let the dirty work keep you from running your business. Trust JAN-PRO for a consistent clean from the same reliable owner-operators every time – guaranteed.



## JAN-PRO AS A BRAND

### At JAN-PRO, our reputation sets us apart. We're proud of the relationships we've built and the accomplishments we've achieved:

- #1 Commercial Cleaning Franchise in 2018 and for 10 years by *Entrepreneur* magazine
- #2 Top Low-Cost Franchise to Own Under \$50,000 in 2018 by *Entrepreneur* magazine
- #4 Top Fastest-Growing Franchise in 2018 by *Entrepreneur* magazine
- Ranked as a Top Global Franchise in 2018 and for 8 years by *Entrepreneur* magazine
- Ranked as a Top 200 Franchise in 2018 and for 9 years by *Franchise Business Review* magazine
- Ranked as a Top 50 Franchise for Minorities for 7 years by *USA Today* newspaper
- Top 100 Global Franchises for 2018 by *Franchise Direct*
- Ranked as a Top Franchise for Veterans in 2017 by *Entrepreneur* magazine

### JAN-PRO was founded in 1991 by a veteran. We created our VetConnection<sup>SM</sup> program to serve those who have served our country:

- The VetConnection<sup>SM</sup> program is the 1st franchise commercial cleaning program designed specifically around veterans' needs, including veteran discounts and additional incentives on equipment and supplies.
- The VetConnection<sup>SM</sup> program helps put veterans in business where they can apply their team skills and other disciplines.

### As a leader in our industry, we're committed to advancing the leaders of tomorrow through the JAN-PRO Your Family First Scholarship<sup>®</sup> program:

- The JAN-PRO Your Family First Scholarship<sup>®</sup> program has awarded over \$277,000 in scholarships to almost 200 students.
- Through our partnership with Scholarship America, the nation's leading nonprofit scholarship and educational support organization, we help fund college tuition for eligible JAN-PRO candidates.



2018 Franchise Satisfaction Awards  
FranchiseBusinessREVIEW





## FITNESS CENTERS

**If deep cleaning isn't part of your work out, add JAN-PRO to your routine to strengthen your facility:**

### Boot Camp

Before we hit the gym, our owner-operators complete JAN-PRO's 5-week certification course – the most in-depth program of its kind. From floor to ceiling, we teach the ins and outs of health club cleaning, and we complete our fitness exam, too. Each owner-operator is bonded & insured and always wears a uniform & ID badge.

### Action Plan

We aren't personal trainers, but we go the extra mile for you. We're driven to provide flexible cleaning schedules and customized attention to training equipment, showers, locker rooms, changing rooms, and similar areas and surfaces needing an extra round of cleaning.

### Healthy Systems

Safety is very important to us, especially in high-touch environments like gyms. We only use cleaning products and equipment that exceed OSHA requirements, backpack vacuums that remove 99.9% of particles from the air, and color-coded microfiber cloths that reduce cross contamination.

### Green Practices

At JAN-PRO, we also value eco-friendliness. We use microfiber cloths that trap more dirt and reduce waste by holding 6-8 times their own weight, ergonomically-friendly microfiber flat mops that clean and dry floors faster with less water, and hospital-strength disinfectants so strong they kill more germs with less product.

### Results Guaranteed

Our proven 3-step process combines JAN-PRO Signature Clean® services, JAN-PRO Technics® technology, and JAN-PRO Tracker® inspections to ensure the same reliable owner-operator provides a complete 50-point inspection and measurable cleaning each visit – and we're the only commercial cleaning company to **fully** guarantee your satisfaction.

**Give your fitness center a daily cleanse.**

**Stay in good,  
clean shape.**



## OUR GUARANTEE



**We mean  
clean.**

**Every cleaning company  
promises great service –  
But only JAN-PRO  
guarantees it.**

The JAN-PRO Guarantee reflects our commitment to the best training, newest technology, most measurable results, and highest quality commercial cleaning service available.

**We promise to:**

- Complete all regularly scheduled cleaning commitments on time
- Respond to and promptly resolve any service issues within 1 business day
- Schedule a complimentary cleaning if we fail to meet either of these obligations

When it's all said and done, we tell you what we do. We do what we say. And you can trust that we mean it – every time.

**Trusted. Clean. Guaranteed.**



## JAN-PRO SIGNATURE CLEAN®

It's not  
just what  
we clean.  
It's how we  
clean it.

### The process is simple: Trusted + Clean = Guaranteed.

The JAN-PRO Process is designed to guarantee customer satisfaction through quality, technology, and measurement for a consistent clean from the same reliable owner-operators – every time.

#### STEP 1:

### JAN-PRO Signature Clean® Services = Quality Commitment

Every JAN-PRO professional goes through the most in-depth certification in the industry, ours.

#### Our 5-week certification program includes:

- How to work safely in public areas
- How to maintain bacteria-free surfaces
- How to work faster & greener
- How to dust offices without disturbing them
- The importance of chemical dwell time
- Treatments for hard floors
- Thorough carpet-cleaning techniques
- OSHA safety protocols

Our owner-operators are uniformed, bonded, and insured – so you can trust us to get the job done safely and professionally.



## JAN-PRO TECHNICS® & JAN-PRO TRACKER®

### STEP 2:

### JAN-PRO Technics® Technology = Quality Delivered

The JAN-PRO Technics® technology is the science behind our services. We deliver quality using the most advanced products and equipment, including:

- Hospital-strength disinfectants for the broadest kill range of surface bacteria
- HEPA-rated backpack vacuums that filter out 99.9% of particles from the air
- Microfiber cloths and mops that trap dirt more efficiently and effectively
- Eco-friendly cleaning chemicals that cover a greater area while using less product
- The best safety equipment available

### STEP 3:

### JAN-PRO Tracker® Inspections = Quality Measured

We mean clean – but it's only clean when we confirm it's clean. With our JAN-PRO Tracker® inspections, we routinely check our work and benchmark our results:

- First, we assess your cleaning needs and decide where to focus our expertise.
- After the initial period (usually 30 days), a JAN-PRO field service consultant inspects your property using our 50-point checklist – so no spot, nook, or cranny is overlooked.
- Adjustments are made if needed, and the inspections continue on a regular schedule.



## ENVIROSHIELD®

### Put JAN-PRO's EnviroShield® system to work for you!

At JAN-PRO, we've paved the way in commercial cleaning since 1991 – thanks in part to innovative technology like our proprietary EnviroShield® system which provides total disinfection with an eco-friendly, hospital grade solution that other systems can't reach.



#### How It Works

- † JAN-PRO's EnviroShield® system uses a disinfectant that is EPA-rated as the safest in its class while being powerful enough to kill 99.9% of harmful bacteria, including MRSA, H1N1, E. coli, and listeria.
- † Our equipment features an electrostatic nozzle designed for specific areas and applications.
- † Electrostatic technology applies a negative charge to a 30-micron droplet, ensuring 100% surface contact.
- † The negative charge causes the disinfectant to cling to and fully cover every surface it touches – thus providing total disinfection.

#### Why It Works

- † Our disinfectant is safe enough for everyday use and won't cause skin, eye, or respiratory issues.
- † It is environmentally-friendly, and won't leave behind any residue or odor.
- † Our unique sprayer allows us to treat areas and surfaces other cleaning systems can't reach.



60% of illnesses that result in absence from work are contracted from equipment in the office.



The level of bacteria on an elevator button is 3x higher than the amount found on public toilet seats.



Desks are 100x less hygienic than the average kitchen table yet 60% eat at their desk.

The typical worker's hands come in contact with 10 million bacteria per day. JAN-PRO's EnviroShield® system protects you from 99.9% of them.



32% of people admit to not washing their hands after using the restroom.



Touching a hand rail is like shaking hands with 10,000 people.



Nearly 22 million school days are lost each year due to the common cold.

**SCOPE OF WORK:** Dance Studio and Gym:

| Task   | Each Visit | 1st Week | 2nd Week | 3rd week | 4th week |
|--|------------|----------|----------|----------|----------|
| Sanitize, disinfect, and wipe clean entry glass doors.   | X          |          |          |          |          |
| Sanitize, disinfect, and wipe clean light switches and door handles.   | X          |          |          |          |          |
| Spot clean walls removing smudges and stains.  | X          |          |          |          |          |
| Spot clean all mirrors removing smudges and stains   | X          |          |          |          |          |
| Traffic mop and sweep all floors as needed.  | X          |          |          |          |          |
| Vacuum mats or rugs.   | X          |          |          |          |          |
| Empty all waste receptacles and replace liners as needed.  | X          |          |          |          |          |
| Wipe clean all gym equipment and dance studio handrails as needed.   | X          |          |          |          |          |
| Wipe clean and organize chairs and tables on outside patio as needed. (includes trash pickup on patio).                        | X          |          |          |          |          |
| Dust and wipe clean horizontal areas and inside of cubbies.  |            | X        |          |          |          |
| Empty the two waste receptacles outside and replace liners as needed.  |            | X        |          |          |          |
| Thoroughly sweep and mop all rubber gym flooring areas using proper cleaning products.   |            | X        |          |          |          |
| Thoroughly sweep and mop hard surface floors wall to wall, getting into corners, along walls and under mats, and behind doors. |            | X        |          |          |          |
| Remove cobwebs from ceiling and corners.   |            | X        |          |          |          |
| Fully clean all mirrors from top to bottom.  |            |          |          |          | X        |
| High dust reachable lighting, fans, and vents up to 10 ft.   |            |          |          |          | X        |
| Dust and wipe clean baseboards.  |            |          |          |          | X        |

**SCOPE OF WORK CON'T:** All Restrooms

| Task   | Each Visit | 1st Week | 2nd Week | 3rd week | 4th week |
|--|------------|----------|----------|----------|----------|
| Sanitize, disinfect, and wipe clean light switches and door handles.           | X          |          |          |          |          |
| Sanitize, disinfect, and wipe clean sinks, faucets, and handles.               | X          |          |          |          |          |
| Sanitize, disinfect, and wipe clean toilets, urinals, and handles.             | X          |          |          |          |          |
| Sanitize, disinfect, and wipe clean counters and all dispensers.               | X          |          |          |          |          |
| Sanitize, disinfect, and wipe clean all drinking fountains.                    | X          |          |          |          |          |
| Spot clean walls for smudges and stains.                                       | X          |          |          |          |          |
| Clean and polish all mirrors and brightwork.                                   | X          |          |          |          |          |
| Fill all dispensers.   | X          |          |          |          |          |
| Empty and clean outside of the waste receptacles and replace liners as needed. | X          |          |          |          |          |
| Sweep and mop hard surface floors with a germicidal product.                   | X          |          |          |          |          |
| High dust reachable lighting and vents up to 10 ft.                            |            |          |          |          | X        |
| Dust and wipe clean partitions.  |            |          |          |          | X        |
| Dust and wipe clean baseboards.  |            |          |          |          | X        |

**ADDITIONAL NOTES:**

- Any additional services not on the scope of work a JAN-PRO field consultant will provide a quote.

## ADDITIONAL SERVICES UPON REQUEST

|                                    |  |
|------------------------------------|--|
| <b>CARPET</b>                      | <ul style="list-style-type: none"> <li>• Spot removal</li> <li>• Carpet cleaning</li> </ul>  |
| <b>HARD SURFACE FLOORS</b>         | <ul style="list-style-type: none"> <li>• Burnishing</li> <li>• Top scrub and refinish (wax)</li> <li>• Strip and wax</li> <li>• Ceramic Tile Scrub</li> </ul>                                |
| <b>UPHOLSTERY AND WORKSTATIONS</b> | <ul style="list-style-type: none"> <li>• Vacuum partitions</li> <li>• Spot removal</li> <li>• Extraction cleaning</li> </ul>   |
| <b>WINDOWS</b>                     | <ul style="list-style-type: none"> <li>• Inside and outside (ground floor only)</li> </ul>   |
| <b>LIGHTING</b>                    | <ul style="list-style-type: none"> <li>• Cleaning lights and light fixtures</li> <li>• Replacing bulbs</li> </ul>  |
| <b>PROCUREMENT OF SUPPLIES</b>     | <ul style="list-style-type: none"> <li>• Paper products</li> <li>• Hand soap</li> <li>• Trashcan liners</li> <li>• Dispensers and containers</li> <li>• Other consumable supplies</li> </ul> |
| <b>ENVIROSHIELD</b>                | <ul style="list-style-type: none"> <li>• Pricing available</li> </ul>  |



## CLEANING AGREEMENT

This Agreement is made between Jan-pro of Jacksonville (JAN-PRO) AND First Service Residential Fitness Center. First Service Residential Fitness Center and Jan-Pro of Jacksonville agree that JAN-PRO will begin service at the location(s) identified above and under the below terms.

1. JAN-PRO agrees to perform the recurring janitorial services and at the frequencies stated in pricing agreement.
2. JAN-PRO will provide all chemicals, equipment, labor, and supervision. Client will provide all restroom paper products, hand soap and can liners.
3. JAN-PRO will fulfill its obligations under this Agreement through its franchised system. JAN-PRO will identify the franchisee selected to service Client before the start date of service. Each franchisee has been successfully trained on the JAN-PRO methods and procedures and is bound by the terms of this Agreement. Client has the right to request a change in franchisee at any time.
4. JAN-PRO sends invoices at the beginning of each month for the recurring janitorial services, with payment terms at net 30 days. All additional services are invoiced as incurred, with payment terms at net 15 days. A finance charge of 1.5% per month (minimum is \$15.00) is assessed on all delinquent accounts over 60 days.
5. This Agreement one year agreement from the later date of signing or the start of services. This Agreement automatically renews every year with the same terms, unless either party gives written notice of non-renewal at least 30 days before the expiration date.
6. Client agrees to verbally notify JAN-PRO of any service issues before Client provides any written notification.
7. This Agreement may be terminated for non-performance only and the terminating party must give the other party written notice specifying in detail the nature of any non-performance. The non-terminating party will then have 5 working days to cure to the reasonable satisfaction of the terminating party. If the non-performance is not cured within the 5 working days the terminating party will notify the non-terminating party in writing of the failure to cure, and this Agreement will terminate 30 days after the date of the notice. All written notices must be timely and by overnight courier.
8. Client agrees that during the term of this Agreement and for 90 days after the expiration or termination of this Agreement, Client will not employ directly or indirectly any JAN-PRO employees, agent representatives, franchisees, or former franchisees.
9. In addition to any other rights, JAN-PRO may have, if Client breaches this Agreement, JAN-PRO is entitled to all costs of JAN-PRO's costs of collection, including reasonable attorney fees, paralegal fees, and collection agency fees, in addition to JAN-PRO's lost revenues for the remainder of the term.
10. JAN-PRO annually observes the following federally recognized holidays: New Years' Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas. JAN-PRO will not provide services on these days. Other conditions may apply that preempt a cleaning. No credit will be given for holiday as this is already factored into pricing.
11. JAN-PRO and JAN-PRO's franchisee will each maintain commercial general liability insurance of at least \$1,000,000 per occurrence. \$2,000,000 in the aggregate automobile liability, coverage of at least \$1,000,000 and janitorial bonding of at least \$50,000.
12. JAN-PRO and JAN-PRO franchisee will indemnify Client from any claims, damages, injury, liability, losses or compensation, whether or injury to person or damage to property as a result of negligence, gross negligence or willful misconduct in performing the services under this Agreement. By signing below, Client and JAN-PRO agree to the terms of this Janitorial Services Agreement.

By signing below, CLIENT and JAN-PRO agree to the terms of this Janitorial Services Agreement.

### FIRST SERVICE RESIDENTIAL FITNESS CENTER

BY:

NAME: Kate Trivelpiece

DATE: Not yet accepted



SIGNATURE  
Kate Trivelpiece

### JAN-PRO OF JACKSONVILLE

BY:

NAME: Colleen Lauter

DATE: Not yet accepted



SIGNATURE  
Colleen Lauter

## PRICING AGREEMENT:

CLIENT: First Service Residential Fitness Center

CLEANING LOCATION: 110 Flower of Scotland Ave  
St. Johns, Florida 32259

DESCRIPTION OF CLEANABLE AREA: See attached Scope of work  
(day cleans will have an extra fee)

START DATE: Not yet accepted

**Please Click your Options Below:**

REGULAR SERVICE- Does not include state sales tax PRICE PER MONTH

Option 1: 5x a week nightly clean per the scope of work: \$1300/monthly

Total Monthly Service \$0

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REGULAR SERVICE- Does not include state sales tax PRICE PER MONTH

Option 2: 7x a week nightly clean per the scope of work: \$1675/monthly

Total Monthly Service \$0

---

### FIRST SERVICE RESIDENTIAL FITNESS CENTER

SIGNATURE: \_\_\_\_\_  
NAME: Kate Trivelpiece  SIGNATURE  
Kate Trivelpiece  
DATE: Not yet accepted

### JAN-PRO OF JACKSONVILLE

SIGNATURE: \_\_\_\_\_  
NAME: Colleen Lauter  SIGNATURE  
Colleen Lauter  
DATE: Not yet accepted

## PRICING AGREEMENT CONT:

### NOTES:

- Pricing is valid for 30 days from the proposal date unless specifically extended by JAN-PRO at its sole discretion.
- Holidays (days not serviced): New Year's, Labor Day, Memorial Day, Thanksgiving Day, Independence Day & Christmas Day
- We accept payment through several methods including credit card. The credit card companies charge a convenience fee of 4% that is charged in addition to service and state sales fees.

By executing this Agreement, the parties agree to be bound by these terms and the conditions set forth in the accompanying Janitorial Services Agreement.

Tailored and prepared for:



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## Service is our Statement. Clean is our mission.

As the global leader in the commercial cleaning industry, our success has stemmed from our steadfast commitment to our customers. We're proud to deliver unrivaled cleaning services each and every day. Your satisfaction is extremely important to us. We pride ourselves in becoming the best cleaning business and for you that means perfect results every time.

Jani-King's quality control system mandates that all cleaning services are scrutinized through routine inspections, ensuring accountability at all times. Jani-King's commitment to being the best cleaning business makes us your premier choice for janitorial services.

Every hour of every day, we strive to:

- Provide our customers a level of service unequalled in the cleaning industry.
- Commit to every cleaning project with 100 percent dedication.
- Create a cooperative atmosphere that reflects the personality of a successful, vibrant and enthusiastic company.
- Provide every Jani-King Franchisee the opportunity to be successful.
- Develop an organization that will encourage all people to prosper and grow to their full potential.

Jani-King of Jacksonville  
5700 St. Augustine Road  
Jacksonville, Florida 32207  
(904) 346-3000  
Fax: (904) 346-3105

**United States**

Albuquerque • Atlanta  
Austin • Baltimore  
Baton Rouge  
Birmingham • Boston  
Buffalo • Charleston  
Charlotte • Chicago  
Cincinnati • Cleveland  
Colton • Columbia  
Columbus • Dallas  
Dayton • Denver  
Detroit • Fort Worth  
Greensboro  
Greenville/Spartanburg  
Hampton Roads  
Hartford • Hawaii  
Houston • Indianapolis  
Jackson • Jacksonville  
Kansas City  
Knoxville • Las Vegas  
Los Angeles • Louisville  
Madison • Memphis  
Miami • Milwaukee  
Minneapolis • Mobile  
Nashville • New Jersey  
New Orleans  
New York • Oakland  
Oklahoma City  
Orlando  
Philadelphia  
Phoenix • Pittsburgh  
Portland  
Raleigh/Durham  
Rhode Island • Richmond  
Sacramento  
Salt Lake City  
San Antonio • San Diego  
San Francisco  
Seattle • St. Louis  
Tampa Bay • Tucson  
Tulsa • Washington, D.C.

**Argentina**

**Australia**

**Brazil**

**Canada**

**France**

**Great Britain**

**Hong Kong**

**Korea**

**Malaysia**

**Mexico**

**New Zealand**

**Singapore**

**Spain**

**Taiwan**

**Turkey**



COMMERCIAL CLEANING SERVICES

**August 21, 2023**

**Aberdeen C.D.D.**

Kate Trivelpiece

110 Flower of Scotland Avenue

Saint Johns, FL 32259

Dear Kate,

Thank you very much for the time and interest you have afforded Jani King regarding your janitorial needs. We appreciate the opportunity.

Enclosed is our completed proposal for a customized professional cleaning program including our Cleaning Schedule designed specifically to address the complex needs of your facility.

The total monthly charge represents your only cost, and is inclusive of:

- All labor
- All supervision
- All material for cleaning
- All equipment for cleaning
- All payroll, payroll taxes, insurance, etc

Our JANI-KING franchisee is fully covered by an insurance program that protects you in several ways. The General Liability, Workers' Compensation coverage and Employee Dishonesty Policy provide protection to our customers for claims due to loss of property or personal injuries that are the result of actions by JANI-KING personnel.

Please do not hesitate to contact me for any additional information you deem necessary in assessing our proposal. I can be reached at (904) 346-3000.

Trusting we may be of service,

*Darryl B. Hall*

Darryl B. Hall  
Franchise Owner



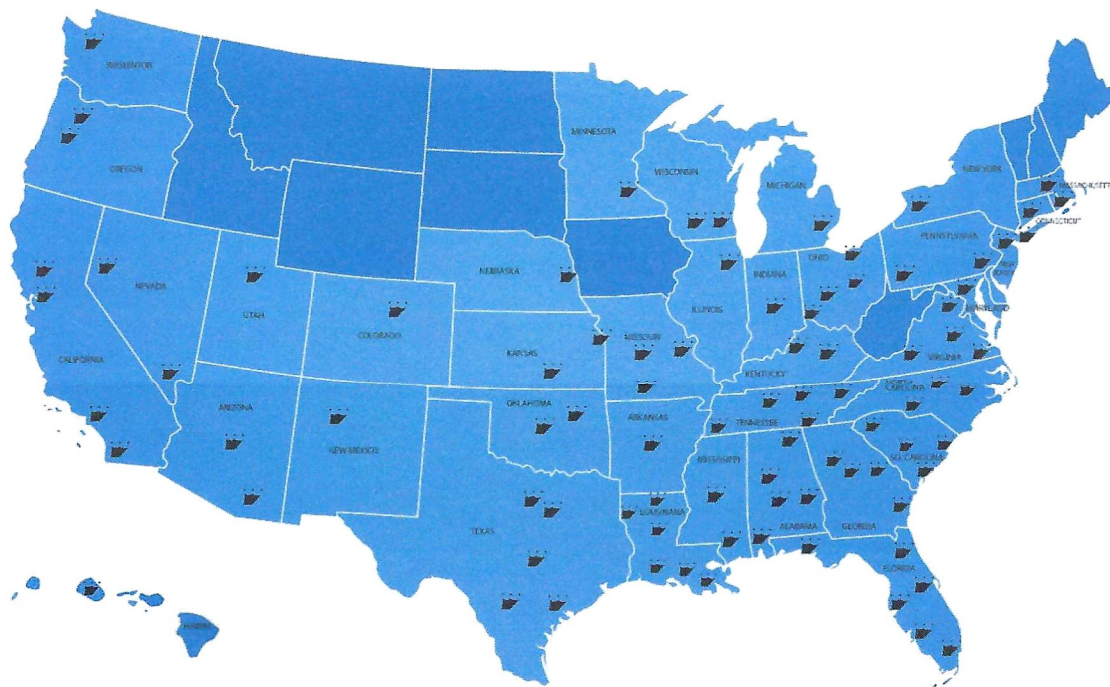
# The Jani-King Difference

## Experience

- Jani-King introduced its franchise concept to the commercial cleaning industry in 1969.
- With over 9,000 franchise owners and 60,000 customers, Jani-King is the largest and most respected franchised commercial cleaning company in the world.

## The Jani-King Franchise Concept

- We bring your organization the “best of both worlds.” You benefit from Jani-King’s national/international expertise paired with the pride and dedication of a local franchise owner.
- At Jani-King, we know that the quality of service you receive depends on the motivation of the custodian on the job site. That’s why we operate through a network of authorized and trained franchise owners – independent entrepreneurs whose success is directly tied to your satisfaction.
- A financial investment in a business of their own ensures that Jani-King franchise owners have a genuine concern for a job well done.



## Regional Office Support

- Help is always just one phone call away!
- Although our franchise owners are motivated, flexible, and responsive to your needs, you may require additional support from time to time. A highly qualified staff of experts at our local Regional Office is available to support our franchise owners whenever necessary.
- Regional personnel make certain that our franchise owners have the training, equipment, insurance, and support necessary to provide you with consistent, quality janitorial services.



# The Jani-King Difference

## Professional Certifications

Our entire operations team is required to earn and maintain their RBSM certification (Registered Building Service Manager) through the Building Service Contractors Association International. As industry experts, they'll periodically inspect your facility and provide on-site training for the franchise owner to keep your facility looking its best at all times, ensuring the cleaning specifications and your expectations are consistently met or exceeded.

## Communication

We understand the importance of good communication. Jani-King utilizes proactive communication tools to implement a continuous Quality Control Program that ensures your satisfaction.

- **Daily Communication** If you need special attention in a particular area, just leave us a note in the Customer Communication Logbook we provide. This log book is the first thing checked each night. Also, we'll report any maintenance or repair problem to you in this log book.
- **Inspections** To make sure that all areas are being cleaned as specified in your Maintenance Agreement, we will routinely inspect your facility.
- **Feedback** We contact you regularly, via phone or email/online surveys, to get feedback on our performance. No matter how small the concern, a Customer Service Representative from our local Regional Office will contact you and coordinate any corrective actions with the franchise owner.

## Risk Management

Jani-King and our customers are protected by one of the most comprehensive insurance programs in the commercial cleaning industry.

## Supporting our Veterans

Veterans are graduates of one of the best business school in the world - the military. They've learned intangible skills even the best colleges and universities can't teach - leadership, teamwork, discipline, and a never-quit attitude. Jani-King recognizes the value of these intangibles and we offer discounts to encourage veterans to join our team.





# Industry Leader

## We are the Industry Leader

Having achieved numerous successes and built relationships with many of the world's most trusted organizations over the last four decades, **Jani-King is considered a leading expert in the commercial cleaning industry.**

- *Entrepreneur* magazine has rated Jani-King the #1 Commercial Cleaning Franchise more than 20 times and ranked Jani-King as one of the top-10 Best Performing Franchises of all-time!
- Jani-King has been recognized as an "Inc. 500" member 4 times.
- Because of our reputation, Jani-King attracts quality franchise owners and has gained the trust of some of the world's most prestigious companies and organizations.

## Some of Our Customers & Sponsorships







# Maintenance Agreement

This Maintenance Agreement ("Agreement") is made as of the Effective Date below by and between **Jani-King of Jacksonville** ("Jani-King") and **Aberdeen C.D.D**(Client). In consideration of the mutual covenants and obligations set out in the Agreement, the parties hereby agree as follows:

## 1. PERFORMANCE OF SERVICES

- a. Performance of the services scheduled shall begin the \_\_\_\_\_ day of \_\_\_\_\_, 2023.
- b. The services shall be performed at the following location: **110 Flower of Scotland Ave, Saint Johns, FL 32259**
- c. The premises making up the working area under this Agreement will be known further in the Agreement as the "Named Areas", which are defined as: **Gym, Restrooms, Aerobics Room.**
- d. Jani-King agrees to service the Named Areas as scheduled: **7X a week (7 Days a week)**
- e. Jani-King agrees to furnish all equipment, tools, and paraphernalia necessary to maintain the Named Areas in a neat, clean and orderly condition as outlined in the Cleaning Schedule attached and made a part of this Agreement.

## 2. PAYMENT OF SERVICES

- a. Client agrees to pay to Jani-King each month the total minimum sum stated in the attached Pricing Schedule, on or before the last day of each month in which services are rendered. Additionally, Client also agrees to pay any sales or use tax levied by a taxing authority on the value of the services provided or supplies purchased. Client agrees that all payments due and owing Jani-King, for any reason, shall be properly credited only when delivered to JANIKING OF JACKSONVILLE, 5700 St. Augustine Road, Jacksonville, FL 32207.
- b. Credits for holidays recognized by Client were pre-determined as part of the monthly charge herein. No other adjustments will be made for those holidays.
- c. The amount to be paid by Client may be increased or decreased to reflect an increase or decrease in the area of space serviced and the kind, amount or frequency of service to be rendered. Such modifications shall be binding only if in writing and signed by both parties.
- d. In the event payment for services is not received within thirty (30) days from the due date Jani-King may suspend services to Client until such payment is received. Suspension of services by Jani-King under this Section shall not deprive Jani-King of any of its remedies or action for payment of services or other rights.

## 3. INDEPENDENT BUSINESS RELATIONSHIP

- a. It is agreed that Jani-King will select and designate all personnel to perform its obligations under this Agreement.
- b. It is agreed that Jani-King and any of its personnel are not, and shall not be employees of Client but are independent contractors; and in this regard, such Jani-King authorized personnel will not be within the protection or coverage of Client's Workers' Compensation Insurance and no withholding of Social Security, Federal or State Income Tax or other deductions shall be made from the sums agreed to be paid to Jani-King herein, the same being contract payments and not wages.
- c. Client agrees during the term of this Agreement and within one hundred and eighty (180) days after termination that it will not employ any employees, agents, representatives or franchisees of Jani-King without the express written consent of Jani-King. Jani-King agrees during the term of this Agreement and within one hundred and eighty (180) days after termination it will not employ any employees, agents or representatives of Client without the express written consent of Client.

Customer Initials



# Maintenance Agreement

## 4. TERM OF AGREEMENT

- a. The term of this Agreement shall be for a one-year basis from the date services are scheduled to begin, as stated in Section 1a, and shall be automatically renewed on each anniversary date on the same terms and conditions, unless either party shall give written notice of termination at least thirty (30) days prior to such anniversary date. If timely notice is given for termination, this Agreement shall expire at midnight of the anniversary date. Otherwise, this Agreement may only be terminated for non-performance as set out below.
- b. Non-performance is defined as the failure, neglect, or refusal to perform any act outlined in this Cleaning Schedule. Before any termination for non-performance is effective, the terminating party must give the other party written notice specifying in detail the nature of any defect or failure in performance. Upon the effective date of the receipt of notice of non-performance, Jani-King, at its election, shall have fifteen (15) days in which to cure the defect in performance to the reasonable satisfaction of Client. In the event the defect is not satisfactorily cured at the end of the fifteen (15th) day from the effective date, the terminating party shall provide written notification to the other party of the failure to satisfactorily cure the defect. This Agreement shall then terminate thirty (30) days from the date of the second notice.
- c. All notices between Client and Jani-King shall be in writing and deposited, postpaid and certified, with the United States Postal Service, or a recognized common parcel courier providing express, receipted delivery to the address as stated in this Agreement. All other notices, including notices personally delivered to individuals performing services under this Agreement, shall be ineffective.  
Time is of the essence for all notices required under the terms of this Agreement.

## 5. GENERAL PROVISIONS

- a. In the event it becomes necessary for either party to institute suit against the other to secure or protect its rights under this Agreement, the prevailing party shall be entitled to all associated costs of the suit, including reasonable attorney's fees, administrative fees, court costs and damages as part of any judgment entered in its favor.
- b. The terms of this Agreement shall be binding upon and inure to the benefit of Jani-King and Client and their respective heirs, representatives, successors and assigns, except as otherwise herein provided.
- c. Any waiver by either party to this Agreement of a breach of any term or condition of this Agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this Agreement.
- d. Both parties agree that they have fully reviewed and discussed the terms of this Agreement, with the attached Cleaning Schedule, and acknowledge that the terms reflect the entire Agreement of the parties, and it supersedes all prior representations and understandings of the parties.
- e. Any changes or modification to this Agreement must be in writing, signed by both parties and attached hereto.

Customer Initials



# Initial Clean (Optional)

There will be a one-time charge to complete the items initialed with approval within thirty (30) days of the Start Date of this Agreement.

| AREAS / TASKS   | AMOUNT                  | INITIALS |
|---|-------------------------|----------|
| <p><b>WAXABLE FLOORS</b><br/>Existing floor finish will be removed, then the floors will be rinsed with clean water and four (4) thin even coats of floor finish will be applied. All furniture will be returned to its original position.</p>  | \$125                   |          |
| <p><b>CARPETED FLOORS</b><br/>Carpeting will be thoroughly shampooed, taking care to get into corners and along edges</p>   | \$95.00                 |          |
| <p><b>OFFICES, KITCHENS AND BREAKROOMS</b><br/>Vertical and horizontal surfaces, including desks, files, windowsills, tables, chairs, telephones, and doors will be thoroughly damp wiped<br/>Carpeting will be thoroughly vacuumed, taking care to get into corners and along edges<br/>Partitions and lobby glass will be washed<br/>Light fixtures, air diffusers, and door frames will be dusted<br/>Countertops, cabinets, and the exterior surfaces of appliances will be wiped with an all-purpose cleaner. Sinks will be washed with a non-abrasive cleaner and bright metal fixtures will be polished<br/>Microwave ovens will be cleaned inside and out</p> | \$200                   |          |
| <p><b>RESTROOMS</b><br/>Basins, toilets, urinals, showers, and floors will be scrubbed with a germicidal disinfectant<br/>Bright work will be polished<br/>Partitions will be cleaned with disinfectant<br/>Trash receptacles will be cleaned with disinfectant</p>   | \$150                   |          |
| <p><b>SCRUB (TILE FLOORS)</b><br/>Soil will be removed using a cleaning solution and power scrubber, then the floors will be rinsed with clean water to remove any residue. All furniture will be returned to its original position</p>   | \$                      |          |
| <p><b>WINDOWS</b><br/>Interior and exterior window surfaces will be washed with a cleaning solution. Corners/framework will be wiped to prevent runoff of water into framework</p>  | \$0.10 cents per sq. ft |          |

Customer Initials



# Cleaning Schedule

| AREAS / TASKS  | DLY | WK | MO | QTR | YR |
|--|-----|----|----|-----|----|
| <b>GYM AND AEROBICS ROOM</b>   |     |    |    |     |    |
| Review Logbook for customer comments.  | X   |    |    |     |    |
| Trash containers: empty containers and replace liners as needed (Liners to be furnished by Client)   | X   |    |    |     |    |
| Thoroughly vacuum all mats and making sure to get in the corners and along the edges, using CRI approved vacuum.   | X   |    |    |     |    |
| Clean and polish drinking fountains/ water coolers using a yellow microfiber cloth (where applicable)  | X   |    |    |     |    |
| Thoroughly dust all horizontal and vertical surfaces, including desktops, file cabinets, windowsills, chairs, tables, pictures, and all manner of furnishing using a yellow microfiber cloth | X   |    |    |     |    |
| Damp wipe all horizontal surfaces to remove coffee rings and spillage as needed using yellow microfiber cloth.   | X   |    |    |     |    |
| Dust Telephones using a yellow microfiber cloth.   | X   |    |    |     |    |
| Dust mop hard surfaces floors with a microfiber dust mop or using CRI approved vacuum with hard surface tools.   | X   |    |    |     |    |
| Damp mop hard surface floors making sure to get into corners and along edges to remove any spillage from soiled areas using microfiber mopping system.                                       | X   |    |    |     |    |
| Spot clean all interior partition glass using a blue microfiber cloth.   | X   |    |    |     |    |
| Damp wipe entrance metal and fingerprints on entrance glass using a blue microfiber cloth.   | X   |    |    |     |    |
| Use an industry standard, high co-efficient disinfectant for proper sanitation   | X   |    |    |     |    |
| Inspect all corners (high/low) for cobwebs and remove as required.   | X   |    |    |     |    |
| Make sure doors are properly secure and alarm codes are set.   | X   |    |    |     |    |
| <b>RESTROOMS</b>   |     |    |    |     |    |
| Stock towels, tissue, and soap. ( to be furnished by Client)   | X   |    |    |     |    |
| Empty trash receptacles and sanitize making sure to wipe clean as needed using a green microfiber cloth.   | X   |    |    |     |    |
| Empty sanitary napkin receptacles and wipe with a disinfectant using a red microfiber cloth.   | X   |    |    |     |    |
| Clean and polish all mirrors using a blue microfiber cloth.  | X   |    |    |     |    |
| Dust and wipe towel cabinets using a green microfiber cloth.   | X   |    |    |     |    |
| Toilets are to be cleaned on both sides using a disinfectant cleaner with a red microfiber cloth.  | X   |    |    |     |    |
| Scour and sanitize all basins. Polish bright work using a green microfiber cloth.  | X   |    |    |     |    |
| Dust top of mirrors and frames using a green microfiber duster.  | X   |    |    |     |    |
| Remove splash marks from around sinks and walls using a green microfiber duster.   | X   |    |    |     |    |
| Mop and rinse restrooms floors with a disinfectant using a microfiber mopping system.  | X   |    |    |     |    |
| Mop and rinse restroom floors with a neutral cleaner using a microfiber mopping system.  | X   |    |    |     |    |

Customer Initials



# Cleaning Schedule

| AREAS / TASKS   | DLY | WK | MO | QTR | YR |
|---|-----|----|----|-----|----|
| <b>ALL AREAS</b>  |     |    |    |     |    |
| Accomplish high and low dusting not reached in the above mentioned cleaning, using microfiber dusters.  |     |    | X  |     |    |
| Remove fingerprints and marks from around light switches, walls around doorways, cabinets, doors, and door frames, using a yellow microfiber cloth. |     |    | X  |     |    |
| Damp wipe telephone using a disinfectant and green microfiber cloth.  |     |    | X  |     |    |
| <b>FLOOR MAINTENANCE PROGRAM</b>  |     |    |    |     |    |
| Strip & Refinish all VCT flooring   | N/A |    |    |     |    |
| Carpet Extract all carpeted areas   | N/A |    |    |     |    |
| Buff all VCT Flooring   | N/A |    |    |     |    |

Customer Initials



# Service Agreement

**CUSTOMER NAME & ADDRESS**

**Aberdeen C.D.D.**  
Kate Trivelpiece  
110 Flower of Scotland Avenue  
Saint Johns, FL 32259

**JANI-KING NAME & ADDRESS**

**Jani-King of Jacksonville**  
5700 St Augustine Rd.  
Jacksonville, FL 32207

| SERVICE FREQUENCY / DESCRIPTION   | MONTHLY CONTRACT AMOUNT            |
|---|------------------------------------|
| Seven Times a Week (7x) (Monday-Sunday)<br>Between the hours of 6:00P.M. – 6:00A.M. | \$1,680.00<br>(Taxes not included) |

**CUSTOMER**

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Print Name, Title

\_\_\_\_\_  
Date

**JANI-KING**

*Darryl B. Hall | FO*  
\_\_\_\_\_  
Signature of Authorized Representative

Darryl B. Hall | Franchise Owner

\_\_\_\_\_  
Print Name, Title

August 21, 2023

\_\_\_\_\_  
Date

# Billing Information

## Billing Information:

\_\_\_\_\_  
Client Accounts Payable Contact

\_\_\_\_\_  
Accounts Payable Phone # / Extension

\_\_\_\_\_  
Billing Address

\_\_\_\_\_  
Accounts Payable Fax #

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Accounts Payable E-Mail Address

### **PREFERRED PAYMENT METHOD (Please select one):**

- Client will pay invoices by check to Jani-King**  
5700 Saint Augustine Rd., Jacksonville, FL 32207
- Client will pay invoices by credit card via phone call to Jani-King**  
Credit cards accepted plus convenience fee as percentage of sale:  
(VISA, MasterCard, Discover plus 4% fee; American Express plus 4.5% fee)
- Credit Card Payments will be Charged Automatically by Jani-King**  
Each month or as invoices dictate, client's credit card on file will be charged and a receipt emailed to client per signed Authorization Form.
- Jani-King will Initiate Electronic Auto-Draft (ACH) from Client's Bank Account**  
Jani-King will draft by ACH client's bank account each month on the 5<sup>th</sup> for the previous month's service or current month's service as client prefers per signed Enrollment Form.
- Client will Initiate Electronic Payments to Jani-King**  
Details for the receiving Jani-King bank account will be provided to client upon request.

Customer Initials \_\_\_\_\_

# Mimi's Housekeeping Jax LLC, Service Contract

Prepared for:

Kate Trivelpiece

First Service Residential

110 Flower Scotland St Johns, FL 32259

904-217-0925

Created by:

Mireya Benincasa (Mimi)

Mimi's Housekeeping Jax LLC

904-729- 3472

1. This cleaning services contract is entered into on October \_\_, 2023 and is between Mimi's Housekeeping Jax LLC, (Service Provider), and Vesta Properties Services, Inc. (Client), collectively known as the "Parties". Vesta Property Services, Inc. seeks to obtain facility cleaning services from Mimi's Housekeeping Jax LLC, for an office building located at 950 Davis Pond Blvd St Johns, FL 32259, and Mimi's Housekeeping Jax LLC, agrees they are capable and willing to meet all requirements outlined in this cleaning services contract.
2. Independent Contractor - Mimi's Housekeeping Jax LLC, is in agreement they are not an employee of First Service Residential. And will act as an independent contractor for the term of this cleaning service contract.
3. Performance - Mimi's Housekeeping Jax LLC, agrees to provide great services. If service is not done well, the Client has 24 hours to call Mimi 904-729-3472 to fix it. The Client shall have the right to, at any time, perform an inspection of the Mimi's Housekeeping Jax LLC's work.
4. Payment - Mimi's Housekeeping Jax LLC, will provide invoice for all services. Client agrees to pay all invoices associated with this cleaning agreement within **30 days** of receipt. Payments may be made via the following methods: Check, Cash, direct deposit. ALL INVOICES ARE TO BE MADE OUT TO VESTA PROPERTY SERVICES, INC. – First Service Residential 110 Flower Scotland St Johns, FL 32259 AND SHALL BE EMAILED TO [kate.trivelpiece@fsresidential](mailto:kate.trivelpiece@fsresidential) TO ENSURE PROMPT PAYMENT.
5. Cost - **First time cleaning a payment \$300.00 will be charged.** The estimated time to complete is between 4 to 5 hours. **All following cleanings shall be Monday to Friday** and will be billed at **\$650 each week**, estimated time to complete: 3 hours a day. Cleaning will be done after 5pm every day.
6. Confidentiality - Any information or knowledge obtained during the term of this cleaning services contract about First Service Residential 110 Flower Scotland St Johns, FL 32259. Is considered confidential. Mimi's Housekeeping Jax LLC, agrees to keep all information not openly known to the public confidential and private as such. Should Mimi's Housekeeping Jax LLC, or its employees'



**Mimi's Housekeeping Jax Llc**  
**32259**

**1640 Lemonwood Rd,**

First Service Residential  
32259

110 Flower Scotland

St Johns, FL,

### Check List

- accessible window
- Perform high/low dusting in all accessible areas
- Remove visible cobwebs
- Wipe light switches, door handles, frames and doors
- Dust everything
- Vacuum
- Empty and re-line wastepaper basket
- Remove waste materials for sanitation
- Take out trash
- Bathroom
- Floor
- Mirrors
- Shelves
- Dispensers
- Toilet paper
- Restock towels/soap
- Sweep
- Mop
- Sink
- Counter
- Cabinets
- Table
- Gym equipment and under
- Appliances

actions lead to First Service Residential 110 Flower Scotland St Johns, FL 32259 . shall have the right to seek full remedy in accordance with applicable law.

7. Return of Property -Upon conclusion of this cleaning service contract either by termination by either party or completion by completion of the agreed agreement term, all property given to Mimi's Housekeeping Jax LLC, by First Service Residential shall be returned in the state it was given. This is inclusive of any documentation, keys, and any codes given.
8. Cleaning Supplies – Client supply and shall keep a stock of cleaning supplies such as chemicals, toilet paper, paper towels, soap, trash bags, etc. for the Servicer to use and to stock bathrooms. **Servicer shall notify First Service Residential Inc. when supplies are low so that they can be ordered.** Servicer shall only use the cleaning products for the building named in this contract.
9. Modification of Agreement - Any and all amendments to this cleaning services contract shall be submitted in writing and signed by both Parties. No amendment, modification, addition, or extension of this cleaning services contract shall be considered binding if not conducted in the prescribed manner.
10. Acceptance - Both parties are in agreement to all terms and conditions above and will, to their best abilities, fulfill all aspects of this cleaning services contract.
11. Term – This contract shall be effective beginning **Oct**, **2023** for a term of one year with an automatic renewal.
12. Termination – This Agreement is for annual cleaning services of the office building located at First Service Residential 110 Flower Scotland St Johns, FL 32259 . Any additional services will be provided only upon additional terms as agreed to by the parties in writing. **This Agreement will automatically renew annually at the end of the Agreement effective date for subsequent one (1) year terms, under the same terms, specifications, and conditions as set forth herein. Notwithstanding any renewal, this Agreement may be terminated by either party upon thirty (30) days written notice to the other party ("Termination Notice"). Upon termination of this Agreement, unless otherwise agreed by the parties, Mimi's Housekeeping, LLC shall continue to perform all services required under this Agreement through the date identified as the termination date in the Termination Notice ("Termination Date") and Customer shall be responsible to pay Mimi's Housekeeping, LLC for such services performed through the Termination Date.**

The signatures below indicate complete consent and approval by each party.

---

Mireya Benincasa for Mimi's Housekeeping, LLC Date

---

Kate Trivelpiece First Service Residential

Water fountains/cooler

**Thank you**  
**Owner Mireya Benincasa**  
**904-729-3472**

*FIFTH ORDER OF BUSINESS*



## Year-Round Aberdeen Rays Swim Team Survey

The Aberdeen Rays Swim Team is considering expanding its swim program. Please give us your feedback by answering the following questions.

jennyctiu@gmail.com [Switch account](#)

 Not shared



\* Indicates required question

Would you like Aberdeen Rays to be a year-round swim team? \*

Yes

No



If year-round is ***not*** feasible, would you like Aberdeen Rays to open swim clinics instead? \*

- Fall Clinic Only
- Spring Clinic Only
- Both Fall and Spring Clinics
- I don't support any expansion of its swim program

In order for Aberdeen Rays to expand its swim program, it must receive Aberdeen CDD Board of Directors approval by majority vote. Would you be willing to attend a board meeting with other Aberdeen parents to express your support for its expansion? \*

The current Aberdeen CDD Board of Directors can be found here ... <https://aberdeencdd.com/district-and-cdd-board/>

Upcoming Aberdeen CDD board meetings:

August 22, 2023 @ 6pm

September 26, 2023 @ 4pm

<https://aberdeencdd.com/cdd-meeting-dates-fy-2023/>

Board Meetings are held in-person at the Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259. Residents can make public comments in-person or by phone by calling (877) 304-9269 and entering Conference Code #5541181.

- Yes
- No
- I am not an Aberdeen resident



First Name \*

Your answer

Last Name \*

Your answer

Street Number \*

Your answer

Street Name \*

Your answer

Ctiy \*

Your answer

Zip Code \*

Your answer



Email \*

Your answer

### Share this Survey!

Please share this Survey to other Aberdeen Residents! Have your spouse/partner fill out the Survey too. It counts are 2 Aberdeen residents in support of the Team's expansion. Don't forget about grandparents and relatives that live at Aberdeen. The success of expanding the Aberdeen Rays Swim Team program depends on the large support from the Aberdeen Community. Without enough support, the Aberdeen CDD Board could find there is not enough interest and will DENY any expansion.

Page 1 of 1

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*SIXTH ORDER OF BUSINESS*

| What the Agreement Says | Hours     | What the Budget Says          | Hours |  | Team Member      | FY 2023 Budget               | FY 2024 Budget    |
|-------------------------|-----------|-------------------------------|-------|--|------------------|------------------------------|-------------------|
| Licensed Cam            | Full-Time | Facility Management           | 40    |  | Kate Trivelpiece | \$ 99,441                    | \$ 104,976        |
| Maintenance Supervisor  | 40 Hours  | Field Operations Management   | 40    |  | Jay Parker       | \$ 72,440                    | \$ 79,356         |
| Maintenance             | 40 Hours  | Pool Maintenance/Supplies     | 40    |  | Caleb            | \$ 28,210                    | \$ 46,800         |
| Groundskeeper           | 32 Hours  | Janitorial Services           | 32    |  |                  | \$ 54,240                    | \$ 56,476         |
| Lifestyle Coordinator   | 40 Hours  | General Facility Maintenance  | 40    |  |                  | \$ 40,560                    | \$ 29,800         |
| Front Desk              | 48 Hours  | Resident Services Coordinator | 48    |  | Demetric         | \$ 49,040                    | \$ 49,976         |
|                         |           |                               |       |  |                  | <b>\$ 343,931</b>            | <b>\$ 367,384</b> |
|                         |           |                               |       |  |                  | Monthly Management Fee = \$1 | \$ 13,548         |

| FSR Proposed Changes to FY 2024 Budget  |         |              |                  |                                  |
|---|---------|--------------|------------------|----------------------------------|
| New Position Titles   | Hours   |              | Team Member      | 2024 Budget                      |
| General Manager   | F/T     |              | Kate Trivelpiece | \$ 106,213                       |
| Operations Manager  | 40      |              | Jay Parker       | \$ 80,604                        |
| Maintenance Technician  | 40      |              | Caleb Abshire    | \$ 56,476                        |
| Janitorial  | 40      | 5 days/ week | Vacant           | \$ 51,224                        |
| Resident Services   |         |              |                  |                                  |
| Front Desk/Lifestyle  | (30/10) |              | Demetric Arnold  | \$ 56,424                        |
| Front Desk  | 24      |              | ?                | \$ 23,400                        |
|   |         |              |                  | <b>\$ 374,341</b>                |
|   |         |              |                  | Monthly Management Fee = \$1,130 |
|   |         |              |                  | <b>\$ 13,548</b>                 |
| *Recommend changing titles and hours in an amended agreement, and matching expense line names in Budget<br>*Recommend FT Janitorial with benefits<br>*Clarification: Janitorial provided 2 days / week by Maint. Tech<br>*Clarification: Pool Cleaning and General Maintenance provided by the Maintenance Technician<br><b>Amend Agreement to also include</b><br>*Overtime Clarification by the Board, Scenarios to be discussed<br>*Work Cell Phones for Kate and Jay, Clarification by the Board<br>*Mileage Reimbursement, add to agreement (IRS rate) |         |              |                  |                                  |

FSR to provide additional proposal for Fitness Center Attendant

*SEVENTH ORDER OF BUSINESS*

## Roofing Projects for Amenities Center and Pool Slide Bathrooms

1. Pro Jax Roofing Price for main building \$25,350.00. For pool slide bathroom \$2,730.00 = 28,080.00 for both roofs

Wood panel replacement cost extra 60.00 per sheet if needed.

2. Trinity Roofing Price. \$36,950.00 Both roofs included

3. Golden Hammer Roofing: \$36,751.70 for both roofs

All three Proposal's are included in the Packet Agenda and are good for 30 days.

## **Pro Jax Roofing, Inc.**

**1232 Wild Turkey Ct.  
CCC1328747  
Jacksonville, FL 32259  
CGC1515398  
(904) 338-1722  
projaxroofing@yahoo.com**

## *PROPOSAL*

9/17/2023

For: **Aberdeen Amenity Center – Kate 217-0925**  
kate.trivelpiece@fsresidential.com  
Job Location: **110 Flower of Scotland Ave**  
**St Johns, FL 32259**

- Remove existing roof system down to decking – **main building.**
- **Inspect decking and replace any rotten/damaged wood that may exist. Wood replacement is \$60.00 per sheet or \$5.00 per linear ft. NOT INCLUDED IN PRICE. First (2) sheets or 25' are included.**
- Re-nail entire deck to code using 8d ring shank nails @ 6" OC.
- Apply synthetic underlayment (**2-ply per code**) to entire roof system.
- Install peel and stick rubber membrane to all valleys and along all adjacent walls.
- Install GAF Pro Start starter strips.
- Install GAF Timberline HDZ lifetime architectural shingles – Color TBD.
- Install GAF Seal-A-Ridge “hip and ridge” shingles to all ridges.
- Replace all eave drip around perimeter with new 6” pre-painted eave drip – Color TBD.
- Replace all boots around plumbing stacks with lead – (2) 2” and (2) 3”.
- Replace all ridge vent with new GAF Cobra Iii ridge vent.
- **To include slide tower, add \$2,730.00 to price below.**
- Contractor is responsible for removal of all trash/debris.
- All permit and inspection fees included.

**Total price for job – \$25,350.00**  
**Please add 3.5% for Visa/Master Card/Discover**

**For acceptance of this proposal, please contact us at (904) 338-1722**  
**Proposal is good for 30 days**  
**Payment is due upon completion**

*Thank you for your business!*



12627 San Jose Blvd.  
 Suite 502  
 Jacksonville, FL 32223  
 904.763.2006  
 www.trinityrestorationfl.com  
 CBC1263743 | CCC1332041

# PROPOSAL/ CONTRACT

|                             |                            |              |                               |      |       |
|-----------------------------|----------------------------|--------------|-------------------------------|------|-------|
| Homeowner/ Agent First Name | Homeowner/ Agent Last Name | Phone Number | Email<br>mmlakley05@gmail.com | Date | Job # |
|-----------------------------|----------------------------|--------------|-------------------------------|------|-------|

|                         |      |                    |          |
|-------------------------|------|--------------------|----------|
| Job Site Street Address | City | State<br><b>FL</b> | Zip Code |
|-------------------------|------|--------------------|----------|

## DESCRIPTION OF WORK

### Roof System:

- Remove one layer of existing roof system and felt.
- Supply and install additional nails needed to comply with new nailing requirements.
- Supply and install 2 layers of underlayment: Rhino Guard for new shingle roof, Peel and Stick for modified bitumen.
- Supply and install new factory painted 26-gauge eave metal.
- Supply and install new pipe boots and paint with color similar to roof.
- Supply and install Peel and Stick in all valleys.
- Supply and install shingles, modified bitumen.
- Supply and install new ventilation.
- Supply and install starter shingles along all eaves for shingled areas.
- Supply and install ridge cap shingles on all hips and ridges.

Extras: \_\_\_\_\_

**Workmanship Warranty:** 10 years

**Manufacturer Warranty:** Manufacturer defects

### Included Specifications:

- Obtain permit as required.
- Roll grounds with magnetic nail bar.
- Remove roofing debris from premises.

## PRICE, TERMS, & ACCEPTANCE

| Material         | Manufacturer  | Type                       | TOTAL: |
|------------------|---------------|----------------------------|--------|
| Asphalt Shingles | Owens Corning | Duration/Duration Designer |        |

**Terms:** 25% deposit, balance due upon completion the day of install.

Customer agrees to pay Trinity Restoration & Roofing for all labor, material, and services to be furnished by Trinity Restoration & Roofing to the customer under the terms of this contract.

All material is guaranteed as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above involving additional cost will be executed only upon specific orders, with the exception of any additional layers to be torn off or hidden damage that must be repaired to complete work, which will become an extra charge over and above the contract price. This contract is subject to acceptance within 30 days and is void at the option of Trinity Restoration & Roofing.

**Signature:** \_\_\_\_\_  
 Authorized Trinity Restoration & Roofing Representative

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

**Signature:** \_\_\_\_\_  
 Homeowner or Authorized Agent

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

**ACCEPTANCE OF PROPOSAL:** The above price, specifications, conditions, as well as Additional Terms and Conditions on reverse are hereby accepted. Trinity Restoration & Roofing is hereby authorized to immediately perform the work as specified.

## ADDITIONAL TERMS AND CONDITIONS

- 1. Right to Cancel.** Customer may cancel this Agreement by providing written notice to Company by email, in person, or by mail within three (3) days of signing this Agreement. This notice must be delivered or post-marked before midnight of the third (3rd) business day after the date this Agreement is signed by Customer.
- 2. Cancellation.** If this contract is canceled by customer prior to start of construction except as described in paragraph 1. Customer agrees to pay Company \$4,500 for pre-construction services rendered.
- 3. Services / Pre-Existing Conditions.** The services that Company will provide are limited to those specifically described herein and in Company's itemized written estimate. Any and all services or scope of work not specifically described in this Agreement and the itemized written estimate are excluded. Company's performance of the services is limited by, among other things, the pre-existing conditions and characteristics of the premises. Company expressly disclaims any responsibility or liability for any pre-existing or hidden conditions, known or unknown. Customer shall retain responsibility for any costs incurred by Company in order to correct such.
- 4. Company Approval:** All contracts are subject to approval of Company's credit department without exception. Such approval must be evidenced in writing by signature of an appropriate officer of the Company.
- 5. Permits / Authorization:** Company shall secure all permits and licenses required by government authority to complete construction or repair of the roofing system. Customer hereby appoints Company as agent to procure all appropriate permits and licenses to complete the Project and shall assist Company in responding to requests for information from the permit-issuing authority. Customer authorizes Company to obtain labor and materials in accordance with the Project Price and the specifications set forth herein to accomplish the replacement or repair.
- 6. Association Approval:** Customer shall obtain all necessary permissions and consents from any applicable association which may be required for the services that Company will provide under this Agreement, including but not limited to Customer's choice of color, and Company shall not be responsible for any damage, loss, or delay resulting from or related to an association's approval or denial of the services provided by Company under this Agreement.
- 7. Materials.** All materials provided by Company will be standard stock materials, unless otherwise specified, and will match existing materials within reasonable tolerance as to color, texture, design, etc. Notwithstanding the foregoing, other products and materials may be substituted for equivalent products due to availability.
- 8. Access to Property.** The prices and terms of this Agreement are based upon completion of the work during normal working hours, and Customer shall provide Company access to Customer's property as required for completion of the work. Customer will be responsible if any interruption of Company's work results from Customer's failure to provide reasonable access or due to the acts or negligence of others not under Company's direction. Customer agrees that Customer's telephone, electricity and water will be made available to Company during the course of work. Company shall not be responsible for protection of Customer's property, except to provide that protection which is specifically called for by the terms of this Agreement. Customer agrees to remove, store and/or protect personal property during Company's work and will be responsible for protection of vehicles and property exposed to damage by Company's work.
- 9. Non-Disparagement.** Customer(s) agrees not to disparage Trinity with respect to any act(s) or omission(s) that may or may not take place, regardless as to whether the person making such statement believes that such statement is true. In the event of any breach of this provision, Trinity shall be entitled to temporary and permanent injunctive relief without having to prove an adequate remedy at law and Customer(s) agree that Trinity will be entitled to \$25,000.00, plus interest to the maximum extent permitted by law, in addition to any other damages suffered by Trinity.
- 10. Payment Terms.** Customer agrees to make payment to Company for all work. Customer shall pay Company the amount invoiced up to the final Project Total, within three (3) days following the earlier of (a.) Customer's receipt of an invoice or (b.) Issuance of a Certificate of Completion by the building department having jurisdiction over the project.
- 11. Past Due Amounts / Right to Stop Work.** A service charge of 18 % per annum or the maximum amount allowed by law, whichever is greater, shall be assessed by Company on all balances that are past due under paragraph 10. Customer agrees to pay for all collection costs, including employee time and expense and reasonable attorneys' fees and costs, whether litigation be initiated or not, that Company incurs following Customer's default of its obligations under this Agreement. Customer's failure to make prompt payment shall entitle Company, immediately upon notice to stop work. The Project Total shall be increased by Company's reasonable costs to stop the project and/or resume work. In the event Customer chooses not to pay for a part of the work, an individual line item, or a trade, Customer releases Company of its obligations for the performance of that component regarding the integrity of the building system as a whole.
- 12. Venue / Waiver of Jury Trial.** Customer and Company agree that venue of any litigation concerning this Agreement shall be in the County where the project is located. Customer and Company further waive any right to a trial by jury in the event of any litigation related to this Agreement.
- 13. Insurance Company / No Coverage Representations.** Company makes no representations or warranties regarding Customer's insurance coverage or as to whether Customer's insurer will pay for all or any of the work to be performed by Company under this Agreement.
- 14. Limited Warranty.** Company shall provide a ten (10) year limited warranty against defective workmanship. Company will provide Customer(s) with information regarding manufacturer's warranty on products installed by Company. If Company is not paid in full in accordance with this Agreement, all such warranties shall be null and void.
- 15. Hazardous Materials / Mold.** Nothing contained in this Agreement shall be construed to require Company to determine the presence or absence of any hazardous materials or asbestos-containing materials affecting the property or to require Company to abate, remove, protect, or clean such materials. In the event Company learns of the presence of such materials on Customer's property, Company reserves the right to immediately stop work and negotiate a change order for such additional work as may be required. In addition, Company is not responsible for evaluating Customer's home venting and circulation system. Company will install roof vents in accordance with local building codes. Owner acknowledges that mold is a common occurrence in Florida homes and any questions about the dangers from mold can be determined by contacting the Centers for Disease Control and Florida Department of Health. Owner agrees that Company will not be responsible for any damages caused by mold or any other fungus or biological material, regardless of whether it may be associated with defects in Company's construction or services, including but not limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, adverse health effects, or any special consequential, punitive, or other damages. If mold is found existing on the Customer's property, any cost to abate, remove or clean the same shall be paid by Customer as an additional cost. Any warranty provided herein excludes the cost to abate, remove or clean any mold or hazardous material on Customer's property.
- 16. Liability.** Company is not responsible for damage or loss caused in whole or in part by: the acts or omissions of other parties, trades or contractors; strikes, accidents, delays in shipments or delivery of materials, or any causes beyond Company's reasonable control; lightning, gale force winds (+50 m.p.h.), hailstorms, ice damage, ice dams (caused by thawing and freezing of ice, water or snow), hurricanes, tornados, floods, earthquakes, fire, or other unusual phenomena of the elements; structural settlement; failure, movement, cracking or excess deflection of the roof deck; defects or failure of materials used as a roof substrate over which Company's roofing material is applied; faulty condition of parapet walls, copings, chimneys, skylights, vents, supports or other parts of the building; vapor condensation beneath the roof; penetrations for pitch boxes; erosion, cracking and porosity of mortar and brick; dry rot; stoppage of roof drains and gutters; penetration of the roof from beneath by rising fasteners of any type; inadequate drainage, slope or other conditions beyond the control of Company which cause ponding or standing water; termites or other insects; rodents or other animals; mold, fungus, spores or other organisms; fire; or harmful chemicals, oils, acids and the like that come into contact with Customer's roof and cause a leak or otherwise damage Customer's roof. If Customer's roof fails to maintain a watertight condition because of damage by reason of any of the foregoing, any applicable written limited warranty shall immediately become null and void for the balance of its term. Company accepts no liability to indemnify or hold Customer harmless for claims or damages to persons or property, except to the extent that such damage occurs during performance of Company's work and are the direct result of Company's error or omission. Notwithstanding the foregoing, Company shall not be responsible for damages to any area of the property upon which Company's work has not been completed nor is Company responsible for slight scratching or denting of gutters, oil droplets in driveways, hairline fractures in concrete, damage to driveways, flowers or landscaping, or minor broken branches on trees, plants or shrubbery. In no event shall Company be responsible for any type of damage resulting from vibrations, including, but not limited to, interior drywall damage, nail pops or disconnection of chimneys, flues, air ducts, ventilation shafts, exhaust vents, furnace vents or sewer vents. Company is not responsible for damaged electrical, cable, A/C, or plumbing lines installed within 6 inches of the roofline. Company shall have no responsibility for damages of any kind to persons or property occurring after job completion.
- 17. Florida Construction Lien Notice:** ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.
- 18. Florida Homeowners' Construction Recovery Fund:** Payment, up to a limited amount, may be available from the Florida Homeowners' Construction Recovery Fund, if you lose money on a project performed under contract, where the loss results from specified violations of Florida law by a licensed contractor. For information about the recovery fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following: Construction Industry Licensing Board, 2601 Blairstone Road, Tallahassee, FL 32399-1039, (850) 487-1395.
- 19. Miscellaneous.** This Agreement constitutes the entire agreement and understanding of Company and Customer relating to all subject matter hereof, and supersedes all prior agreements, arrangements and understandings, written or oral between the parties concerning such subject matter. Any representation, statements, or other communications not written in this agreement, or made in writing pursuant thereto, are agreed to be invalid and not relied on by either party and do not survive the execution of this Agreement. Customer shall not assign this Agreement without the prior written consent of the Company. Other than as permitted herein or as permitted by applicable law, this Agreement cannot be canceled or amended except by written approval of both parties. Company and Customer intend that if a court of competent jurisdiction determines that any provision of this Agreement is unenforceable as written, the court should reform such provision in such manner as it determines to be enforceable. Company and Customer further agree that if any provision of this Agreement is determined to be unenforceable for any reason, and such provision cannot be reformed by the court as anticipated above, such provision shall be deemed separate and severable and the unenforceability of any such provision shall not invalidate or render unenforceable any of the remaining provisions hereof.
- 20. Severability.** Every provision of this agreement is intended to be severable. If any court having jurisdiction declares any provisions of this agreement to be invalid or unenforceable, the remaining provisions will remain in effect.

All payments and correspondence are to be sent to:

**Trinity Restoration & Roofing LLC**  
**12627 San Jose Blvd. Suite # 502 Jacksonville, FL 32223**  
**904.763.2006 | trinityrestorationfl.com**





Fire • Wind • Water Damage Services

Certified General & Roofing Contractor

CGC 1528142 • CCC 1332203

6671 Hyde Grove Ave Jacksonville, FL 32210

Phone: (904) 880-2004 Fax: (904) 388-3354 [dmacdonald@ghroffice.com](mailto:dmacdonald@ghroffice.com)

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

Better Business Bureau Rating: A+

## Roof Installation Contract: Architectural Shingle

Name: Aberdeen Amenity Center – Attn: Phone number:

Address: 110 Flower of Scotland Ave. Email address:

City, State, Zip: St. Johns, FL 32259 Sales Rep: Joshua Kaltsas Date Estimate

Created: 9/14/23

- Pull Permits – Amenity Center & Poolside Restroom/Facility Building
- Remove 1 layer of existing roofing
- Bring decking up to code – Re-nailing of deck sheathing
- Install Owens-Corning Starter Shingles along all eaves
- Install Owens-Corning Rhino U20 Synthetic Underlayment (double layered)
- Install Owens-Corning Architectural Shingles (Color: \_\_\_\_\_)
- Install new Off-Ridge Vents; Pre-Painted
- Install new TPO Pipe Jacks; Pre-Painted
- Install new Drip Edge; Pre-Painted
- Clean up work-site debris and dispose of in on-site dumpster
- 5-Year workmanship warranty; 25 Year Non-Prorated Manufacturer Defect Warranty ■

PRICE: \$36,751.70 – TERMS: 50% Due at signing; Remainder due upon completion of  
work

Plus, any additional cost for wood replacement per building code if needed. I confirm that I understand and approve with my signature the information on the front and back side of the selection sheet which is on a separate document and considered part of this agreement. This estimate is only valid for 14 days from the date generated.

Customer agrees to pay Golden Hammer Roofing Inc for all labor, materials, and services to be furnished.

---

Golden Hammer Representative Date Client Authorization Date

*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, August 22, 2023 at 6:00 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                       |
| George Katsaras  | District Engineer by telephone         |
| Howard McGaffney | GMS                                    |
| Jay Parker       | First Service Residential by telephone |
| Kate Trivelpiece | FirstService Residential               |
| Lucy Acevedo     | First Service Residential              |

The following is a summary of the discussions and actions taken at the August 22, 2023 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 6:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Fiscal Year 2023 Budget**

**A. Overview of Budget**

Mr. Oliver stated we approved the budget at your May meeting and we have been refining the budget until today. The budget before you is the approved budget and that shows an 8.56% increase. We have taken another look at the budget and there has been great input by board members as well as staff to do everything we can to get the best budget for the district. We have taken a hard look at the projections for the rest of this fiscal year to see if we had some opportunities to lower budget line items for FY 24 and we also wanted to make sure that we use our carry forward surplus advantageously. Carry forward surplus are assessments you have accumulated over past years and by using carry forward surplus it is as if you are giving a rebate of those assessments, you are giving them back to the taxpayers.

You also have a one-page document in front of you that shows the changes that we are suggesting that the board consider tonight. The first one, if you look at the assessments on the top line those are the assessments that are levied on the property owners both commercial and residential. We had proposed assessments of \$1,235,817, the revised draft shows \$1,207,063. The assessment is programmed to go down with this revised budget. We had \$85,000 for carry forward surplus we are comfortable putting that at \$125,000, which is the same amount you adopted for FY 23.

The admin section was originally going to be budgeted at \$160,000 and we are lowering that to \$153,000. Some of the line items are dropping because impact fee administration is drastically reduced now because we are in a high growth phase we were paying back the impact fees as homeowners came on they were being remitted to the county and we were getting a credit back from the county, but that has slowed down dramatically so we have that budgeted as zero for this year. It may change, there may be a few that trickle in but for the most part we are through with that. That section drops roughly \$7,000.

The total for the amenity center expenses, we had projected those totals to come in at \$724,000 but now they are projected to come in at \$716,000. For the FY 24 budget we are lowering that from \$764,000 to \$747,000.

The landscaping and lake maintenance are the biggest part of the grounds maintenance. We had projected grounds maintenance to come in at \$424,000 and we lowered that projection and are budgeting \$418,000.

The total costs of the budget are going from \$1,359,000 to \$1,319,000 and that is the \$40,000 you are putting into capital reserves.

I want to point out one line item that changed and there was some confusion, we have one company that provides pool chemicals and that is Poolsure and the chemical costs have gone up. There is another line item for maintenance of the pool and associated supplies and that is what is performed by First Service and originally we had that at \$46,800 that is now at \$29,061 and that is in accordance with the contract for FY 24.

The bottom line of these changes if you look at the assessment table, rather than having the 8.56% assessment increase it comes out to just over 6%. You don't have the opportunity to change much of the rest of the budget because it is tied to debt service funds for the 2018 and 2020 bonds. Before the meeting I had a comment that they thought the assessments were locked in for 30-years and when the bonds are issued it is locked in for 30-years and it is a uniform payment each month but this is the operations and maintenance budget we are talking about and that is like operation and maintenance budget for an HOA, you are tied to the impacts of inflation as much as any other household. Your operations and maintenance budget does increase over time, whereas the debt service budget stays the same except when you have an opportunity to refinance at a lower rate after the initial no call provision.

## **B. Board Discussion**

Mr. Fogel stated we brought up the insurance a few times.

Mr. Oliver stated we have done the preliminary work to reach out to Preferred Governmental Insurance Trust as well as Florida Municipal Insurance Trust. We don't have the final numbers back yet and we probably won't know that until September. We are doing everything we can to get the lowest cost insurance with a reputable governmental organization.

When you look at the budget it is a projection of what you expect to spend. We know some line items will come in higher some line items will come in lower. This district has a previous history of generating a modest surplus at the end of every year. If you have savings at the end of the year it stays within the district.

Ms. Egleston stated I know Jay purchases chemicals for the pool and we have Poolsure. Are we ever going to move some of that to that line item or leave it where it is? I would like to capture what those chemicals are because if we can contract with Poolsure at a lower rate then that is something we should do.

Mr. Fogel asked what is the line item, subscriptions?

Mr. Oliver stated we have to use companies for the right to play music and they actually have auditors from time to time and if you are playing music without that license you are subject to penalties.

If you pay your tax bill by November 30<sup>th</sup> you will get a 4% discount and that is one way to lower your assessment. There is no way to avoid the 2% collection fee that goes to the tax collector and property appraiser. We sent mailed notice to the property owners in the district in accordance with Florida Statutes and noticed this meeting and public hearings in the St. Augustine Record on July 25<sup>th</sup> and August 5<sup>th</sup>.

**C. Public Hearing Adopting the Budget for Fiscal Year 2023/2024**

On MOTION by Ms. Egleston seconded by Ms. Andrews with all in favor the public hearings were opened.

A resident asked what is the operations expenses that are not fixed?

Mr. Oliver stated everything on pages 1 and 2 of the budget, also known as the general fund budget, are for operating and maintaining the district.

A resident asked is that a calendar year?

Mr. Oliver responded no, the fiscal year runs from October 1<sup>st</sup> to September 30<sup>th</sup>.

A resident asked do we know what we raised fees last year?

Mr. Oliver stated I think we came in about 8%.

A resident stated if we are going to have events, they should be free for residents or we should stop. Either we accommodate for special events, we are not a country club and should focus on events that are meaningful and they are free for residents or paid for in the budget. Remind me again what specifically our field operations manager does for \$80,000.

Mr. Oliver stated \$80,000 is the marked-up number, that is not an employee. We have outsourced many services to First Service Residential so there is a salary and it is marked up for that employee's taxes and benefits and the overhead and a profit margin for the company.

A resident asked the field operations management encompasses?

Mr. Oliver stated that is largely Jay Parker who could not be here tonight. Operations management is staffing, pool management, personnel hours, janitorial services, general facilities maintenance.



On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor the public hearings were closed.

Ms. Egleston asked what is the permit fees line item?

Mr. Oliver stated there is a permit fee for the pool.

**1. Consideration of Resolution 2023-06 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024**

Mr. Haber stated you have gone over the substance of these public hearings, the first resolution 2023-06 is the budget adoption resolution. It includes whereas clauses that walks through the process you have gone through, you approved your approved budget 60+ days ago, that budget was provided to St. Johns County, you then published a notice in the newspaper and held your public hearing. Upon adoption of this resolution your budget will be final and formally adopted for the upcoming fiscal year being October 1<sup>st</sup>. You are able to amend the budget but only by shifting amounts from line item to line item, you cannot increase the budget. The next resolution is the assessment resolution which is going to levy the O&M assessment and that is going to be provided to the county and you are going to be set at that level. This is the formal step you are going to take to adopt a budget then appropriate those amounts for the various debt and O&M fund.

On MOTION by Ms. Andrews seconded by Ms. Clarke with all in favor Resolution 2023-06 was approved.

**2. Consideration of Resolution 2023-07 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024**

Mr. Haber stated the second resolution is the formal resolution to levy the assessments. It really serves two purposes, it levies the assessment for the O&M, which is done annually because your budget is adopted annually and it certifies for collection for platted lots both the O&M assessment and debt assessments for the St. Johns County tax bill that everyone gets in November, then some undeveloped property is directly collected by GMS. This resolution formally levies and certifies for collection the assessments for both debt and O&M.

Mr. Oliver stated everything is platted and assessments are collected by the tax collector.

On MOTION by Mr. Marmo seconded by Ms. Andrews with all in favor Resolution 2023-07 was approved.

**FOURTH ORDER OF BUSINESS**

**Ratification of GFL Environmental Service Agreement**

On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor the environmental service agreement with GFL was ratified.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Mr. Katsaras stated regarding the tree by the pool area, I made a records request to the county of the amenity center approved plans to determine if the trees that are planted currently are approved mitigation or just extra and that was going to indicate that it doesn't need to be mitigated for. We are still waiting on the county's response. I will follow-up with them in a couple days.

**C. Manager – Discussion of Fiscal Year 2024 Meeting Schedule**

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the notice of meetings for fiscal year 2024 indicating meetings on the fourth Tuesday of the month was approved as revised.

**D. Operation Manager - Report**

Mr. Parker joined the meeting by telephone at this time and gave an overview of the projects just completed and upcoming maintenance.

**E. Amenity Center Manager - Report**

Ms. Trivelpiece reviewed the amenity center activities and events, which were outlined on the monthly memorandum.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests and Public Comments**

Ms. Egleston stated I handed over paperwork from a resident that had the back of Recreation Road mowed, we sent the bushhog out to mow. They sent letters and pictures and would like to have that added to the next agenda to review it and see if there is a possibility of something else we could do to help with that area. They are very pleased with Jay who was wonderful through the whole process. There is a large section that hadn't been mowed and they have a continual snake problem.

Mr. Oliver stated we will put it on the agenda.

Mr. Marmo asked what do they want us to do?

Ms. Egleston stated they want to know what else we can do, with new building occurring they are concerned that it will be flooded.

Mr. McGaffney asked do they want us to take care of the snakes or grading?

Ms. Egleston stated the grading, but I don't know if we can.

Mr. Katsaras stated it is not preserve area, it is a natural area in between the lots and the Recreation Drive roadway. It is not anything under a conservation easement or anything of that nature.

Mr. McGaffney asked do you want Tree Amigos to give you a proposal for periodic maintenance?

Mr. Marmo stated yes.

Mr. Parker stated it is not preserves. The land belonged to the CDD but nobody recognized it because it just happened to be on the JEA area, it was overgrown. We went back there with a bushhog and cut everything down and found out that the ground is lower than the drains so every time it rains it fills with water and it sets there with nowhere to go.

A resident stated I spoke to the county about the trees they are pulling out of the middle and told them to offer them to the homeowners first. There is \$4 million left in the budget and they should be putting lights in. Today 10-year old kids were driving a cart with license plates on it going across the grass that has sprinklers and you are going to blame the homeowners. These kids have to be stopped.

Mr. Marmo stated if you see kids driving around in a golf cart, call the sheriff's office. The CDD board can't do anything about that.

Ms. Lovett stated when the trees got put in the median initially I'm sure that George mentioned that the trees were installed such that they could be utilized when the road was widened. They are pulling them all out and I remember asking are they planted such that they can be reused. Why were they originally planted so they could stay and now they are not? We didn't pay for them but a lot of them are very expensive trees and look nice.

Mr. Oliver stated this board and George had several conversations about can we put these trees somewhere else, can we make them available to residents. After discussion with George and other experts it was determined the likelihood of survival was slim.

Ms. Lovett stated there is an anomaly on page 10 of the budget, what specific locations, why there is so much more than others for electricity and signage. The Mahogany Bay one is \$5,700 and there is one at another location for \$2,000.

Mr. Oliver stated I can't tell you specifically but in general from other discussions with locations, the meters don't service just that location it may radiate out to provide service to other locations.

Ms. Lovett stated the same with the streetlights.

Mr. Oliver stated let us get more information on that. It may be related to streetlight count.

A resident stated I'm curious about the care of the lakes. We pay an awful lot of money. What is their responsibility because there is a pond behind us and you would never have known it was a pond in the summer.

Ms. Andrews stated all the ponds were like that. You can just call Jay and let him know that your pond needs a treatment. They are disgusting.

Ms. Egleston stated we will have staff take a look at that one.

Mr. Oliver stated to let everyone know there is a pond maintenance agreement with Future Horizons, they are supposed to come out once a month and can be called back for additional treatments. We talked earlier about the operations manager and one of his duties is to have oversight of these contracts and the two biggest contracts he has oversight on is the lake maintenance contract with Future Horizons and landscape maintenance contract with Tree Amigos. His job is to make sure they are meeting the standards of their contract. We will get with him and we will issue a notice to staff that these are the things that we need to follow-up on to get under control and we will make sure that pond is taken care of.

A resident stated most of the time we have to mow our property by the pond, the lawn maintenance people don't do it.

A resident stated when they do cut the grass they blow it into the pond.

Mr. Oliver stated they shouldn't do that.

A resident stated if they don't maintain the property I don't see a reason to keep them.

Mr. Oliver stated Tree Amigos came on board in March 2022. We changed the pond maintenance six or seven years ago.

Mr. Marmo stated if you contact Jay, he will follow-up right away. If you see anything, snap a photo and send it to Jay. He is on top of it.

Ms. Andrews stated in Jay's defense he can't see half the ponds when he is driving around because they are behind homes.

A resident asked what happened to putting fountains in the ponds?

Mr. Marmo stated we put special projects on the back burner until the Longleaf expansion is complete.

A resident asked what happened with the streetlights that were broken?

Mr. Parker stated if you have a problem with a streetlight, there is a number on the bottom of the pole and you can call JEA with that number and they will come out and repair it. If you can't get in touch with them you can email me I'm on property five days a week and you can stop by the amenity center and see me and I will reach out to JEA. There was a complaint about the poles not being painted and when I reached out to JEA they said they do not paint light poles.

Ms. Egleston stated I received an email from some residents dealing with the swim team agreement.

Mr. Oliver stated we will put it on the agenda for the next meeting.

A resident stated we did a survey of 60 people and 58 wanted it to be a year-round swim team. Two did not want it year-round but they wanted some kind of clinic.

**SEVENTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the July 25, 2023 Meeting**
- B. Balance Sheet as of July 31, 2023 and Statement of Revenues and Expenses for the Period Ending July 31, 2023**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 09/26/23 @ 4:00 p.m. @ Aberdeen Amenity Center**

Mr. Oliver stated the next meeting will be held September 26, 2023 at 4:00 p.m.

On MOTION by Mr. Fogel seconded by Ms. Clarke with all in favor the meeting adjourned at 7:04 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

# Aberdeen

Community Development District

Unaudited Financial Reporting

August 31, 2023



**Aberdeen**  
**Community Development District**  
**Combined Balance Sheet**

August 31, 2023

|  | <u>Governmental Fund Types</u> |                         |                            |                             | <b>Totals</b><br><b>(Memorandum Only)</b> |
|--|--------------------------------|-------------------------|----------------------------|-----------------------------|---|
|  | <u>General</u>                 | <u>Debt<br/>Service</u> | <u>Capital<br/>Reserve</u> | <u>Capital<br/>Projects</u> |   |
| <b>Assets:</b>                                   |                                |                         |                            |                             |   |
| Cash   | \$285,142                      | ---                     | \$425,403                  | ---                         | \$710,545                                 |
| Investments:                                     |                                |                         |                            |                             |   |
| <b>Operations</b>                                |                                |                         |                            |                             |   |
| Custody Account                                  | \$81,243                       | ---                     | ---                        | ---                         | \$81,243                                  |
| State Board of Administration - General Fund     | \$52,124                       | ---                     | ---                        | ---                         | \$52,124                                  |
| State Board of Administration - Capital Reserve  | ---                            | ---                     | \$167,938                  | ---                         | \$167,938                                 |
| State Board of Administration - Renewal & Rplcmt | ---                            | ---                     | \$110,833                  | ---                         | \$110,833                                 |
| <b>Series 2005/2020A</b>                         |                                |                         |                            |                             |   |
| Reserve A1                                       | ---                            | \$378,625               | ---                        | ---                         | \$378,625                                 |
| Interest A1                                      | ---                            | \$5,887                 | ---                        | ---                         | \$5,887                                   |
| Prepayment A1                                    | ---                            | \$17,967                | ---                        | ---                         | \$17,967                                  |
| Revenue  | ---                            | \$453,793               | ---                        | ---                         | \$453,793                                 |
| Reserve A2                                       | ---                            | \$218,250               | ---                        | ---                         | \$218,250                                 |
| Interest A2                                      | ---                            | \$3,393                 | ---                        | ---                         | \$3,393                                   |
| Prepayment A2                                    | ---                            | \$5,336                 | ---                        | ---                         | \$5,336                                   |
| General Redemption                               | ---                            | \$246                   | ---                        | ---                         | \$246                                     |
| <b>Series 2018</b>                               |                                |                         |                            |                             |   |
| Reserve  | ---                            | \$67,138                | ---                        | ---                         | \$67,138                                  |
| Revenue  | ---                            | \$55,002                | ---                        | ---                         | \$55,002                                  |
| Prepayment                                       | ---                            | \$1,364                 | ---                        | ---                         | \$1,364                                   |
| Redemption                                       | ---                            | \$546                   | ---                        | ---                         | \$546                                     |
| Construction                                     | ---                            | ---                     | ---                        | \$49,179                    | \$49,179                                  |
| Due from Other                                   | \$140                          | ---                     | ---                        | ---                         | \$140                                     |
| Prepaid Expenses                                 | \$4,670                        | ---                     | ---                        | ---                         | \$4,670                                   |
| <b>Total Assets</b>                              | <b>\$423,318</b>               | <b>\$1,207,545</b>      | <b>\$704,173</b>           | <b>\$49,179</b>             | <b>\$2,384,215</b>                        |
| <b>Liabilities:</b>                              |                                |                         |                            |                             |   |
| Accounts Payable                                 | \$20,812                       | ---                     | ---                        | ---                         | \$20,812                                  |
| <b>Fund Balances:</b>                            |                                |                         |                            |                             |   |
| Restricted for Debt Service                      | ---                            | \$1,207,545             | ---                        | ---                         | \$1,207,545                               |
| Restricted for Capital Projects                  | ---                            | ---                     | ---                        | \$49,179                    | \$49,179                                  |
| Nonspendable                                     | \$4,670                        | ---                     | ---                        | ---                         | \$4,670                                   |
| Assigned   | \$125,000                      | ---                     | ---                        | ---                         | \$125,000                                 |
| Unassigned                                       | \$272,836                      | ---                     | \$704,173                  | ---                         | \$977,009                                 |
| <b>Total Liabilities and Fund Equity</b>         | <b>\$423,318</b>               | <b>\$1,207,545</b>      | <b>\$704,173</b>           | <b>\$49,179</b>             | <b>\$2,384,215</b>                        |

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

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

|                        | ADOPTED<br>BUDGET | PRORATED BUDGET<br>Thru 08/31/23 | ACTUAL<br>Thru 08/31/23 | VARIANCE |
|------------------------|-------------------|----------------------------------|-------------------------|----------|
| <b>REVENUES:</b>       |                   |                                  |                         |          |
| Assessments - Tax Roll | \$1,138,335       | \$1,138,335                      | \$1,143,336             | \$5,001  |
| Interest               | \$200             | \$200                            | \$5,387                 | \$5,187  |
| Amenities Revenue/Misc | \$25,000          | \$22,917                         | \$22,848                | (\$69)   |
| TOTAL REVENUES         | \$1,163,535       | \$1,161,451                      | \$1,171,570             | \$10,119 |

**EXPENDITURES:**

***Administrative***

|                                   |           |           |           |          |
|-----------------------------------|-----------|-----------|-----------|----------|
| Supervisor Fees                   | \$12,000  | \$11,000  | \$9,600   | \$1,400  |
| FICA Expense                      | \$918     | \$842     | \$734     | \$107    |
| Assessment Administration         | \$5,000   | \$5,000   | \$5,000   | \$0      |
| Engineering Fees                  | \$7,000   | \$6,417   | \$6,095   | \$322    |
| Arbitrage                         | \$1,200   | \$1,100   | \$600     | \$500    |
| Dissemination Agent               | \$7,800   | \$7,150   | \$6,767   | \$383    |
| Impact Fee Administration         | \$10,000  | \$9,167   | \$0       | \$9,167  |
| Attorney Fees                     | \$37,000  | \$33,917  | \$19,086  | \$14,831 |
| Annual Audit                      | \$3,650   | \$3,650   | \$3,375   | \$275    |
| Trustee Fees                      | \$14,500  | \$8,394   | \$8,394   | \$0      |
| Management Fees                   | \$52,796  | \$48,396  | \$48,396  | \$0      |
| Information Technology            | \$1,800   | \$1,650   | \$1,650   | \$0      |
| Travel and Per Diem               | \$300     | \$275     | \$0       | \$275    |
| Telephone                         | \$700     | \$642     | \$398     | \$243    |
| Postage                           | \$2,000   | \$1,833   | \$1,287   | \$546    |
| Printing and Binding              | \$2,000   | \$1,833   | \$1,877   | (\$44)   |
| Insurance                         | \$12,408  | \$12,408  | \$11,116  | \$1,292  |
| Legal Advertising                 | \$2,000   | \$1,833   | \$1,180   | \$653    |
| Other Current Charges             | \$1,000   | \$917     | \$20      | \$897    |
| Office Supplies                   | \$250     | \$229     | \$219     | \$10     |
| Dues, Licenses & Subscriptions    | \$175     | \$175     | \$175     | \$0      |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$174,497 | \$156,827 | \$125,969 | \$30,858 |

***Amenity Center***

|                          |          |          |          |            |
|--------------------------|----------|----------|----------|------------|
| Insurance                | \$41,825 | \$41,825 | \$38,674 | \$3,151    |
| Repairs & Replacements   | \$45,000 | \$45,000 | \$56,552 | (\$11,552) |
| Special Events           | \$18,500 | \$18,500 | \$26,295 | (\$7,795)  |
| Staff Uniforms           | \$1,500  | \$1,375  | \$0      | \$1,375    |
| Recreational Supplies    | \$1,800  | \$1,650  | \$0      | \$1,650    |
| Recreational Passes      | \$1,600  | \$1,467  | \$1,441  | \$25       |
| Other Current Charges    | \$1,000  | \$917    | \$465    | \$451      |
| Permit Fees              | \$2,200  | \$2,200  | \$3,757  | (\$1,557)  |
| Office Supplies          | \$3,150  | \$2,888  | \$3,042  | (\$154)    |
| Credit Card Machine Fees | \$450    | \$450    | \$882    | (\$432)    |
| Pest Control             | \$3,000  | \$2,750  | \$2,233  | \$517      |
| Utilities                |          |          |          |            |
| Water & Sewer            | \$20,000 | \$18,333 | \$13,313 | \$5,021    |
| Electric                 | \$40,000 | \$36,667 | \$35,053 | \$1,614    |
| Cable/Internet/Phone     | \$12,500 | \$12,500 | \$14,484 | (\$1,984)  |

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

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

|  | ADOPTED<br>BUDGET  | PRORATED BUDGET<br>Thru 08/31/23 | ACTUAL<br>Thru 08/31/23 | VARIANCE         |
|--|--------------------|----------------------------------|-------------------------|------------------|
| <b><u>Management Contracts</u></b>           |                    |                                  |                         |                  |
| Field Operations Management - FirstService   | \$72,440           | \$66,403                         | \$71,604                | (\$5,201)        |
| Pool Attendants/Lifeguards - Elite LifeGuard | \$50,000           | \$45,833                         | \$43,874                | \$1,960          |
| Facility Management - FirstService           | \$99,441           | \$91,154                         | \$92,852                | (\$1,698)        |
| Pool Maintenance/Supplies - FirstService     | \$28,210           | \$25,859                         | \$17,482                | \$8,378          |
| Janitorial Services - FirstService           | \$54,240           | \$49,720                         | \$28,349                | \$21,371         |
| General Facility Maintenance - FirstService  | \$40,560           | \$40,560                         | \$47,494                | (\$6,934)        |
| Resident Services Coordinator- FirstService  | \$49,040           | \$49,040                         | \$55,251                | (\$6,211)        |
| Management Fee - FirstService                | \$12,900           | \$11,825                         | \$11,825                | \$0              |
| Pool Chemicals - Poolsure                    | \$30,000           | \$27,500                         | \$28,249                | (\$749)          |
| Refuse Service                               | \$12,000           | \$11,000                         | \$11,338                | (\$338)          |
| Security                                     | \$17,800           | \$16,317                         | \$14,143                | \$2,174          |
| Website                                      | \$1,800            | \$1,650                          | \$1,650                 | \$0              |
| Holiday Decorations                          | \$12,000           | \$9,141                          | \$9,141                 | \$0              |
| Subscriptions                                | \$2,988            | \$2,988                          | \$3,038                 | (\$50)           |
| <b>TOTAL AMENITY CENTER EXPENDITURES</b>     | <b>\$675,944</b>   | <b>\$635,512</b>                 | <b>\$632,480</b>        | <b>\$3,033</b>   |
| <b><u>Grounds Maintenance</u></b>            |                    |                                  |                         |                  |
| Electric                                     | \$11,000           | \$10,083                         | \$10,923                | (\$840)          |
| Streetlighting                               | \$33,000           | \$30,250                         | \$31,620                | (\$1,370)        |
| Lake Maintenance                             | \$33,000           | \$30,250                         | \$27,117                | \$3,133          |
| Landscape Maintenance                        | \$258,568          | \$237,021                        | \$194,573               | \$42,448         |
| Common Area Maintenance                      | \$30,525           | \$27,981                         | \$10,940                | \$17,041         |
| Reuse Water                                  | \$55,000           | \$50,417                         | \$32,805                | \$17,612         |
| Miscellaneous                                | \$7,000            | \$6,417                          | \$1,330                 | \$5,087          |
| Irrigation Repairs                           | \$10,000           | \$9,167                          | \$500                   | \$8,667          |
| <b>TOTAL GROUNDS MAINT. EXPENDITURES</b>     | <b>\$438,093</b>   | <b>\$401,586</b>                 | <b>\$309,808</b>        | <b>\$91,778</b>  |
| <b>TOTAL EXPENDITURES</b>                    | <b>\$1,288,535</b> | <b>\$1,193,925</b>               | <b>\$1,068,256</b>      | <b>\$125,669</b> |
| <b>EXCESS REVENUES/(EXPENSES)</b>            | <b>(\$125,000)</b> |                                  | <b>\$103,314</b>        |                  |
| <b>NET CHANGE IN FUND BALANCE</b>            | <b>(\$125,000)</b> |                                  | <b>\$103,314</b>        |                  |
| Fund Balance - Beginning                     | \$125,000          |                                  | \$299,192               |                  |
| Fund Balance - Ending                        | <u>\$0</u>         |                                  | <u>\$402,506</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        | \$43,545        | \$4,467        | \$878          | \$14,009        | \$6,514         | \$0            | \$3,740        | \$0        | \$1,143,336        |
| Interest              | \$116          | \$145           | \$127            | \$347            | \$493           | \$1,970        | \$336          | \$397           | \$466           | \$464          | \$527          | \$0        | \$5,387            |
| Amenities Revenue     | \$2,079        | \$2,469         | \$100            | \$2,126          | \$1,394         | \$2,290        | \$2,009        | \$3,404         | \$4,398         | \$638          | \$1,941        | \$0        | \$22,848           |
| <b>TOTAL REVENUES</b> | <b>\$2,194</b> | <b>\$67,360</b> | <b>\$261,410</b> | <b>\$746,727</b> | <b>\$45,432</b> | <b>\$8,726</b> | <b>\$3,222</b> | <b>\$17,810</b> | <b>\$11,378</b> | <b>\$1,102</b> | <b>\$6,208</b> | <b>\$0</b> | <b>\$1,171,570</b> |

#### **EXPENDITURES:**

##### **Administrative**

|                                |          |         |         |         |         |         |         |         |         |         |         |     |          |
|--------------------------------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----|----------|
| Supervisor Fees                | \$1,200  | \$600   | \$200   | \$1,200 | \$0     | \$1,800 | \$1,000 | \$0     | \$1,800 | \$800   | \$1,000 | \$0 | \$9,600  |
| FICA Expense                   | \$92     | \$46    | \$15    | \$92    | \$0     | \$138   | \$77    | \$0     | \$138   | \$61    | \$77    | \$0 | \$734    |
| Assessment Administration      | \$5,000  | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0 | \$5,000  |
| Engineering Fees               | \$1,795  | \$0     | \$0     | \$0     | \$323   | \$323   | \$968   | \$645   | \$968   | \$1,075 | \$0     | \$0 | \$6,095  |
| Arbitrage                      | \$0      | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$600   | \$0     | \$0 | \$600    |
| Dissemination Agent            | \$583    | \$583   | \$583   | \$583   | \$583   | \$583   | \$833   | \$583   | \$583   | \$683   | \$583   | \$0 | \$6,767  |
| Impact Fee Administration      | \$0      | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0 | \$0      |
| Attorney Fees                  | \$2,738  | \$1,500 | \$348   | \$1,716 | \$1,867 | \$2,764 | \$2,938 | \$2,264 | \$2,951 | \$0     | \$0     | \$0 | \$19,086 |
| Annual Audit                   | \$0      | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$3,375 | \$0     | \$0     | \$0 | \$3,375  |
| Trustee Fees                   | \$3,438  | \$3,416 | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$1,541 | \$0     | \$0     | \$0 | \$8,394  |
| Management Fees                | \$4,400  | \$4,400 | \$4,400 | \$4,400 | \$4,400 | \$4,400 | \$4,400 | \$4,400 | \$4,400 | \$4,400 | \$4,400 | \$0 | \$48,396 |
| Information Technology         | \$150    | \$150   | \$150   | \$150   | \$150   | \$150   | \$150   | \$150   | \$150   | \$150   | \$150   | \$0 | \$1,650  |
| Travel and Per Diem            | \$0      | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0 | \$0      |
| Telephone                      | \$79     | \$34    | \$33    | \$19    | \$8     | \$34    | \$60    | \$0     | \$22    | \$50    | \$59    | \$0 | \$398    |
| Postage                        | \$16     | \$16    | \$336   | \$45    | \$16    | \$9     | \$44    | \$15    | \$13    | \$40    | \$737   | \$0 | \$1,287  |
| Printing and Binding           | \$113    | \$96    | \$57    | \$17    | \$43    | \$31    | \$32    | \$57    | \$0     | \$51    | \$1,380 | \$0 | \$1,877  |
| Insurance                      | \$11,116 | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0 | \$11,116 |
| Legal Advertising              | \$68     | \$68    | \$0     | \$68    | \$68    | \$67    | \$68    | \$67    | \$71    | \$0     | \$636   | \$0 | \$1,180  |
| Other Current Charges          | \$0      | \$0     | \$0     | \$10    | \$0     | \$10    | \$0     | \$0     | \$0     | \$0     | \$0     | \$0 | \$20     |
| Office Supplies                | \$137    | \$63    | \$1     | \$1     | \$1     | \$0     | \$1     | \$1     | \$13    | \$1     | \$0     | \$0 | \$219    |
| Dues, Licenses & Subscriptions | \$175    | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0 | \$175    |

#### **TOTAL ADMINISTRATIVE EXPENDITURES**

|                 |                 |                |                |                |                 |                 |                |                 |                |                |            |            |                  |
|-----------------|-----------------|----------------|----------------|----------------|-----------------|-----------------|----------------|-----------------|----------------|----------------|------------|------------|------------------|
| <b>\$31,098</b> | <b>\$10,970</b> | <b>\$6,124</b> | <b>\$8,301</b> | <b>\$7,459</b> | <b>\$10,309</b> | <b>\$10,570</b> | <b>\$8,181</b> | <b>\$16,023</b> | <b>\$7,911</b> | <b>\$9,023</b> | <b>\$0</b> | <b>\$0</b> | <b>\$125,969</b> |
|-----------------|-----------------|----------------|----------------|----------------|-----------------|-----------------|----------------|-----------------|----------------|----------------|------------|------------|------------------|

##### **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 | \$2,701 | \$1,331 | \$10,713 | \$7,464 | \$6,703 | \$6,535 | \$3,371 | \$2,567 | \$0 | \$56,552 |
| Special Events           | \$5,447  | \$4,170 | \$1,909 | \$3,165 | \$2,896 | \$2,833  | \$1,407 | \$1,286 | \$269   | \$846   | \$2,067 | \$0 | \$26,295 |
| 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     | \$746   | \$0     | \$0     | \$0 | \$1,441  |
| Other Current Charges    | \$0      | \$0     | \$0     | \$0     | \$0     | \$0      | \$15    | \$450   | \$0     | \$0     | \$0     | \$0 | \$465    |
| Permit Fees              | \$0      | \$0     | \$3,040 | \$0     | \$0     | \$0      | \$0     | \$0     | \$0     | \$717   | \$0     | \$0 | \$3,757  |
| Office Supplies          | \$15     | \$765   | \$84    | \$143   | \$394   | \$67     | \$133   | \$436   | \$732   | \$95    | \$179   | \$0 | \$3,042  |
| Credit Card Machine Fees | \$66     | \$46    | \$80    | \$28    | \$78    | \$51     | \$195   | \$54    | \$84    | \$135   | \$65    | \$0 | \$882    |
| Pest Control             | \$189    | \$189   | \$189   | \$208   | \$208   | \$208    | \$208   | \$208   | \$208   | \$208   | \$208   | \$0 | \$2,233  |
| Utilities                |          |         |         |         |         |          |         |         |         |         |         |     |          |
| Water & Sewer            | \$710    | \$1,419 | \$1,319 | \$1,260 | \$1,001 | \$1,012  | \$945   | \$1,148 | \$1,195 | \$1,871 | \$1,433 | \$0 | \$13,313 |
| Electric                 | \$4,785  | \$3,578 | \$2,656 | \$2,791 | \$3,766 | \$3,273  | \$3,189 | \$2,429 | \$2,468 | \$3,023 | \$3,094 | \$0 | \$35,053 |
| Cable/Internet/Phone     | \$1,166  | \$1,219 | \$1,248 | \$1,277 | \$1,308 | \$1,339  | \$1,467 | \$1,338 | \$1,337 | \$1,338 | \$1,447 | \$0 | \$14,484 |

##### **Management Contracts**

## 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              |
|--|--------------------|-------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|------------|--------------------|
| Field Operations Management - FirstService   | \$6,460            | \$8,175           | \$6,527          | \$5,354          | \$7,466           | \$7,164           | \$5,883           | \$8,899           | \$6,019           | \$3,697           | \$5,961           | \$0        | \$71,604           |
| Pool Attendants/Lifeguards - Elite LifeGuard | \$0                | \$0               | \$0              | \$0              | \$0               | \$7,312           | \$7,312           | \$7,312           | \$7,312           | \$7,312           | \$7,312           | \$0        | \$43,874           |
| Facility Management - FirstService           | \$11,980           | \$12,384          | \$5,516          | \$6,890          | \$9,637           | \$6,890           | \$7,390           | \$12,077          | \$7,875           | \$4,337           | \$7,875           | \$0        | \$92,852           |
| Pool Maintenance/Supplies - FirstService     | \$1,627            | \$2,630           | \$2,755          | \$980            | \$1,605           | \$2,233           | \$1,126           | \$1,560           | \$1,129           | \$1,290           | \$547             | \$0        | \$17,482           |
| Janitorial Services - FirstService           | \$2,804            | \$5,057           | \$3,232          | \$1,885          | \$2,737           | \$1,015           | \$2,863           | \$3,698           | \$2,868           | \$1,138           | \$1,051           | \$0        | \$28,349           |
| General Facility Maintenance - FirstService  | \$3,900            | \$5,569           | \$2,502          | \$5,090          | \$6,643           | \$4,847           | \$3,518           | \$5,623           | \$3,874           | \$2,075           | \$3,853           | \$0        | \$47,494           |
| Resident Services Coordinator- FirstService  | \$3,423            | \$5,983           | \$4,744          | \$4,794          | \$5,530           | \$2,688           | \$4,332           | \$7,428           | \$6,558           | \$3,755           | \$6,016           | \$0        | \$55,251           |
| Management Fee - FirstService                | \$1,175            | \$1,025           | \$1,025          | \$1,075          | \$1,075           | \$1,075           | \$1,075           | \$1,075           | \$1,075           | \$1,075           | \$1,075           | \$0        | \$11,825           |
| Pool Chemicals - Poolsure                    | \$2,171            | \$2,171           | \$2,171          | \$2,717          | \$2,717           | \$2,717           | \$2,717           | \$2,717           | \$2,717           | \$2,717           | \$2,717           | \$0        | \$28,249           |
| Refuse Service                               | \$950              | \$950             | \$960            | \$1,171          | \$1,074           | \$1,074           | \$1,074           | \$1,027           | \$1,026           | \$1,021           | \$1,011           | \$0        | \$11,338           |
| Security                                     | \$3,022            | \$250             | \$275            | \$3,302          | \$250             | \$3,022           | \$250             | \$250             | \$3,022           | \$250             | \$250             | \$0        | \$14,143           |
| Website                                      | \$150              | \$150             | \$150            | \$150            | \$150             | \$150             | \$150             | \$150             | \$150             | \$150             | \$150             | \$0        | \$1,650            |
| Holiday Decorations                          | \$8,827            | \$0               | \$0              | \$0              | \$0               | \$0               | \$0               | \$0               | \$315             | \$0               | \$0               | \$0        | \$9,141            |
| Subscriptions                                | \$249              | \$249             | \$249            | \$249            | \$249             | \$249             | \$548             | \$249             | \$249             | \$249             | \$249             | \$0        | \$3,038            |
| <b>TOTAL AMENITY CENTER EXPENDITURES</b>     | <b>\$102,508</b>   | <b>\$61,074</b>   | <b>\$46,677</b>  | <b>\$45,231</b>  | <b>\$50,116</b>   | <b>\$59,931</b>   | <b>\$53,262</b>   | <b>\$66,121</b>   | <b>\$57,761</b>   | <b>\$40,670</b>   | <b>\$49,128</b>   | <b>\$0</b> | <b>\$632,480</b>   |
| <b><i>Grounds Maintenance</i></b>            |                    |                   |                  |                  |                   |                   |                   |                   |                   |                   |                   |            |                    |
| Electric                                     | \$909              | \$855             | \$1,055          | \$1,125          | \$1,279           | \$794             | \$757             | \$712             | \$974             | \$1,268           | \$1,194           | \$0        | \$10,923           |
| Streetlighting                               | \$3,183            | \$3,045           | \$2,721          | \$2,808          | \$2,968           | \$2,960           | \$3,039           | \$2,705           | \$2,732           | \$2,714           | \$2,746           | \$0        | \$31,620           |
| Lake Maintenance                             | \$3,042            | \$2,675           | \$2,675          | \$2,675          | \$2,675           | \$2,675           | \$2,675           | \$2,675           | \$2,675           | \$2,675           | \$0               | \$0        | \$27,117           |
| Landscape Maintenance                        | \$21,547           | \$21,547          | \$21,547         | \$21,547         | \$21,547          | \$21,547          | \$21,547          | \$21,547          | \$22,194          | \$0               | \$0               | \$0        | \$194,573          |
| Common Area Maintenance                      | \$1,800            | \$0               | \$1,850          | \$0              | \$0               | \$2,814           | \$0               | \$377             | \$0               | \$4,099           | \$0               | \$0        | \$10,940           |
| Reuse Water                                  | \$3,425            | \$2,295           | \$2,417          | \$2,235          | \$2,328           | \$2,423           | \$2,982           | \$2,974           | \$2,983           | \$4,686           | \$4,056           | \$0        | \$32,805           |
| Miscellaneous                                | \$115              | \$0               | \$0              | \$314            | \$112             | \$0               | \$0               | \$0               | \$0               | \$500             | \$289             | \$0        | \$1,330            |
| Irrigation Repairs                           | \$250              | \$0               | \$250            | \$0              | \$0               | \$0               | \$0               | \$0               | \$0               | \$0               | \$0               | \$0        | \$500              |
| <b>TOTAL GROUNDS MAINT. EXPENDITURES</b>     | <b>\$34,271</b>    | <b>\$30,417</b>   | <b>\$32,516</b>  | <b>\$30,704</b>  | <b>\$30,909</b>   | <b>\$33,213</b>   | <b>\$31,001</b>   | <b>\$30,991</b>   | <b>\$31,557</b>   | <b>\$15,942</b>   | <b>\$8,285</b>    | <b>\$0</b> | <b>\$309,808</b>   |
| Capital Reserve Funding                      | \$0                | \$0               | \$0              | \$0              | \$0               | \$0               | \$0               | \$0               | \$0               | \$0               | \$0               | \$0        | \$0                |
| <b>TOTAL EXPENDITURES</b>                    | <b>\$167,878</b>   | <b>\$102,462</b>  | <b>\$85,317</b>  | <b>\$84,236</b>  | <b>\$88,484</b>   | <b>\$103,453</b>  | <b>\$94,833</b>   | <b>\$105,292</b>  | <b>\$105,341</b>  | <b>\$64,523</b>   | <b>\$66,436</b>   | <b>\$0</b> | <b>\$1,068,256</b> |
|  | \$0                | \$0               | \$0              | \$0              | \$0               | \$0               | \$0               | \$0               | \$0               | \$0               | \$0               | \$0        | \$0                |
| <b>EXCESS REVENUES/(EXPENSES)</b>            | <b>(\$165,683)</b> | <b>(\$35,102)</b> | <b>\$176,093</b> | <b>\$662,491</b> | <b>(\$43,052)</b> | <b>(\$94,726)</b> | <b>(\$91,611)</b> | <b>(\$87,482)</b> | <b>(\$93,963)</b> | <b>(\$63,422)</b> | <b>(\$60,228)</b> | <b>\$0</b> | <b>\$103,314</b>   |

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

|  | APPROVED<br>BUDGET | PRORATED<br>Thru 08/31/23 | ACTUAL<br>Thru 08/31/23 | VARIANCE |
|--|--------------------|---------------------------|-------------------------|----------|
|--|--------------------|---------------------------|-------------------------|----------|

**Revenues:**

|                                |                  |                  |                  |                |
|--------------------------------|------------------|------------------|------------------|----------------|
| Special Assessments - Tax Roll | \$134,960        | \$134,960        | \$135,557        | \$597          |
| Prepayments                    | \$0              | \$0              | \$1,363          | \$1,363        |
| Interest Income                | \$200            | \$200            | \$4,938          | \$4,738        |
| <b>Total Revenues</b>          | <b>\$135,160</b> | <b>\$135,160</b> | <b>\$141,858</b> | <b>\$6,697</b> |

**Expenditures**

|                            |                  |                  |                  |                  |
|----------------------------|------------------|------------------|------------------|------------------|
| Interest 11/1              | \$48,100         | \$48,100         | \$48,100         | \$0              |
| Interest 5/1               | \$48,410         | \$48,410         | \$48,100         | \$310            |
| Principal 5/1              | \$35,000         | \$35,000         | \$35,000         | \$0              |
| Interest 8/1 - Prepayment  | \$0              | \$0              | \$63             | (\$63)           |
| Principal 8/1 - Prepayment | \$0              | \$0              | \$5,000          | (\$5,000)        |
| <b>Total Expenditures</b>  | <b>\$179,610</b> | <b>\$131,510</b> | <b>\$136,263</b> | <b>(\$4,753)</b> |

|                                       |                   |                |                |                 |
|---------------------------------------|-------------------|----------------|----------------|-----------------|
| <b>Excess Revenues (Expenditures)</b> | <b>(\$44,450)</b> | <b>\$3,650</b> | <b>\$5,595</b> | <b>\$11,450</b> |
|---------------------------------------|-------------------|----------------|----------------|-----------------|

|                                   |                   |  |                |  |
|-----------------------------------|-------------------|--|----------------|--|
| <b>NET CHANGE IN FUND BALANCE</b> | <b>(\$44,450)</b> |  | <b>\$5,595</b> |  |
|-----------------------------------|-------------------|--|----------------|--|

|                          |          |  |           |  |
|--------------------------|----------|--|-----------|--|
| Fund Balance - Beginning | \$49,605 |  | \$118,454 |  |
|--------------------------|----------|--|-----------|--|

|                              |                |  |                  |  |
|------------------------------|----------------|--|------------------|--|
| <b>Fund Balance - Ending</b> | <b>\$5,155</b> |  | <b>\$124,049</b> |  |
|------------------------------|----------------|--|------------------|--|

|            |           |
|------------|-----------|
| Reserve    | \$67,138  |
| Revenue    | \$55,002  |
| Prepayment | \$1,364   |
| Redemption | \$546     |
|            | \$124,049 |

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

|                                 | ADOPTED<br>BUDGET  | PRORATED<br>Thru 08/31/23 | ACTUAL<br>Thru 08/31/23 | VARIANCE          |
|---------------------------------|--------------------|---------------------------|-------------------------|-------------------|
| <b>Revenues:</b>                |                    |                           |                         |                   |
| Special Assessments - Tax Roll  | \$1,947,438        | \$1,947,438               | \$1,956,050             | \$8,612           |
| Prepayments 2021A1              | \$0                | \$0                       | \$13,452                | \$13,452          |
| Prepayments 2021A2              | \$0                | \$0                       | \$3,559                 | \$3,559           |
| Interest Income                 | \$1,000            | \$1,000                   | \$52,267                | \$51,267          |
| <b>Total Revenues</b>           | <b>\$1,948,438</b> | <b>\$1,948,438</b>        | <b>\$2,025,328</b>      | <b>\$76,890</b>   |
| <b>Expenditures</b>             |                    |                           |                         |                   |
| <b>2020 A1</b>                  |                    |                           |                         |                   |
| Interest 11/1                   | \$317,419          | \$317,419                 | \$317,419               | \$0               |
| Interest 5/1                    | \$317,419          | \$317,419                 | \$317,419               | \$0               |
| Principal 5/1                   | \$900,000          | \$900,000                 | \$900,000               | \$0               |
| <b>2020 A2</b>                  |                    |                           |                         |                   |
| Interest 11/1                   | \$99,481           | \$99,481                  | \$99,481                | \$0               |
| Interest 5/1                    | \$99,481           | \$99,481                  | \$99,481                | \$0               |
| Principal 5/1                   | \$225,000          | \$225,000                 | \$225,000               | \$0               |
| Principal 5/1 - Prepayment      | \$0                | \$0                       | \$35,000                | (\$35,000)        |
| <b>Total Expenditures</b>       | <b>\$1,958,800</b> | <b>\$1,958,800</b>        | <b>\$1,993,800</b>      | <b>(\$35,000)</b> |
| <b>Fund Balance - Beginning</b> | <b>\$433,443</b>   |                           | <b>\$1,051,969</b>      |                   |
| <b>Fund Balance - Ending</b>    | <b>\$423,080</b>   |                           | <b>\$1,083,497</b>      |                   |

|                    |                    |
|--------------------|--------------------|
| Reserve A1         | \$378,625          |
| Reserve A2         | \$218,250          |
| Interest A1        | \$5,887            |
| Interest A2        | \$3,393            |
| Revenue            | \$453,793          |
| Prepayment A1      | \$17,967           |
| Prepayment A2      | \$5,336            |
| General Redemption | \$246              |
|                    | <b>\$1,083,497</b> |

# Aberdeen

## Community Development District

### Capital Reserve Fund

Statement of Revenues & Expenditures

For the Period Ending

August 31, 2023

|                                       | ADOPTED<br>BUDGET  | PRORATED<br>Thru 08/31/23 | ACTUAL<br>Thru 08/31/23 | VARIANCE         |
|---------------------------------------|--------------------|---------------------------|-------------------------|------------------|
| <b>Revenues:</b>                      |                    |                           |                         |                  |
| Insurance Proceeds                    | \$0                | \$0                       | \$785                   | \$785            |
| Impact Fees                           | \$0                | \$0                       | \$10,153                | \$10,153         |
| Interest                              | \$3,000            | \$3,000                   | \$20,322                | \$17,322         |
| <b>Total Revenues</b>                 | <b>\$3,000</b>     | <b>\$3,000</b>            | <b>\$31,259</b>         | <b>\$28,259</b>  |
| <b>Expenditures</b>                   |                    |                           |                         |                  |
| Capital Outlay                        | \$150,000          | \$137,500                 | \$38,480                | \$99,020         |
| Repair and Replacements               | \$100,000          | \$91,667                  | \$56,555                | \$35,112         |
| <b>Total Expenditures</b>             | <b>\$250,000</b>   | <b>\$229,167</b>          | <b>\$95,035</b>         | <b>\$134,132</b> |
| <b>Excess Revenues (Expenditures)</b> | <b>(\$247,000)</b> |                           | <b>(\$63,775)</b>       |                  |
| <b>Fund Balance - Beginning</b>       | <b>\$778,569</b>   |                           | <b>\$767,948</b>        |                  |
| <b>Fund Balance - Ending</b>          | <b>\$531,569</b>   |                           | <b>\$704,173</b>        |                  |



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

|                                       | SERIES<br>2018  |
|---------------------------------------|-----------------|
| <b><u>REVENUES:</u></b>               |                 |
| Interest                              | \$1,678         |
| <b>Total Revenues</b>                 | <b>\$1,678</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>\$1,678</b>  |
| <b>Fund Balance - Beginning</b>       | \$47,501        |
| <b>Fund Balance - Ending</b>          | <b>\$49,179</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           |
| <br>  |                    |
| 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)          |
| Less: May 1, 2023 (Mandatory)               | (\$35,000)         |
| Less: August 1, 2020 (Prepayment)           | (\$5,000)          |
| <b>Current Bonds Outstanding</b>            | <b>\$1,900,000</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           |
| <br>   |                     |
| 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)          |
| Less: May 1, 2023 (Mandatory)                                    | (\$900,000)         |
| <b>Current Bonds Outstanding</b>                                 | <b>\$15,890,000</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          |
| <br>  |                    |
| 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)        |
| Less: May 1, 2023 (Mandatory)                                     | (\$225,000)        |
| Less: May 1, 2023 (Prepayment)                                    | (\$35,000)         |
| <b>Current Bonds Outstanding</b>                                  | <b>\$4,040,000</b> |

*C.*

# ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

## Fiscal Year 2023 Summary of Assessment Receipts

| ASSESSED                        | # UNITS<br>ASSESSED | SERIES 2020<br>DEBT ASMT | SERIES 2018<br>DEBT ASMT | FY23 O&M<br>ASMT    | TOTAL<br>ASSESSED   |
|---------------------------------|---------------------|--------------------------|--------------------------|---------------------|---------------------|
| <b>NET ASSESSMENTS TAX ROLL</b> | <b>50,936</b>       | <b>1,947,437.99</b>      | <b>134,960.07</b>        | <b>1,138,301.72</b> | <b>3,220,699.78</b> |
| <b>TAX ROLL RECEIVED</b>        |                     | <b>1,956,050.08</b>      | <b>135,556.91</b>        | <b>1,143,335.61</b> | <b>3,234,942.60</b> |
| <b>BALANCE DUE</b>              |                     | <b>(8,612.09)</b>        | <b>(596.84)</b>          | <b>(5,033.89)</b>   | <b>(14,242.82)</b>  |

Units include 49,000 square feet of Commercial

| SUMMARY OF TAX ROLL RECEIPTS      |               |                     |                              |                              |                     |
|-----------------------------------|---------------|---------------------|------------------------------|------------------------------|---------------------|
| ST JOHNS COUNTY DISTRIBUTION      | DATE RECEIVED | AMOUNT<br>RECEIVED  | SERIES 2020<br>DEBT RECEIPTS | SERIES 2018<br>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            |
| 7                                 | 2/21/2023     | 123,206.90          | 74,498.65                    | 5,162.86                     | 43,545.39           |
| 8                                 | 3/30/2023     | 12,637.83           | 7,641.63                     | 529.58                       | 4,466.62            |
| INTEREST                          | 4/6/2023      | 2,482.79            | 1,501.25                     | 104.04                       | 877.50              |
| 9                                 | 5/8/2023      | 39,637.36           | 23,967.24                    | 1,660.96                     | 14,009.16           |
| TAX CERTS                         | 6/15/2023     | 18,429.85           | 11,143.85                    | 772.28                       | 6,513.72            |
| TAX CERTS                         | 8/7/2023      | 10,583.23           | 6,399.29                     | 443.48                       | 3,740.46            |
|                                   |               | -                   | -                            | -                            | -                   |
|                                   |               | -                   | -                            | -                            | -                   |
|                                   |               | -                   | -                            | -                            | -                   |
| <b>TOTAL TAX ROLL RECEIPTS</b>    |               | <b>3,234,942.60</b> | <b>1,956,050.08</b>          | <b>135,556.91</b>            | <b>1,143,335.61</b> |
| <b>PERCENT COLLECTED TAX ROLL</b> |               | <b>100.44%</b>      | <b>100.44%</b>               | <b>100.44%</b>               | <b>100.44%</b>      |

*D.*

# Aberdeen

## Community Development District

### Check Run Summary

8/1/2023-8/31/2023

|   | Check Date | Check No.               |    | Amount              |
|---|------------|-------------------------|----|---------------------|
| <b>General Fund - Wells Fargo</b>         |            |                         |    |                     |
| Payroll                                   | 8/23/23    | 50923-50927             | \$ | 923.50              |
| <b>Total</b>                              |            |                         |    | <b>\$ 923.50</b>    |
| <br>                                      |            |                         |    |                     |
| <b>General Fund - Wells Fargo</b>         |            |                         |    |                     |
| Accounts Payable                          | 8/4/23     | 4677-4682               | \$ | 29,803.79           |
|   | 8/11/23    | 4683-4693               | \$ | 16,293.29           |
|   | 8/24/23    | 4694-4698               | \$ | 21,434.32           |
|   |            |                         |    | <b>\$ 67,531.40</b> |
| <br>                                      |            |                         |    |                     |
| <b>Capital Reserve Fund - Wells Fargo</b> |            |                         |    |                     |
| Accounts Payable                          |            |                         | \$ | -                   |
|   |            |                         |    | <b>\$ -</b>         |
| <b>Total</b>                              |            |                         |    | <b>\$ 67,531.40</b> |
| <br>                                      |            |                         |    |                     |
| <b>Autopayments - Wells Fargo</b>         |            |                         |    |                     |
|   | 8/1/23     | GFL Environmental       | \$ | 1,011.41            |
|   | 8/3/23     | Hi-Tech System          | \$ | 250.00              |
|   | 8/7/23     | Comcast                 | \$ | 497.14              |
|   | 8/9/23     | JEA Utilities           | \$ | 12,522.83           |
|   | 8/17/23    | Comcast                 | \$ | 644.62              |
|   | 8/25/23    | Wellbeats               | \$ | 249.00              |
|   | 8/25/23    | Comcast                 | \$ | 305.63              |
|   | 8/28/23    | Wells Fargo Credit Card | \$ | 3,434.49            |
|   | 8/30/23    | GFL Environmental       | \$ | 1,296.39            |
| <b>Total</b>                              |            |                         |    | <b>\$ 20,211.51</b> |

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

# Check Approval Form

Date: August 23, 2023

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 50923

Ending Check #: 50927


Total Amount of Checks: \$ 923.50

New Balance  
\$ 326,958.52

Balance in Account\*\*\*: \$ 327,882.02

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

Prepared by: Daniel Laughlin

Signature: 

Approved by: Jim Oliver

Signature: 

| CHECK # | EMP # | EMPLOYEE NAME        | CHECK AMOUNT | CHECK DATE |
|---------|-------|----------------------|--------------|------------|
| 50923   | 12    | ANGELA MARIE ANDREWS | 184.70       | 8/23/2023  |
| 50924   | 17    | HARRIET S CLARKE     | 184.70       | 8/23/2023  |
| 50925   | 15    | LAUREN Q EGGLESTON   | 184.70       | 8/23/2023  |
| 50926   | 18    | PAUL R FOGEL         | 184.70       | 8/23/2023  |
| 50927   | 16    | THOMAS G MARMO       | 184.70       | 8/23/2023  |

TOTAL FOR REGISTER 923.50

ABER ABERDEEN DLAUGHLIN



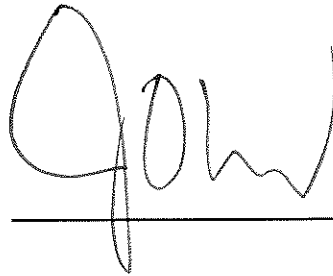
# ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 08.22.23

|    | <b>Supervisor</b>                                   | <b>In Attendance</b>                | <b>Fees</b> |
|----|---|-------------------------------------|-------------|
| 1. | <b>Lauren Eggleston</b><br><i>Chairperson</i>       | <input checked="" type="checkbox"/> | \$200       |
| 2. | <b>Susie Clarke</b><br><i>Assistant Secretary</i>   | <input checked="" type="checkbox"/> | \$200       |
| 3. | <b>Thomas Marmo</b><br><i>Assistant Secretary</i>   | <input checked="" type="checkbox"/> | \$200       |
| 4. | <b>Paul Fogel</b><br><i>Vice Chairman</i>           | <input checked="" type="checkbox"/> | \$200       |
| 5. | <b>Angela Andrews</b><br><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 | TO DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME | STATUS | AMOUNT   | CHECK AMOUNT | CHECK # |  |
|------------|-------|--------------|----------------------------|------------------|--------|-------|-------|----------|-------------|--------|----------|--------------|---------|--|
| 8/04/23    | 00279 | 7/27/23      | 1610                       | 202308           | 320    | 53800 | 45913 |          |             | *      | 7,312.29 |              |         |  |
|            |       |              | AUG LIFEGUARDS             |                  |        |       |       |          |             |        |          |              |         |  |
|            |       |              | ELITE AMENITIES NE FL, LLC |                  |        |       |       |          |             |        |          | 7,312.29     | 004677  |  |
| 8/04/23    | 00259 | 7/21/23      | 10901888                   | 202307           | 320    | 53800 | 45918 |          |             | *      | 3,638.50 |              |         |  |
|            |       |              | GENERAL MANAGER            |                  |        |       |       |          |             |        |          |              |         |  |
|            |       | 7/21/23      | 10901888                   | 202307           | 320    | 53800 | 45915 |          |             | *      | 3,057.31 |              |         |  |
|            |       |              | FRONT DESK                 |                  |        |       |       |          |             |        |          |              |         |  |
|            |       | 7/21/23      | 10901888                   | 202307           | 320    | 53800 | 45505 |          |             | *      | 591.95   |              |         |  |
|            |       |              | GROUNDS MAINT              |                  |        |       |       |          |             |        |          |              |         |  |
|            |       | 7/21/23      | 10901888                   | 202307           | 320    | 53800 | 45506 |          |             | *      | 1,138.15 |              |         |  |
|            |       |              | GROUNDS MAINT              |                  |        |       |       |          |             |        |          |              |         |  |
|            |       | 7/21/23      | 10901888                   | 202307           | 320    | 53800 | 46000 |          |             | *      | 2,998.76 |              |         |  |
|            |       |              | SUPERVISOR BUILDING MAINT  |                  |        |       |       |          |             |        |          |              |         |  |
|            |       | 7/21/23      | 10901888                   | 202307           | 320    | 53800 | 45917 |          |             | *      | 2,074.67 |              |         |  |
|            |       |              | BUILDING MAINT             |                  |        |       |       |          |             |        |          |              |         |  |
|            |       | 7/25/23      | 10902703                   | 202307           | 320    | 53800 | 45918 |          |             | *      | 698.00   |              |         |  |
|            |       |              | PROPERTY MANAGER           |                  |        |       |       |          |             |        |          |              |         |  |
|            |       | 7/25/23      | 10902703                   | 202307           | 320    | 53800 | 45915 |          |             | *      | 698.00   |              |         |  |
|            |       |              | FRONT DESK                 |                  |        |       |       |          |             |        |          |              |         |  |
|            |       | 7/25/23      | 10902703                   | 202307           | 320    | 53800 | 45505 |          |             | *      | 698.00   |              |         |  |
|            |       |              | GROUNDS MAINTENANCE        |                  |        |       |       |          |             |        |          |              |         |  |
|            |       | 7/25/23      | 10902703                   | 202307           | 320    | 53800 | 46000 |          |             | *      | 698.00   |              |         |  |
|            |       |              | MAINTENANCE SUPERVISOR     |                  |        |       |       |          |             |        |          |              |         |  |
|            |       |              | FIRST SERVICE RESIDENTIAL  |                  |        |       |       |          |             |        |          | 16,291.34    | 004678  |  |
| 8/04/23    | 00213 | 7/31/23      | 79570                      | 202307           | 320    | 53800 | 46100 |          |             | *      | 2,675.00 |              |         |  |
|            |       |              | JUL LAKE MAINTENANCE       |                  |        |       |       |          |             |        |          |              |         |  |
|            |       |              | FUTURE HORIZONS, INC       |                  |        |       |       |          |             |        |          | 2,675.00     | 004679  |  |
| 8/04/23    | 00016 | 7/07/23      | 24534                      | 202307           | 310    | 51300 | 31200 |          |             | *      | 600.00   |              |         |  |
|            |       |              | ARBIT SE2020               |                  |        |       |       |          |             |        |          |              |         |  |
|            |       |              | GRAU & ASSOCIATES          |                  |        |       |       |          |             |        |          | 600.00       | 004680  |  |
| 8/04/23    | 00079 | 8/01/23      | 13129561                   | 202308           | 320    | 53800 | 45507 |          |             | *      | 2,717.01 |              |         |  |
|            |       |              | AUG POOL CHEMICALS         |                  |        |       |       |          |             |        |          |              |         |  |
|            |       |              | POOLSURE                   |                  |        |       |       |          |             |        |          | 2,717.01     | 004681  |  |
| 8/04/23    | 00060 | 7/24/23      | 61748737                   | 202307           | 320    | 53800 | 45926 |          |             | *      | 99.00    |              |         |  |
|            |       |              | JUL PEST CONTROL           |                  |        |       |       |          |             |        |          |              |         |  |
|            |       | 7/29/23      | 61748448                   | 202307           | 320    | 53800 | 45926 |          |             | *      | 109.15   |              |         |  |
|            |       |              | JUL PEST CONTROL           |                  |        |       |       |          |             |        |          |              |         |  |
|            |       |              | TURNER PEST CONTROL LLC    |                  |        |       |       |          |             |        |          | 208.15       | 004682  |  |
| 8/11/23    | 00240 | 7/23/23      | 07232023                   | 202307           | 320    | 53800 | 46900 |          |             | *      | 548.90   |              |         |  |
|            |       |              | QTRLY PREVENTATIVE MAINT   |                  |        |       |       |          |             |        |          |              |         |  |
|            |       |              | ABERDEEN AIR, LLC          |                  |        |       |       |          |             |        |          | 548.90       | 004683  |  |
|            |       |              | ABER ABERDEEN              |                  |        |       |       |          |             |        |          |              |         |  |
|            |       |              | OKUZMUK                    |                  |        |       |       |          |             |        |          |              |         |  |

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME   | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|---|--------|----------|----------------------------|
| 8/11/23       | 00153 | 7/12/23 51663755                  | 202307 320-53800-46500                           | FIRST AID/SAFETY SUPPLIES<br>CINTAS FIRE 636525       | *      | 45.74    | 45.74 004684               |
| 8/11/23       | 00013 | 8/04/23 209473                    | 202307 310-51300-31100                           | JUL ENGINEERING SRVCS<br>ENGLAND THIMS & MILLER, INC. | *      | 1,075.00 | 1,075.00 004685            |
| 8/11/23       | 00259 | 8/01/23 10904893                  | 202308 310-51300-34000                           | AUG MANAGEMENT FEE<br>FIRST SERVICE RESIDENTIAL       | *      | 1,075.00 | 1,075.00 004686            |
| 8/11/23       | 00017 | 8/01/23 696                       | 202308 310-51300-34000                           | AUG MANAGEMENT FEES                                   | *      | 4,399.67 |                            |
|               |       | 8/01/23 696                       | 202308 310-51300-35100                           | AUG INFO TECH   | *      | 150.00   |                            |
|               |       | 8/01/23 696                       | 202308 310-51300-31300                           | AUG DISSEM AGENT SRVCS                                | *      | 583.33   |                            |
|               |       | 8/01/23 696                       | 202308 310-51300-51000                           | OFFICE SUPPLIES                                       | *      | .48      |                            |
|               |       | 8/01/23 696                       | 202308 310-51300-42000                           | POSTAGE   | *      | 135.17   |                            |
|               |       | 8/01/23 696                       | 202308 310-51300-42500                           | COPIES  | *      | 87.90    |                            |
|               |       | 8/01/23 696                       | 202308 310-51300-41000                           | TELEPHONE   | *      | 59.08    |                            |
|               |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES                      |        |          | 5,415.63 004687            |
| 8/11/23       | 00275 | 7/11/23 159100                    | 202307 320-57200-46000                           | QTRLY PREVENTATION MAINT                              | *      | 411.00   |                            |
|               |       | 7/11/23 161741                    | 202307 320-57200-46000                           | GYM EQUIPMENT REPAIRS                                 | *      | 196.44   |                            |
|               |       |                                   |  | HEARTLINE FITNESS                                     |        |          | 607.44 004688              |
| 8/11/23       | 00271 | 8/03/23 3263402                   | 202306 310-51300-31500                           | JUN GENERAL SERVICES                                  | *      | 1,232.50 |                            |
|               |       | 8/07/23 3264259                   | 202306 310-51300-31500                           | MONTHLY MEETING                                       | *      | 1,718.08 |                            |
|               |       |                                   |  | KUTAK ROCK LLP  |        |          | 2,950.58 004689            |
| 8/11/23       | 00252 | 7/06/23 1120                      | 202308 320-57200-49400                           | MC/DJ MEMBER POOL EVENT                               | *      | 400.00   |                            |
|               |       |                                   |  | MICHAEL A GILBERT DBA                                 |        |          | 400.00 004690              |
| 8/11/23       | 00192 | 2/22/23 81923A                    | 202308 320-57200-49400                           | FINAL PAYMENT 8/19 EVENT                              | *      | 1,125.00 |                            |
|               |       |                                   |  | PRINCE PELE'S POLYNESIAN REVUE                        |        |          | 1,125.00 004691            |

ABER ABERDEEN OKUZMUK

| CHECK<br>DATE    | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                 | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|------------------|-------|-----------------------------------|--|-----------------------------|--------|-----------|----------------------------|
| 8/11/23          | 00283 | 7/31/23 200837                    | 202307 320-53800-46300                           | UNDERBRUSH BEHIND HOUSES    | *      | 2,750.00  |                            |
|                  |       |                                   |  | TREE AMIGOS                 |        |           | 2,750.00 004692            |
| 8/11/23          | 00221 | 7/01/23 2947                      | 202307 320-53800-45919                           | JUL MAINT & NEWS LETTER     | *      | 150.00    |                            |
|                  |       | 8/01/23 2957                      | 202308 320-53800-45919                           | AUG MAINT & NEWS LETTER     | *      | 150.00    |                            |
|                  |       |                                   |  | ROBERTA G NAGLE DBA UNICORN |        |           | 300.00 004693              |
| 8/24/23          | 00286 | 7/25/23 5749223                   | 202307 310-51300-48000                           | NTC OF MEETING #9046113     | *      | 636.48    |                            |
|                  |       |                                   |  | CA FLORIDA HOLDINGS,LLC     |        |           | 636.48 004694              |
| 8/24/23          | 00279 | 8/19/23 1632                      | 202308 320-53800-45913                           | SEPT LIFE GUARDS            | *      | 7,212.29  |                            |
|                  |       |                                   |  | ELITE AMENITIES NE FL, LLC  |        |           | 7,212.29 004695            |
| 8/24/23          | 00259 | 8/18/23 10907295                  | 202308 320-53800-45918                           | PROPERTY MANAGER            | *      | 3,638.50  |                            |
|                  |       | 8/18/23 10907295                  | 202308 320-53800-45915                           | FRONT DESK                  | *      | 2,493.10  |                            |
|                  |       | 8/18/23 10907295                  | 202308 320-53800-46000                           | SUPERVISOR BUILDING MAINT   | *      | 2,635.06  |                            |
|                  |       | 8/18/23 10907295                  | 202308 320-53800-45917                           | BUILDING MAINT              | *      | 1,785.39  |                            |
|                  |       | 8/18/23 10908256                  | 202308 320-53800-45918                           | PROPERTY MANAGER            | *      | 698.00    |                            |
|                  |       | 8/18/23 10908256                  | 202308 320-53800-45915                           | FRONT DESK                  | *      | 698.00    |                            |
|                  |       | 8/18/23 10908256                  | 202308 320-53800-45917                           | GROUNDS MAINTENANCE         | *      | 698.00    |                            |
|                  |       | 8/18/23 10908256                  | 202308 320-53800-46000                           | MAINTENANCE SUPERVISOR      | *      | 698.00    |                            |
|                  |       |                                   |  | FIRST SERVICE RESIDENTIAL   |        |           | 13,344.05 004696           |
| 8/24/23          | 00301 | 8/09/23 69699                     | 202308 320-57200-46000                           | CALL SERVICE                | *      | 142.50    |                            |
|                  |       |                                   |  | HI TECH SYSTEM              |        |           | 142.50 004697              |
| 8/24/23          | 00060 | 8/17/23 61760599                  | 202308 320-53800-45926                           | AUG PEST CONTROL            | *      | 99.00     |                            |
|                  |       |                                   |  | TURNER PEST CONTROL LLC     |        |           | 99.00 004698               |
| TOTAL FOR BANK A |       |                                   |  |                             |        | 67,531.40 |                            |
| ABER ABERDEEN    |       |                                   |  | OKUZMUK                     |        |           |                            |

| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|--|-------------|--------|-----------|----------------------------|
| TOTAL FOR REGISTER |       |                                   |  |             |        | 67,531.40 |                            |

ABER ABERDEEN OKUZMUK

# Check Approval Form

General Fund

Date: August 4, 2023

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 4677

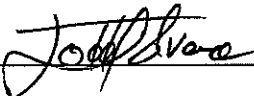
Ending Check #: 4682

Total Amount of Checks: \$ 29,803.79 New Balance

Balance in Account\*\*\*: \$ 393,874.73 \$ 364,070.94

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

Prepared by: Todd R. Polvere

Signature: 

Approved by: Jim Oliver

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

BANK A: ABERDEEN CDD

| VEND NO.  | Invoice Vendor Inv. No. | ---General Ledger#----- | St Cr | DUE DATE | GROSS AMOUNT | DISC AMOUNT | NET AMOUNT | CHECK NO. |
|---|-------------------------|-------------------------|-------|----------|--------------|-------------|------------|-----------|
| 00279   | 72723 1610              | 001-320-53800-45913     |       | 72723    | 7,312.29     | .00         | 7,312.29   | 004677    |
| AUG LIFEGUARDS AMENITY - LIFEGUARDS             |                         |                         |       |          |              |             |            |           |
| ELITE AMENITIES NE FL, LLC                      |                         |                         |       |          |              |             |            |           |
| 00259   | 72123 10901888          | 001-320-53800-45918     |       | 72123    | 3,638.50     | .00         | 3,638.50   |           |
| GENERAL MANAGER FACILITY MANAGER                |                         |                         |       |          |              |             |            |           |
| 00259   | 72123 10901888          | 001-320-53800-45915     |       | 72123    | 3,057.31     | .00         | 3,057.31   |           |
| FRONT DESK RESIDENT SERVICE COORDINATOR         |                         |                         |       |          |              |             |            |           |
| 00259   | 72123 10901888          | 001-320-53800-45505     |       | 72123    | 591.95       | .00         | 591.95     |           |
| GROUNDS MAINT AMENT-POOL MAINTENANCE            |                         |                         |       |          |              |             |            |           |
| 00259   | 72123 10901888          | 001-320-53800-45506     |       | 72123    | 1,138.15     | .00         | 1,138.15   |           |
| GROUNDS MAINT AMENT- JANITORIAL MAINT           |                         |                         |       |          |              |             |            |           |
| 00259   | 72123 10901888          | 001-320-53800-46000     |       | 72123    | 2,998.76     | .00         | 2,998.76   |           |
| SUPERVISOR BUILDING MAINT OPERATIONS MANAGEMENT |                         |                         |       |          |              |             |            |           |
| 00259   | 72123 10901888          | 001-320-53800-45917     |       | 72123    | 2,074.67     | .00         | 2,074.67   |           |
| BUILDING MAINT GENERAL FACILITY MAINTENANCE     |                         |                         |       |          |              |             |            |           |
| 00259   | 72523 10902703          | 001-320-53800-45918     |       | 72523    | 698.00       | .00         | 698.00     |           |
| PROPERTY MANAGER FACILITY MANAGER               |                         |                         |       |          |              |             |            |           |
| 00259   | 72523 10902703          | 001-320-53800-45915     |       | 72523    | 698.00       | .00         | 698.00     |           |
| FRONT DESK RESIDENT SERVICE COORDINATOR         |                         |                         |       |          |              |             |            |           |
| 00259   | 72523 10902703          | 001-320-53800-45505     |       | 72523    | 698.00       | .00         | 698.00     |           |
| GROUNDS MAINTENANCE AMENT-POOL MAINTENANCE      |                         |                         |       |          |              |             |            |           |
| 00259   | 72523 10902703          | 001-320-53800-46000     |       | 72523    | 698.00       | .00         | 698.00     |           |
| MAINTENANCE SUPERVISOR OPERATIONS MANAGEMENT    |                         |                         |       |          |              |             |            |           |
| FIRST SERVICE RESIDENTIAL                       |                         |                         |       |          |              |             |            |           |
| 00213   | 73123 79570             | 001-320-53800-46100     |       | 73123    | 2,675.00     | .00         | 2,675.00   |           |
| JUL LAKE MAINTENANCE LAKE MAINTENANCE           |                         |                         |       |          |              |             |            |           |
| FUTURE HORIZONS, INC                            |                         |                         |       |          |              |             |            |           |
| 00016   | 70723 24534             | 001-310-51300-31200     |       | 70723    | 600.00       | .00         | 600.00     |           |
| ARBIT SE2020 ARBITRAGE                          |                         |                         |       |          |              |             |            |           |
| GRAU & ASSOCIATES                               |                         |                         |       |          |              |             |            |           |
| 00079   | 80123 13129561          | 001-320-53800-45507     |       | 80123    | 2,717.01     | .00         | 2,717.01   |           |
| AUG POOL CHEMICALS AMENITY - POOL CHEMICALS     |                         |                         |       |          |              |             |            |           |
| POOLSURE  |                         |                         |       |          |              |             |            |           |
| 00060   | 72423 61748737          | 001-320-53800-45926     |       | 72423    | 99.00        | .00         | 99.00      |           |
| JUL PEST CONTROL PEST CONTROL                   |                         |                         |       |          |              |             |            |           |
| 00060   | 72923 61748448          | 001-320-53800-45926     |       | 72923    | 109.15       | .00         | 109.15     |           |
| JUL PEST CONTROL PEST CONTROL                   |                         |                         |       |          |              |             |            |           |
| TURNER PEST CONTROL LLC                         |                         |                         |       |          |              |             |            |           |
| ABERDEEN CDD                                    |                         |                         |       |          | 29,803.79    | .00         | 29,803.79  |           |
| ABER ABERDEEN                                   |                         |                         |       |          | TPOLVERE     |             |            |           |

001 ABERDEEN - GENERAL FUND CHECK DATE 8/04/2023

BANK A: ABERDEEN CDD

| VEND NO. | Invoice Vendor<br>Date | Inv. No. ---General Ledger#----- | St Cr | DUE DATE | GROSS AMOUNT | DISC AMOUNT | NET AMOUNT | PO# | CHECK NO. |
|----------|------------------------|----------------------------------|-------|----------|--------------|-------------|------------|-----|-----------|
|          |                        | ABERDEEN - GENERAL FUND          |       |          | 29,803.79    | .00         | 29,803.79  |     |           |

ABER ABERDEEN TPOLVERE



**Elite Amenities NE FL, LLC**

4116 Running Bear Lane  
Saint Johns, FL 32259 US  
904-710-0172  
eric@eliteamenities.com



**INVOICE**

**BILL TO**  
Kate Trivelpiece  
Aberdeen Amenity Center  
110 Flower of Scotland Ave.  
St. Johns, FL 32259

**INVOICE** 1610  
**DATE** 07/27/2023  
**TERMS** Due on receipt  
**DUE DATE** 08/01/2023

| DATE | DESCRIPTION         | QTY | RATE     | AMOUNT   |
|------|---------------------|-----|----------|----------|
|      | Lifeguards - August | 1   | 7,312.29 | 7,312.29 |

**BALANCE DUE \$7,312.29**

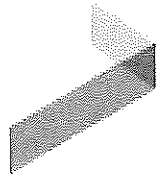
# INVOICE



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

Invoice Number 10901888  
 Invoice Date 7/21/2023  
 Terms 15 ePay ACH BP  
 Period Start 7/1/2023  
 Period End 7/14/2023  
 Customer 100-OSNC  
 Account # PAY-OSNC  
**Total Amount Due: \$13,499.34**

| Position                       | Labor Rate | Employee               | Hours           | Pay Rate | Amount     |
|--------------------------------|------------|------------------------|-----------------|----------|------------|
| General Manager, Property Oper | 15.00%     | Trivelpiece, Katherine | 8.00 HOLIDAY    | \$38.46  | \$353.85   |
| General Manager, Property Oper | 15.00%     | Trivelpiece, Katherine | 72.00 REGULAR   | \$38.46  | \$3,184.65 |
| General Manager, Property Oper | 0.00%      | Trivelpiece, Katherine | AUTO            | \$100.00 | \$100.00   |
|                                |            |                        |                 | Subtotal | \$3,638.50 |
| Staff, Front Desk              | 25.00%     | Arnold, Demetric E     | 8.00 HOLIDAY    | \$17.00  | \$170.00   |
| Staff, Front Desk              | 25.00%     | Arnold, Demetric E     | 8.00 HOLIDAY ST | \$17.00  | \$170.00   |
| Staff, Front Desk              | 25.00%     | Arnold, Demetric E     | 1.72 OVERTIME   | \$25.50  | \$54.83    |
| Staff, Front Desk              | 25.00%     | Arnold, Demetric E     | 67.93 REGULAR   | \$17.00  | \$1,443.53 |
| Staff, Front Desk              | 25.00%     | Mccarthy, Moira        | 65.01 REGULAR   | \$15.00  | \$1,218.95 |
|                                |            |                        |                 | Subtotal | \$3,057.31 |
| Staff, Grounds Maint           | 25.00%     | Abshire, Caleb L       | 8.00 HOLIDAY    | \$16.00  | \$160.00   |
| Staff, Grounds Maint           | 25.00%     | Abshire, Caleb L       | 9.25 HOLIDAY ST | \$16.00  | \$185.00   |
| Staff, Grounds Maint           | 25.00%     | Abshire, Caleb L       | 0.33 OVERTIME   | \$24.00  | \$9.90     |
| Staff, Grounds Maint           | 25.00%     | Abshire, Caleb L       | 68.76 REGULAR   | \$16.00  | \$1,375.20 |
|                                |            |                        |                 | Subtotal | \$1,730.10 |
| 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

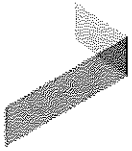
Invoice Number 10901888  
Invoice Date 7/21/2023  
Terms 15 ePay ACH BP  
Period Start 7/1/2023  
Period End 7/14/2023

Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$13,499.34**

| Position                   | Labor Rate | Employee         | Hours           | Pay Rate | Amount     |
|----------------------------|------------|------------------|-----------------|----------|------------|
| Supervisor, Building Maint | 25.00%     | Parker, Jay      | 9.12 HOLIDAY ST | \$26.00  | \$296.40   |
| Supervisor, Building Maint | 25.00%     | Parker, Jay      | 2.78 OVERTIME   | \$39.00  | \$135.53   |
| Supervisor, Building Maint | 25.00%     | Parker, Jay      | 69.44 REGULAR   | \$26.00  | \$2,256.83 |
| Supervisor, Building Maint | 0.00%      | Parker, Jay      | AUTO            | \$50.00  | \$50.00    |
|                            |            |                  |                 | Subtotal | \$2,998.76 |
| Staff, Building Maint      | 25.00%     | Henry, Brandon E | 8.00 HOLIDAY    | \$18.50  | \$185.00   |
| Staff, Building Maint      | 25.00%     | Henry, Brandon E | 9.78 HOLIDAY ST | \$18.50  | \$226.16   |
| Staff, Building Maint      | 25.00%     | Henry, Brandon E | 1.37 OVERTIME   | \$27.75  | \$47.52    |
| Staff, Building Maint      | 25.00%     | Henry, Brandon E | 8.00 PTO        | \$18.50  | \$185.00   |
| Staff, Building Maint      | 25.00%     | Henry, Brandon E | 61.88 REGULAR   | \$18.50  | \$1,430.99 |
|                            |            |                  |                 | Subtotal | \$2,074.67 |

Subtotal \$13,499.34  
Tax \$0.00  
**Total \$13,499.34**

General Manager, Property Oper \$3,638.50  
Staff, Building Maint \$2,074.67  
Staff, Front Desk \$3,057.31  
Staff, Grounds Maint \$1,730.10  
Supervisor, Building Maint \$2,998.76



**FirstService**  
RESIDENTIAL

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

# INVOICE

Invoice Number 10902703  
 Invoice Date 7/25/2023  
 Terms 15 ePay ACH BP  
 Period Begin 7/1/2023  
 Customer 100-0SNC  
 Account # MED-0SNC  
**Total Amount Due: \$2,792.00**

## Medical Insurance

| Date     | Position               | Employee               | Amount          |
|----------|------------------------|------------------------|-----------------|
| 7/1/2023 | Property Manager       | Trivelpiece, Katherine | \$698.00        |
|          |                        | <b>Subtotal</b>        | <b>\$698.00</b> |
| 7/1/2023 | Front Desk             | Arnold, Demetric E     | \$698.00        |
|          |                        | <b>Subtotal</b>        | <b>\$698.00</b> |
| 7/1/2023 | Grounds Maintenance    | Abshire, Caleb L       | \$698.00        |
|          |                        | <b>Subtotal</b>        | <b>\$698.00</b> |
| 7/1/2023 | Maintenance Supervisor | Parker, Jay            | \$698.00        |
|          |                        | <b>Subtotal</b>        | <b>\$698.00</b> |

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

**RECEIVED**  
 JUL 27 2023  
 BY: \_\_\_\_\_

**Future Horizons, Inc**

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

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

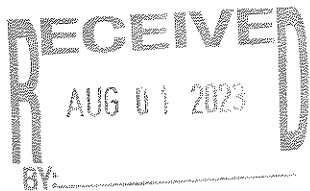
**INVOICE**

Invoice Number: 79570  
 Invoice Date: Jul 31, 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

| Customer ID  | Customer PO     | Payment Terms |          |
|--------------|-----------------|---------------|----------|
| Aberdeen01   | Per Contract    | Net 30 Days   |          |
| Sales Rep ID | Shipping Method | Ship Date     | Due Date |
|              | Hand Deliver    |               | 8/30/23  |

| Quantity   | Item                 | Description   | Unit Price | Amount          |
|--|----------------------|---|------------|-----------------|
| 1.00   | Aquatic Weed Control | Aquatic Weed Control services performed<br>July 10 & 14, 2023 | 2,675.00   | 2,675.00        |
| <div style="text-align: center;">  </div> |                      |   |            |                 |
| 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.

# Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

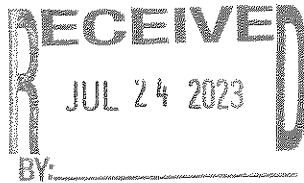
Phone: 561-994-9299

Fax: 561-994-5823

Aberdeen Community Development District  
1408 Hamlin Avenue, Unit E  
Saint Cloud, FL 34771

Invoice No. 24534  
Date 07/07/2023

| SERVICE  | AMOUNT             |
|--|--------------------|
| Project: Arbitrage - Series 2020 FYE 4/30/2023 |                    |
| Arbitrage Services                             |                    |
| Arbitrage                                      | \$ 600.00          |
|  | <u>600.00</u>      |
|  | <b>Subtotal:</b>   |
|  | <u>600.00</u>      |
|  | Total              |
|  | 600.00             |
|  | Current Amount Due |
|  | \$ <u>600.00</u>   |



| 0 - 30 | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance |
|--------|---------|---------|----------|----------|---------|
| 600.00 | 0.00    | 0.00    | 0.00     | 0.00     | 600.00  |

Payment due upon receipt.



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

# Invoice

Date 8/1/2023  
Invoice # 131295616317

|          |           |
|----------|-----------|
| Terms    | Net 20    |
| Due Date | 8/21/2023 |
| PO #     |           |

| Bill To   | Ship To  |
|---|--|
| GMS LLC<br>Aberdeen CDD<br>475 West Town Place<br>Suite 114<br>St. Augustine FL 32092 | Aberdeen CCD<br>110 Flowers of Scotland<br>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**  
AUG 17 2023  
BY: \_\_\_\_\_

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

**Remittance Slip**

Customer  
13ABE100  
Invoice #  
131295616317

Amount Due \$2,717.01  
Amount Paid \_\_\_\_\_

Make Checks Payable To  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295616317



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

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

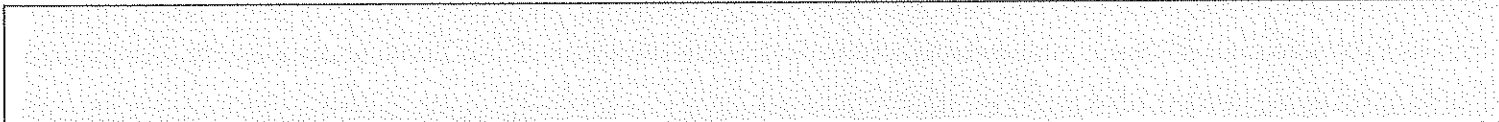
**Service Slip/Invoice**

|                 |           |
|-----------------|-----------|
| <b>INVOICE:</b> | 617484488 |
| <b>DATE:</b>    | 7/29/2023 |
| <b>ORDER:</b>   | 617484488 |

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  |
|----------------|----------|--------------|------------|----------|
| 7/29/2023      | 07:25 AM |              |            | 07:25 AM |
| Purchase Order | Terms    | Last Service | Map Code   | Time Out |
|                | NET 30   | 7/29/2023    | 121:C5     | 08:06 AM |



| 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 |

**AMOUNT DUE \$109.15**

**RECEIVED**  
 JUL 31 2023  
 BY: \_\_\_\_\_

*[Signature]*  
 \_\_\_\_\_  
 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**

7/29/2023 10:06:11 AM 139845 904-626-0375





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

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

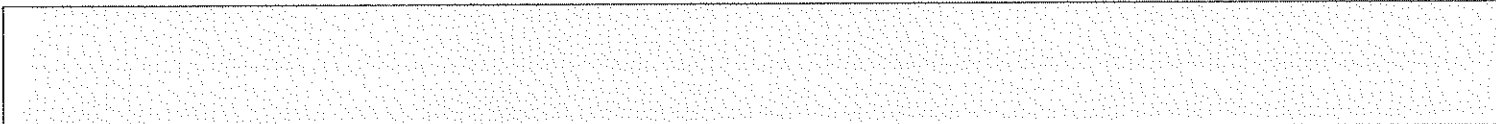
**Service Slip/Invoice**

|          |           |
|----------|-----------|
| INVOICE: | 617487374 |
| DATE:    | 7/24/2023 |
| ORDER:   | 617487374 |

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

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

| Work Date      | Time     | Target Pest         | Technician | Time In  |
|----------------|----------|---------------------|------------|----------|
| 7/24/2023      | 03:36 PM | ANTS, FIRE ANT, ROA |            | 03:36 PM |
| Purchase Order | Terms    | Last Service        | Map Code   | Time Out |
|                | NET 30   | 7/24/2023           |            | 03:56 PM |



| Service          | Description                               | Price   |
|------------------|---|---------|
| CPCM             | Commercial Pest Control - Monthly Service | \$99.00 |
| <b>SUBTOTAL</b>  |   | \$99.00 |
| <b>TAX</b>       |   | \$0.00  |
| <b>AMT. PAID</b> |   | \$0.00  |
| <b>TOTAL</b>     |   | \$99.00 |

AMOUNT DUE \$99.00

**RECEIVED**  
 JUL 25 2023  
 BY: \_\_\_\_\_

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**

2023 07 25 03:36 PM 03:56 PM 03:36 PM 03:56 PM 03:36 PM 03:56 PM

# Check Approval Form

General Fund

Date: August 11, 2023

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 4683

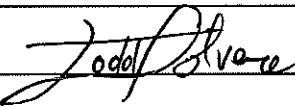
Ending Check #: 4693

Total Amount of Checks: \$ 16,293.29 New Balance

Balance in Account\*\*\*: \$ 364,070.94 \$ 347,777.65

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

Prepared by: Todd R. Polvere

Signature: 

Approved by: Jim Oliver

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

BANK A: ABERDEEN CDD

| VEND NO. | Invoice Vendor  | Inv. No. | General Ledger#     | -----                    | St Cr | DUE DATE | GROSS AMOUNT | DISC AMOUNT | NET AMOUNT | PO# | CHECK NO. |
|----------|---|----------|---------------------|--------------------------|-------|----------|--------------|-------------|------------|-----|-----------|
| 00240    | QTRLY PREVENTATIVE MAINT<br>ABERDEEN AIR, LLC         | 072323   | 001-320-53800-46900 |                          |       | 72323    | 548.90       | .00         | 548.90     |     | 004683    |
| 00153    | FIRST AID/SAFETY SUPPLIES<br>CINTAS FIRE 636525       | 71223    | 001-320-53800-46500 | MISCELLANEOUS            |       | 71223    | 45.74        | .00         | 45.74      |     | 004684    |
| 00013    | JUL ENGINEERING SRVCS<br>ENGLAND THIMS & MILLER, INC. | 80423    | 001-310-51300-31100 | ENGINEERING FEES         |       | 80423    | 1,075.00     | .00         | 1,075.00   |     | 004685    |
| 00259    | AUG MANAGEMENT FEE<br>FIRST SERVICE RESIDENTIAL       | 80123    | 001-310-51300-34000 | MANAGEMENT FEES          |       | 80123    | 1,075.00     | .00         | 1,075.00   |     | 004686    |
| 00017    | AUG MANAGEMENT FEES<br>AUG INFO TECH                  | 80123    | 001-310-51300-34000 | MANAGEMENT FEES          |       | 80123    | 4,399.67     | .00         | 4,399.67   |     |           |
| 00017    | 0017 80123 696  | 80123    | 001-310-51300-35100 | COMPUTER SERVICE         |       | 80123    | 150.00       | .00         | 150.00     |     |           |
| 00017    | 0017 80123 696  | 80123    | 001-310-51300-31300 | DISSEMINATION AGENT      |       | 80123    | 583.33       | .00         | 583.33     |     |           |
| 00017    | 0017 80123 696  | 80123    | 001-310-51300-51000 | OFFICE SUPPLIES          |       | 80123    | .48          | .00         | .48        |     |           |
| 00017    | 0017 80123 696  | 80123    | 001-310-51300-42000 | POSTAGE                  |       | 80123    | 135.17       | .00         | 135.17     |     |           |
| 00017    | 0017 80123 696  | 80123    | 001-310-51300-42500 | PRINTING & BINDING       |       | 80123    | 87.90        | .00         | 87.90      |     |           |
| 00017    | 0017 80123 696  | 80123    | 001-310-51300-41000 | TELEPHONE                |       | 80123    | 59.08        | .00         | 59.08      |     |           |
|          | GOVERNMENTAL MANAGEMENT SERVICES                      |          |                     |                          |       |          | 5,415.63     | .00         | 5,415.63   |     | 004687    |
| 00275    | QTRLY PREVENTATION MAINT<br>GYM EQUIPMENT REPAIRS     | 71123    | 001-320-57200-46000 | REPAIRS AND REPLACEMENTS |       | 71123    | 411.00       | .00         | 411.00     |     |           |
| 00275    | HEARTLINE FITNESS                                     | 71123    | 001-320-57200-46000 | REPAIRS AND REPLACEMENTS |       | 71123    | 196.44       | .00         | 196.44     |     |           |
| 00271    | JUN GENERAL SERVICES<br>MONTHLY MEETING               | 80323    | 001-310-51300-31500 | ATTORNEY FEES            |       | 80323    | 1,232.50     | .00         | 1,232.50   |     |           |
| 00271    | KUTAK ROCK LLP  | 80723    | 001-310-51300-31500 | ATTORNEY FEES            |       | 80723    | 1,718.08     | .00         | 1,718.08   |     |           |
| 00252    | MC/DJ MEMBER POOL EVENT                               | 70623    | 001-320-57200-49400 | SPECIAL EVENTS           |       | 70623    | 2,950.58     | .00         | 2,950.58   |     | 004689    |

ABER ABERDEEN TPOLVERE

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. |
|----------|--------------|---|---------------------|-------|-------|----------|--------------|-------------|------------|-----|-----------|
|          |              | MICHAEL A GILBERT DBA                   |                     |       |       |          | 400.00       | .00         | 400.00     |     | 004690    |
| 00192    | 22223        | 81923A                                  | 001-320-57200-49400 |       |       | 22223    | 1,125.00     | .00         | 1,125.00   |     |           |
|          |              | FINAL PAYMENT 8/19 EVENT SPECIAL EVENTS |                     |       |       |          | 1,125.00     | .00         | 1,125.00   |     | 004691    |
|          |              | PRINCE PELE'S POLYNESIAN REVUE          |                     |       |       |          |              |             |            |     |           |
| 00283    | 73123        | 200837                                  | 001-320-53800-46300 |       |       | 73123    | 2,750.00     | .00         | 2,750.00   |     |           |
|          |              | UNDERBRUSH BEHIND HOUSES                |                     |       |       |          | 2,750.00     | .00         | 2,750.00   |     | 004692    |
|          |              | TREE AMIGOS                             |                     |       |       |          |              |             |            |     |           |
| 00221    | 70123        | 2947                                    | 001-320-53800-45919 |       |       | 70123    | 150.00       | .00         | 150.00     |     |           |
|          |              | JUL MAINT & NEWS LETTER                 |                     |       |       |          | 150.00       | .00         | 150.00     |     |           |
|          |              | 00221 80123 2957                        | 001-320-53800-45919 |       |       | 80123    | 150.00       | .00         | 150.00     |     |           |
|          |              | AUG MAINT & NEWS LETTER                 |                     |       |       |          | 300.00       | .00         | 300.00     |     | 004693    |
|          |              | ROBERTA G NAGLE DBA UNICORN             |                     |       |       |          |              |             |            |     |           |

ABERDEEN CDD

|           |     |           |
|-----------|-----|-----------|
| 16,293.29 | .00 | 16,293.29 |
| 16,293.29 | .00 | 16,293.29 |

ABERDEEN - GENERAL FUND

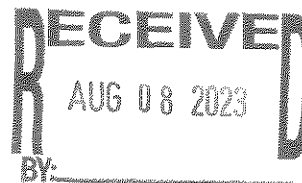
ABER ABERDEEN TPOLVERE

# HVAC REPAIR INVOICE

**AMOUNT DUE: \$548.90**

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

July 23, 2023



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

Date of service: July 24, 2023

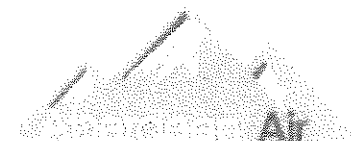
|                    |                                    |          |
|--------------------|------------------------------------|----------|
| Service performed: | Quarterly Preventative Maintenance | \$375.00 |
|                    | Filters                            | \$173.90 |
|                    | (12) 16x20x2AB40 filter stock      |          |
|                    | (12) 16x25x2AB40 filter stock      |          |

Total due: \$548.90

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

*Quarterly  
Maint.  
380.538, 409.00  
KJ*

SERVICE ■ INSTALLATION ■ CONTROLS



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



FOR NON-PAYMENT CORRESPONDENCE:  
 CINTAS CORPORATION #0292 0292  
 7251 SALISBURY ROAD, SUITE 1  
 JACKSONVILLE, FL 32256  
 USA

PAYMENT INQUIRY # 972-996-7923  
 SERVICE QUESTIONS # 904-562-7000

# ACCOUNT STATEMENT

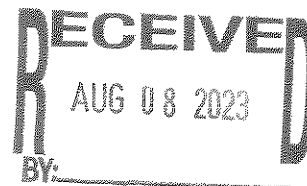
TO VIEW AND PAY YOUR BILLS  
 ONLINE VISIT:  
 WWW.CINTAS.COM/MYACCOUNT

ABERDEEN COMMUNITY DEVELOPMENT DIST  
 110 FLOWER OF SCOTLAND AVE  
 ST JOHNS, FL 32259-8937  
 USA

PAYER # 21733123  
 STATEMENT DATE 07/31/2023

| DATE       | SOLD-TO  | DESCRIPTION | REFERENCE  | AMOUNT DUE | DUE DATE   |
|------------|----------|-------------|------------|------------|------------|
| 07/12/2023 | 21733123 |             | 5166375549 | \$ 45.74   | 08/11/2023 |

*Misc.  
 300.538.46800*



| CURRENT  | 1 - 30 DAYS | 31 - 60 DAYS | 61 - 90 DAYS | 91+ DAYS | TOTAL DUE |
|----------|-------------|--------------|--------------|----------|-----------|
| \$ 45.74 | \$ 0.00     | \$ 0.00      | \$ 0.00      | \$ 0.00  | \$ 45.74  |

Page 1 of 1

Please detach and enclose the below coupon with your payment

PAYER # 21733123  
 ABERDEEN COMMUNITY DEVELOPMENT DIST  
 110 FLOWER OF SCOTLAND AVE  
 ST JOHNS, FL 32259-8937  
 USA

| TOTAL DUE | PAYMENT AMOUNT |
|-----------|----------------|
| \$ 45.74  |                |

Please allow 5 - 10 business days for processing

| DATE       | DUE DATE   | REFERENCE  | AMOUNT   |
|------------|------------|------------|----------|
| 07/12/2023 | 08/11/2023 | 5166375549 | \$ 45.74 |

PLEASE REMIT PAYMENT TO:  
 CINTAS  
 PO BOX 631025  
 CINCINNATI, OH 45263-1025



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etm-inc.com | 904.642.8990

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

August 04, 2023

Invoice No: 209473

**Total This Invoice \$1,075.00**

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

**Professional Services rendered through July 29, 2023**

Phase 01 Professional Services

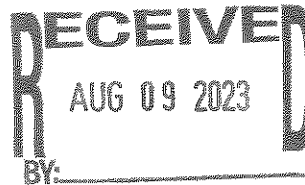
**Labor**

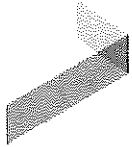
|                    |           |  | Hours | Rate                    | Amount   |                   |
|--------------------|-----------|--|-------|-------------------------|----------|-------------------|
| Senior Engineer    |           |  |       |                         |          |                   |
| Katsaras, George   | 7/8/2023  |  | .50   | 215.00                  | 107.50   |                   |
| Katsaras, George   | 7/29/2023 |  | 4.50  | 215.00                  | 967.50   |                   |
| Totals             |           |  | 5.00  |                         | 1,075.00 |                   |
| <b>Total Labor</b> |           |  |       |                         |          | <b>1,075.00</b>   |
|                    |           |  |       | <b>Total this Phase</b> |          | <b>\$1,075.00</b> |

Phase XP Expenses

**Total this Phase 0.00**

**Total This Invoice \$1,075.00**





**FirstService**  
RESIDENTIAL

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

# INVOICE

Invoice Number 10904893  
Invoice Date 8/1/2023  
Terms 15 ePay ACH BP  
Service Period 8/1/2023  
Customer 100-0SNC

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

| Description             | Total      |
|-------------------------|------------|
| Management Fee          | \$1,075.00 |
| Subtotal \$1,075.00     |            |
| Tax \$0.00              |            |
| Total <b>\$1,075.00</b> |            |

**RECEIVED**  
AUG 04 2023  
BY: \_\_\_\_\_



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

# Invoice

**Invoice #:** 696  
**Invoice Date:** 8/1/23  
**Due Date:** 8/1/23  
**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 - August 2023              |           | 4,399.67 | 4,399.67 |
| Information Technology - August 2023       |           | 150.00   | 150.00   |
| Dissemination Agent Services - August 2023 |           | 583.33   | 583.33   |
| Office Supplies                            |           | 0.48     | 0.48     |
| Postage                                    |           | 135.17   | 135.17   |
| Copies                                     |           | 87.90    | 87.90    |
| Telephone                                  |           | 59.08    | 59.08    |

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

|                         |                   |
|-------------------------|-------------------|
| <b>Total</b>            | <b>\$5,415.63</b> |
| <b>Payments/Credits</b> | <b>\$0.00</b>     |
| <b>Balance Due</b>      | <b>\$5,415.63</b> |



# HEARTLINE FITNESS

## Invoice #159100

Download Our W9 Here

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

Date: 07/11/2023  
Due By: 08/10/2023  
Terms: Net 30  
Customer PO:

**Bill To**

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

**Ship To**

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

**Electronic Payments**

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

**Technician**

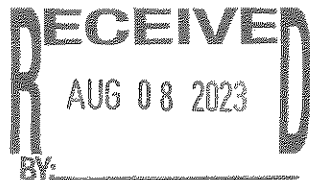
521 Mike Agostini

**Related Quote**

**Completed Date**

Jul 11, 2023 4:58:45 PM

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



*Quarterly  
Maint.  
Contract*

|                   |                 |
|-------------------|-----------------|
| Subtotal          | \$411.00        |
| Discount          |                 |
| Shipping          | \$0.00          |
| Tax(0%)           | \$0.00          |
| <b>Total</b>      | <b>\$411.00</b> |
| Amount Paid       | \$0.00          |
| <b>Amount Due</b> | <b>\$411.00</b> |

**Service Notes**

**Work Completed:** COMPLETED PM  
CLEANED AND TESTED ALL CARDIO AND STRENGTH  
MOTOR COMPARTMENTS BLOWN OUT ON TREADMILLS  
UNDERSIDE OF TREADMILLS VACUUMED ON TREADMILLS  
ELEVATION JACK SCREWS LUBRICATED ON TREADMILLS  
LUBRICATED RUN BELTS ON TREADMILLS  
LUBRICATED GUIDE RODS ON STRENGTH  
INSPECTED ALL CABLES FOR DAMAGE.  
NO OTHER ISSUES TO REPORT AT THIS POINT.

**Recommended Work:**



# HEARTLINE FITNESS

## Invoice #161741

Download Our W9 Here

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

Date: 07/11/2023  
Due By: 08/10/2023  
Terms: Net 30  
Customer PO:

**Bill To**

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

**Ship To**

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

**Electronic Payments**

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

**Technician**

521 Mike Agostini

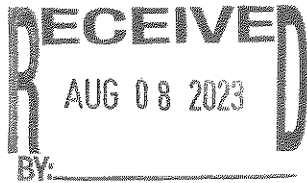
**Related Quote**

Quote #92338

**Completed Date**

Jul 11, 2023 4:59:12 PM

| Quantity | Item    | Description             | Rate     | Amount   |
|----------|---------|-------------------------|----------|----------|
| 2        | 8692802 | guide rod retainer long | \$20.66  | \$41.32  |
| 2        | 3232421 | Ring                    | \$1.52   | \$3.04   |
| 1        | 299FH   | First Hour of Labor     | \$132.00 | \$132.00 |



*Fitness  
Repairs  
320.572.46000  
BJ*

|                    |          |
|--------------------|----------|
| <b>Subtotal</b>    | \$176.36 |
| <b>Discount</b>    |          |
| <b>Shipping</b>    | \$20.08  |
| <b>Tax(0%)</b>     | \$0.00   |
| <b>Total</b>       | \$196.44 |
| <b>Amount Paid</b> | \$0.00   |
| <b>Amount Due</b>  | \$196.44 |

**Service Notes**

**Work Completed:**

**Recommended Work:**

**Service:**

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

**Standard Terms and Conditions:**

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

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

Clerical errors subject to correction.

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

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

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

Equipment lease is available with approved credit.

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

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

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

**Check Remit To:**

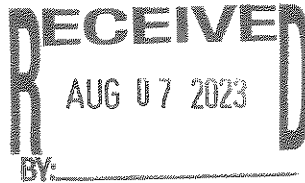
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

August 3, 2023



Reference: Invoice No. 3263402

Client Matter No. 223-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3263402  
223-1

Re: General

For Professional Legal Services Rendered

|          |              |      |        |   |
|----------|--------------|------|--------|---|
| 06/01/23 | W. Haber     | 0.20 | 58.00  | Respond to auditor inquiry  |
| 06/02/23 | W. Haber     | 1.20 | 348.00 | Review correspondence and related documents regarding trespass and impact to conservation property; prepare correspondence regarding same; review audit |
| 06/05/23 | W. Haber     | 0.60 | 174.00 | Prepare for and participate in call to discuss conservation impacts; review documents regarding same  |
| 06/06/23 | J. Gillis    | 0.30 | 43.50  | Coordinate response to auditor letter   |
| 06/08/23 | W. Haber     | 0.20 | 58.00  | Confer with staff regarding conservation impact   |
| 06/13/23 | K. Jusevitch | 0.20 | 29.00  | Confer with district manager regarding budget hearing   |
| 06/14/23 | K. Jusevitch | 0.40 | 58.00  | Prepare budget and assessment hearing notices; confer with Haber  |
| 06/16/23 | W. Haber     | 0.50 | 145.00 | Review and revise budget and audit notices; review correspondence regarding impact to preserves   |
| 06/16/23 | K. Jusevitch | 0.20 | 29.00  | Correspond with district manager  |

**KUTAK ROCK LLP**

Aberdeen CDD

August 3, 2023

Client Matter No. 223-1

Invoice No. 3263402

Page 2

|                             |          |      |        |  |
|-----------------------------|----------|------|--------|--|
| 06/19/23                    | W. Haber | 0.20 | 58.00  | regarding budget and assessment hearing notices  |
| 06/23/23                    | W. Haber | 0.20 | 58.00  | Review agenda and confer with Sweeting   |
| 06/26/23                    | W. Haber | 0.60 | 174.00 | Review correspondence regarding conservation impacts   |
|                             |          |      |        | Review and revise correspondence to residents regarding conservation impact; confer with Oliver regarding same |
| TOTAL HOURS                 |          | 4.80 |        |  |
| TOTAL FOR SERVICES RENDERED |          |      |        | \$1,232.50   |
| TOTAL CURRENT AMOUNT DUE    |          |      |        | <u>\$1,232.50</u>  |

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

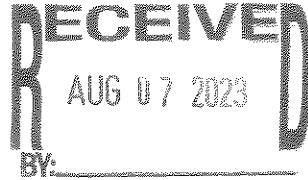
Facsimile 404-222-4654

Federal ID 47-0597598

August 7, 2023

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

Reference: Invoice No. 3264259  
Client Matter No. 223-2  
Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)



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

Invoice No. 3264259  
223-2

---

Re: Aberdeen CDD - Monthly Meeting  
For Professional Legal Services Rendered

|                             |          |  |                   |
|-----------------------------|----------|--|-------------------|
| 06/27/23                    | W. Haber | Prepare for and participate in Board meeting |                   |
| TOTAL FOR SERVICES RENDERED |          |  | \$1,500.00        |
| DISBURSEMENTS               |          |  |                   |
| Meals                       |          | 20.39  |                   |
| Travel Expenses             |          | 197.69                                       |                   |
| TOTAL DISBURSEMENTS         |          |  | <u>218.08</u>     |
| TOTAL CURRENT AMOUNT DUE    |          |  | <u>\$1,718.08</u> |

# MAGNETIX

## DJ SERVICES

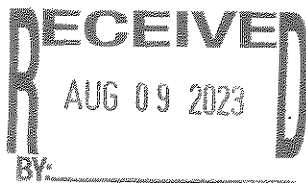
'YOUR ENTERTAINMENT CONNEXION'

P.O. Box 23766  
Jacksonville, FL 32241  
904.607.7111  
Mike@Magnetix.Rocks

# INVOICE

Date: 07/06/2023  
INVOICE # 1120

To Aberdeen CDD  
Aberdeen Amenity Center  
St. Augustine FL. 32259



| Contact          | Order Description          | Date       |
|------------------|----------------------------|------------|
| Kate Trivelfiece | Aberdeen Member Pool Event | 08/13/2023 |

| Description                            | Unit Price | Line Total |
|--|------------|------------|
| 1 pm -3pm<br>MC & DJ Member Pool Event |            | \$400.00   |

Total \$400.00

Make all checks payable to - Magnetix DJ Services ©

**Thank you for your business!**

*Special  
Event  
320.572.49400*



Prince Pele's Polynesian Revue  
Hula-Show.com

(904) 699-3472 cell

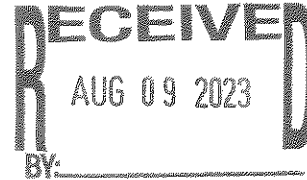
**\$ INVOICE \$**

February 22, 2023

INVOICE NO: 81923

**PAYEE:**

**PRINCE PELE'S POLYNESIAN REVUE**  
Blesila Fuata  
1132 Hyacinth St.  
St. Augustine, FL 32092



FEDERAL EMPLOYER ID NUMBER: 59-6587125

TYPE OF SERVICE: Entertainment for ABERDEEN Residence

FEE FOR SERVICES RENDERED: \$2,250.00

\*DEPOSIT \$ 1,125.00 (Due by 3/14/23 )

\*BALANCE: \$ 1,125.00 DUE ON DATE OF EVENT

DATE OF SERVICE (to be) PERFORM (ed): August 19, 2023

*Special Events*  
*370.572-49400*  
*ICS*





# Tree Amigos

Outdoor Services

## Invoice

Invoice#: 200837

Date: 07/31/2023

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

**Project:** Aberdeen CDD Enhancements  
571 Market St  
St. Augustine FL 32095

| Description                              | Quantity | Price    | Ext Price |
|--|----------|----------|-----------|
| Underbrushing right of way behind houses |          |          |           |
| 11 hours                                 | 11.00    |          |           |
| Total                                    | 1.00     | 2,750.00 | 2,750.00  |

**Notes:**

**Invoice Total: \$2,750.00**

*Code? AS*



# Invoice



P.O. Box 762,  
Middleburg, FL 32050

|          |           |
|----------|-----------|
| Date     | Invoice # |
| 7/1/2023 | 2947      |

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

|          |       |         |
|----------|-------|---------|
| P.O. No. | Terms | Project |
|          |       |         |

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

**RECEIVED**  
AUG 07 2023  
BY: \_\_\_\_\_

# Invoice



P.O. Box 762,  
Middleburg, FL 32050

|          |           |
|----------|-----------|
| Date     | Invoice # |
| 8/1/2023 | 2957      |

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

|          |       |         |
|----------|-------|---------|
| P.O. No. | Terms | Project |
|          |       |         |

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

# Check Approval Form

General Fund

Date: August 24, 2023

District: Aberdeen CDD

Fund Code: 1

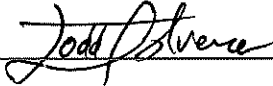
Beginning Check #: 4694

Ending Check #: 4698

|                         |                      |                      |
|-------------------------|----------------------|----------------------|
| Total Amount of Checks: | <u>\$ 21,434.32</u>  | New Balance          |
| Balance in Account***:  | <u>\$ 326,958.52</u> | <u>\$ 305,524.20</u> |

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

Prepared by: Todd R. Polvere

Signature: 

Approved by: Jim Oliver

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

BANK A: ABERDEEN CDD

| VEND NO. | Invoice Vendor                                      | Inv. No. | General Ledger#                              | St Cr | DUE DATE | GROSS AMOUNT | DISC AMOUNT | NET AMOUNT | CHECK NO. |
|----------|---|----------|--|-------|----------|--------------|-------------|------------|-----------|
| 00286    | NTC OF MEETING #9046113<br>CA FLORIDA HOLDINGS, LLC | 72523    | 001-310-51300-48000                          |       | 72523    | 636.48       | .00         | 636.48     | 004694    |
| 00279    | SEPT LIFE GUARDS<br>ELITE AMENITIES NE FL, LLC      | 81923    | 001-320-53800-45913<br>AMENITY - LIFE GUARDS |       | 81923    | 7,212.29     | .00         | 7,212.29   | 004695    |
| 00259    | PROPERTY MANAGER                                    | 81823    | 001-320-53800-45918                          |       | 81823    | 3,638.50     | .00         | 3,638.50   |           |
| 00259    | FRONT DESK  | 81823    | 001-320-53800-45915                          |       | 81823    | 2,493.10     | .00         | 2,493.10   |           |
| 00259    | SUPERVISOR BUILDING MAINT                           | 81823    | 001-320-53800-46000                          |       | 81823    | 2,635.06     | .00         | 2,635.06   |           |
| 00259    | BUILDING MAINT                                      | 81823    | 001-320-53800-45917                          |       | 81823    | 1,785.39     | .00         | 1,785.39   |           |
| 00259    | PROPERTY MANAGER                                    | 81823    | 001-320-53800-45918                          |       | 81823    | 698.00       | .00         | 698.00     |           |
| 00259    | FRONT DESK  | 81823    | 001-320-53800-45915                          |       | 81823    | 698.00       | .00         | 698.00     |           |
| 00259    | GROUNDS MAINTENANCE                                 | 81823    | 001-320-53800-45917                          |       | 81823    | 698.00       | .00         | 698.00     |           |
| 00259    | MAINTENANCE SUPERVISOR                              | 81823    | 001-320-53800-46000                          |       | 81823    | 698.00       | .00         | 698.00     |           |
|          | FIRST SERVICE RESIDENTIAL                           |          |  |       |          | 13,344.05    | .00         | 13,344.05  | 004696    |
| 00301    | CALL SERVICE  | 80923    | 001-320-57200-46000                          |       | 80923    | 142.50       | .00         | 142.50     |           |
|          | HI TECH SYSTEM                                      |          |  |       |          | 142.50       | .00         | 142.50     | 004697    |
| 00060    | AUG PEST CONTROL                                    | 81723    | 001-320-53800-45926                          |       | 81723    | 99.00        | .00         | 99.00      |           |
|          | TURNER PEST CONTROL LLC                             |          |  |       |          | 99.00        | .00         | 99.00      | 004698    |
|          | ABERDEEN CDD  |          |  |       |          | 21,434.32    | .00         | 21,434.32  |           |
|          | ABERDEEN - GENERAL FUND                             |          |  |       |          | 21,434.32    | .00         | 21,434.32  |           |

ABER ABERDEEN TPOLVERE


# LOCALIQ

FLORIDA

|                                  |  |                                     |                  |
|----------------------------------|--|-------------------------------------|------------------|
| ACCOUNT NAME<br>Aberdeen Cdd/Gms |  | ACCOUNT #<br>764138                 | PAGE #<br>1 of 1 |
| INVOICE #<br>0005749223          | BILLING PERIOD<br>Jul 1- Jul 31, 2023        | PAYMENT DUE DATE<br>August 20, 2023 |                  |
| PREPAY<br>(Memo Info)<br>\$0.00  | UNAPPLIED<br>(included in amt due)<br>\$0.00 | TOTAL CASH AMT DUE*<br>\$636.48     |                  |

**BILLING ACCOUNT NAME AND ADDRESS**

Aberdeen Cdd/Gms  
393 Palm Coast Pkwy. S.W. Unit 4  
Palm Coast, FL 32137-4774



Legal Entity: Gannett Media Corp.  
**Terms and Conditions:** Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.  
 All funds payable in US dollars.

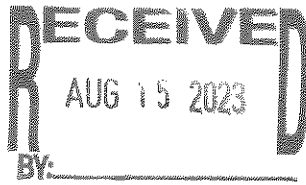
**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOFL15659

| Date    | Description         | Amount   |
|---------|---------------------|----------|
| 7/1/23  | Balance Forward     | \$70.72  |
| 7/28/23 | PAYMENT - THANK YOU | -\$70.72 |

**Legal Advertising:**

| Date range | Product                 | Order Number | Description          | PO Number | Runs | Ad Size        | Net Amount |
|------------|-------------------------|--------------|----------------------|-----------|------|----------------|------------|
| 7/25/23    | SAG St Augustine Record | 9046113      | - Assessment Hearing |           | 1    | 3.0000 x 13 in | \$636.48   |



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

|                                   |          |
|-----------------------------------|----------|
| Total Cash Amount Due             | \$636.48 |
| Service Fee 3.99%                 | \$25.40  |
| *Cash/Check/ACH Discount          | -\$25.40 |
| *Payment Amount by Cash/Check/ACH | \$636.48 |
| Payment Amount by Credit Card     | \$661.88 |

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

|  |                            |                            |                            |   |                              |                                 |
|--|----------------------------|----------------------------|----------------------------|---|------------------------------|---------------------------------|
| ACCOUNT NAME<br>Aberdeen Cdd/Gms                                       |                            | ACCOUNT NUMBER<br>764138   |                            | INVOICE NUMBER<br>0005749223  |                              | AMOUNT PAID                     |
| CURRENT DUE<br>\$636.48  | 30 DAYS PAST DUE<br>\$0.00 | 60 DAYS PAST DUE<br>\$0.00 | 90 DAYS PAST DUE<br>\$0.00 | 120+ DAYS PAST DUE<br>\$0.00  | UNAPPLIED PAYMENTS<br>\$0.00 | TOTAL CASH AMT DUE*<br>\$636.48 |
| REMITTANCE ADDRESS (Include Account# & Invoice# on check)              |                            |                            |                            | TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:  |                              | TOTAL CREDIT CARD AMT DUE       |
| CA Florida Holdings, LLC<br>PO Box 631244<br>Cincinnati, OH 45263-1244 |                            |                            |                            | <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX |                              | \$661.88                        |
|  |                            |                            |                            | Card Number _____<br>Exp Date ____/____/____   CVV Code _____<br>Signature _____   Date _____                                     |                              |                                 |

00007641380000000000000057492230006364867171

# LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Aberdeen Cdd/Gms  
Aberdeen Cdd/Gms  
393 Palm Coast Pkwy Sw  
SUITE 4

Palm Coast FL 32137


STATE OF WISCONSIN, COUNTY OF BROWN

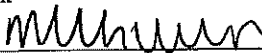
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/25/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/25/2023

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown  
8 15 26

My commission expires

Publication Cost: \$636.48  
Order No: 9046113 # of Copies:  
Customer No: 764138 1  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023-2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings, and Regular Meeting

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

DATE: August 22, 2023  
 TIME: 6:00 p.m.  
 LOCATION: Aberdeen Amenity Center  
 Flower of Scotland Avenue  
 Saint Johns, Florida 32259

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the beginning October 1, 2023 and ending September 30, 2024 - Fiscal Year 2023/2024. The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to find the Proposed Budget for Fiscal Year 2023-2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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

| Land Use          | Total of Units / Acres | ERU Factor | Proposed O&M Assessment (including collection costs / early payment disc. counts) |
|-------------------|------------------------|------------|---|
| Single Family 80' | 233                    | 1.51       | \$959.43  |
| Single Family 73' | 330                    | 1.38       | \$871.34  |
| Single Family 63' | 337                    | 1.10       | \$791.37  |
| Single Family 53' | 628                    | 1          | \$681.41  |
| Multi-Family      | 408                    | 0.5        | \$313.70  |
| Commercial        | 4200                   | 1          | \$313.70  |
| Office            | 7000                   | 1          | \$313.70  |

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3032(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3032(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023-2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

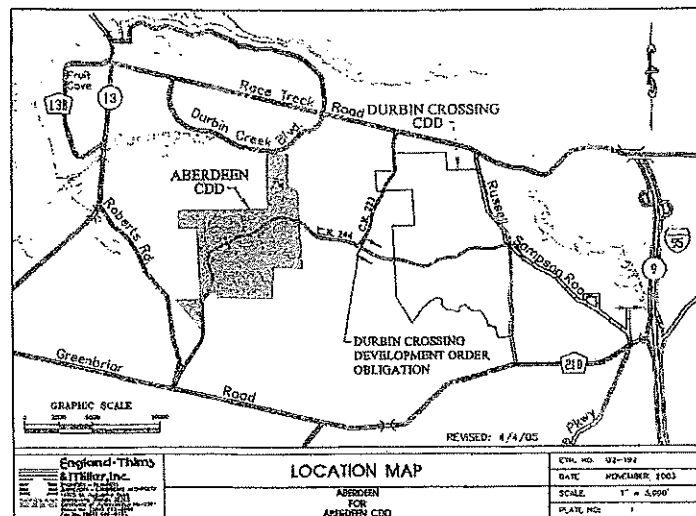
Additional Provisions

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

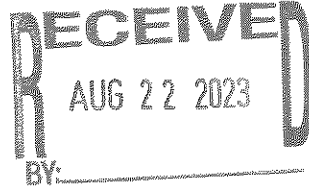
James Oliver  
 District Manager





**Elite Amenities NE FL, LLC**

4116 Running Bear Lane  
Saint Johns, FL 32259 US  
904-710-0172  
eric@ellteamenities.com



**INVOICE**

**BILL TO**  
Kate Trivelpiece  
Aberdeen Amenity Center  
110 Flower of Scotland Ave.  
St. Johns, FL 32259

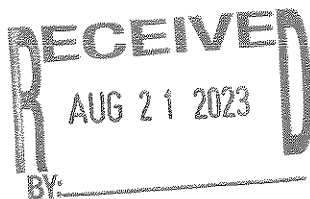
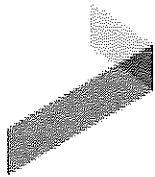
**INVOICE** 1632  
**DATE** 08/19/2023  
**TERMS** Due in 10 days  
**DUE DATE** 09/01/2023

| DATE | DESCRIPTION            | QTY | RATE     | AMOUNT   |
|------|------------------------|-----|----------|----------|
|      | Lifeguards - September | 1   | 7,312.29 | 7,312.29 |
|      | Signing Bonus Credit   | 1   | -100.00  | -100.00  |

BALANCE DUE

**\$7,212.29**

*Lifeguard  
Contract  
370.538.45913  
KJ*



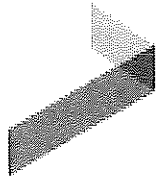
# INVOICE

## FirstService RESIDENTIAL

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

Invoice Number 10907295  
 Invoice Date 8/18/2023  
 Terms 15 ePay ACH BP  
 Period Start 7/29/2023  
 Period End 8/11/2023  
 Customer 100-OSNC  
 Account # PAY-OSNC  
**Total Amount Due: \$10,552.05**

| Position                       | Labor Rate | Employee               | Hours         | Pay Rate     | Amount             |
|--------------------------------|------------|------------------------|---------------|--------------|--------------------|
| General Manager, Property Oper | 15.00%     | Trivelpiece, Katherine | 32.00 PTO     | \$38.46      | \$1,415.40         |
| General Manager, Property Oper | 15.00%     | Trivelpiece, Katherine | 40.00 REGULAR | \$38.46      | \$1,769.25         |
| General Manager, Property Oper | 15.00%     | Trivelpiece, Katherine | 8.00 VACATION | \$38.46      | \$353.85           |
| General Manager, Property Oper | 0.00%      | Trivelpiece, Katherine | AUTO          | \$100.00     | \$100.00           |
|                                |            |                        |               | Subtotal     | \$3,638.50         |
| Staff, Front Desk              | 25.00%     | Arnold, Demetric E     | 67.83 REGULAR | \$17.00      | \$1,441.40         |
| Staff, Front Desk              | 25.00%     | Mccarthy, Moira        | 56.09 REGULAR | \$15.00      | \$1,051.70         |
|                                |            |                        |               | Subtotal     | \$2,493.10         |
| Supervisor, Building Maint     | 25.00%     | Parker, Jay            | 79.54 REGULAR | \$26.00      | \$2,585.06         |
| Supervisor, Building Maint     | 0.00%      | Parker, Jay            | AUTO          | \$50.00      | \$50.00            |
|                                |            |                        |               | Subtotal     | \$2,635.06         |
| Staff, Building Maint          | 25.00%     | Abshire, Caleb L       | 79.35 REGULAR | \$18.00      | \$1,785.39         |
|                                |            |                        |               | Subtotal     | \$1,785.39         |
|                                |            |                        |               | Subtotal     | \$10,552.05        |
|                                |            |                        |               | Tax          | \$0.00             |
|                                |            |                        |               | <b>Total</b> | <b>\$10,552.05</b> |



# FirstService

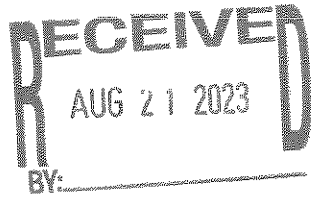
RESIDENTIAL

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

# INVOICE

Invoice Number 10907295  
Invoice Date 8/18/2023  
Terms 15 ePay ACH BP  
Period Start 7/29/2023  
Period End 8/11/2023  
  
Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$10,552.05**

| Position                       | Labor Rate | Employee | Hours | Pay Rate | Amount     |
|--------------------------------|------------|----------|-------|----------|------------|
| General Manager, Property Oper |            |          |       |          | \$3,638.50 |
| Staff, Building Maint          |            |          |       |          | \$1,785.39 |
| Staff, Front Desk              |            |          |       |          | \$2,493.10 |
| Supervisor, Building Maint     |            |          |       |          | \$2,635.06 |



# INVOICE

Invoice Number 10908256  
 Invoice Date 8/18/2023  
 Terms 15 ePay ACH BP  
 Period Begin 8/1/2023  
 Customer 100-0SNC  
 Account # MED-0SNC  
**Total Amount Due: \$2,792.00**

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

## Medical Insurance

| Date     | Position               | Employee               | Amount                  |
|----------|------------------------|------------------------|-------------------------|
| 8/1/2023 | Property Manager       | Trivelpiece, Katherine | \$698.00                |
|          |                        | <b>Subtotal</b>        | <b>\$698.00</b>         |
| 8/1/2023 | Front Desk             | Arnold, Demetric E     | \$698.00                |
|          |                        | <b>Subtotal</b>        | <b>\$698.00</b>         |
| 8/1/2023 | Grounds Maintenance    | Abshire, Caleb L       | \$698.00                |
|          |                        | <b>Subtotal</b>        | <b>\$698.00</b>         |
| 8/1/2023 | Maintenance Supervisor | Parker, Jay            | \$698.00                |
|          |                        | <b>Subtotal</b>        | <b>\$698.00</b>         |
|          |                        |                        | Subtotal \$2,792.00     |
|          |                        |                        | Tax \$0.00              |
|          |                        |                        | <b>Total \$2,792.00</b> |



Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

**Bill to:**  
Aberdeen CDD  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092  
[Click Here to Pay Online!](#)

**Invoice #:** 69699  
**Invoice Date:** 08/09/2023  
**Completed:** 08/09/2023  
**Terms:** Due On Receipt  
**Bid#:**  
**Service Ticket:** 69699  
475 West Town Place

**RECEIVED**  
AUG 22 2023  
BY: \_\_\_\_\_

**HiTechFlorida.com**

| Description  | Qty  | Rate    | Amount |
|--|------|---------|--------|
| <i>11516 - AV - Aberdeen CDD - 96 BUSH PL, Saint Johns. FL</i> |      |         |        |
| Minimum Service Call Charge                                    | 1.00 | \$95.00 | 95.00  |
| Service Labor  | 0.50 | \$95.00 | 47.50  |
| Sales Tax  |      |         | 0.00   |

*R.S.R  
320.572.46000  
RS*

Tech Resolution Note:

WCT Customer wants to know if we a device that will alert the residents when it's time to leave. Changed password on the access point for the admin side to Scotland2 per the employee. Tested to see if Sonos amp would connect to the resident side , and it does not. Only on the admin side and the password has been changed for that. Also rebooted the network at the gym for the employee cause they were concerned the cameras weren't coming up fast enough. Still having same issue. Let he mite need to reboot the network that's connected at his office and could be the problem. Rebooted office network still having issue had office guy do a speed test and and it would go up to 100 mg then bog down to 31 mg . Camera pull up but lose the stream. There going to call Comcast. They said it started about the same time they lost some cameras at the pool, thinking they took a hit.

|                    |          |
|--------------------|----------|
| <b>Total</b>       | \$142.50 |
| <b>Payments</b>    | \$0.00   |
| <b>Balance Due</b> | \$142.50 |

**Support@hitechflorida.com**  
**Office: 850-385-7649**



Turner Pest Control LLC  
P.O. Box 952503  
Atlanta, GA 31192-2503  
904-356-5300

## Service Slip/Invoice

|          |           |
|----------|-----------|
| INVOICE: | 617605998 |
| DATE:    | 8/17/2023 |
| ORDER:   | 617605998 |

**PAYMENT ADDRESS:**  
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
904-356-5300 • Fax: 904-353-1499 • Toll Free: 800-225-6305 • [turnerpest.com](http://turnerpest.com)

Bill To: [139845]

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

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

| Work Date      | Time     | Target Pest         | Technician | Time In  |
|----------------|----------|---------------------|------------|----------|
| 8/17/2023      | 03:53 PM | ANTS, FIRE ANT, ROA |            | 03:53 PM |
| Purchase Order | Terms    | Last Service        | Map Code   | Time Out |
|                | NET 30   | 8/17/2023           |            | 04:13 PM |

| Service | Description                               | Price                     |
|---------|---|---------------------------|
| CPCM    | Commercial Pest Control - Monthly Service | \$99.00                   |
|         |   | <hr/>                     |
|         |   | <b>SUBTOTAL \$99.00</b>   |
|         |   | <b>TAX \$0.00</b>         |
|         |   | <b>AMT. PAID \$0.00</b>   |
|         |   | <b>TOTAL \$99.00</b>      |
|         |   | <hr/>                     |
|         |   | <b>AMOUNT DUE \$99.00</b> |

\_\_\_\_\_  
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