

ABERDEEN

Community Development District

OCTOBER 24, 2023

AGENDA

Aberdeen
Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

October 17, 2023

Board of Supervisors
Aberdeen Community Development District

Dear Board Members:

The Aberdeen Community Development District Meeting is scheduled for **Tuesday, October 24, 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 – Resignation Letter
 - C. Manager
 - D. Operation Manager - Report
 - E. Amenity Center Manager - Report
- IV. Discussion of Agreement with Aberdeen Rays Swim Team
- V. Consideration of Proposals
 - A. Roofing Projects
 - B. Tree Removal

- C. Paver Repairs
- D. M&G Holiday & Event Lighting
- VI. Consideration of Resolution 2024-01, Amending the Fiscal Year 2024 General Fund Budget
- VII. Discussion of Vinyl Fence Ownership and Maintenance
- VIII. Supervisor's Request and Public Comments
- IX. Approval of Consent Agenda
 - A. Approval of the Minutes of the September 26, 2023 Meeting
 - B. Ratification of Payment – St. Johns County (Tree Bank)
 - C. Balance Sheet as of September 30, 2023 and Statement of Revenues and Expenses for the Period Ending September 30, 2023
 - D. Assessment Receipt Schedule
 - E. Approval of Check Register
- X. Next Scheduled Meeting – 11/28/23 @ 4:00 p.m. @ Aberdeen Amenity Center
- XI. Adjournment

THIRD ORDER OF BUSINESS

B.

October 16, 2023

Mr. Howard McGaffney
Aberdeen Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Aberdeen Community Development District
Resignation of District Engineer

Dear Mr. McGaffney:

It has truly been a pleasure serving as District Engineer for the Aberdeen Community Development District since its establishment. I have enjoyed seeing it grow to the wonderful community that it is today. Unfortunately, demands on our time now require that we relinquish our position as District Engineer. Please accept this letter as ETM's notice of resignation as District Engineer, effective 30 days from the next meeting. It has been a pleasure working with you, the Board of Supervisors, and the rest of the District staff. We will be happy to work with our successor to provide a smooth transition.

Feel free to contact me with any questions.

Sincerely,



George V. Katsaras
District Engineer



E.

Aberdeen CDD Operations, GM/LD Monthly Report - October 24, 2023

Operations Manager Update:

- The pool cabana and awnings were cleaned and pressure washed.
- American Electric came out for electrical and light repairs at Amenity Center and at the fitness center.
- Gathered quotes for removal of 12 cypress trees around pool deck. (Quotes attached)
- Received updated roof quotes. (Quotes attached)
- C. Buss Enterprises repaired pool tank extension valve and slide pipe leak.
- Repaired mailbox kiosk at Wellington Park Neighborhood.
Have reached out to mailbox refurbishing companies for estimates.
- Crosswalk light update.
- Removed fencing remnants at 424 Paisley Place.
- Amenity Center Social Hall AC Compressor replaced.
- Nine dead trees were cut down from Preserve in various areas.
- Plumbing repairs were made at Fitness Center due to backflow issue.

GM Update:

➤ Facility Update:

- Jani King started their cleaning service on 10.13.23 and will be cleaning the Fitness center on Tuesday-Sunday nights.
- Quarterly Maintenance performed on Fitness equipment by Heartline Fitness. Replacement of Treadmill belts is recommended.
- M&G Holiday lighting estimate. (Attached)

Lifestyle Events Recap:

- Safety First held the Babysitting course on 9.29.23 with 20 children in attendance.
- The Chick-fil-A food trailer made its debut at the Amenity Center on 10.5.23 and sold out in one hour. We will continue to have them every other Thursday from 5-7:30pm.
- The Community wide Fall Yard Sale was held on 10.7.23. The next scheduled sale will be held in the spring with a potential date of 4.6.24.
- The 50+ Social themed "Oktoberfest" was held at the Amenity Center Social Hall on 10.13.23

Lifestyle Upcoming Events:

- The Fall Spooktacular Festival date is set for Sunday, October 29th 2:00-5:00pm.
- We will offer a Women's Self Defense Class on Sunday, November 5th from 2:00-5:00pm
- The next 50+ Social is scheduled for Friday, November 10th at 6:30pm
- We will have a Family Movie Night at the Amenity Center on Friday, November 24th.
- The Aberdeen Jingle Jog 5k will be held on Friday, December 1 at 6:00pm.
- Painting with a Twist is coming to the Amenity center for an Adult Holiday Paint and Sip party on December 13th and a Kids Holiday Paint Party on December 17th.
- The Snow Time with Santa event is scheduled for Saturday, December 16th from 2:00-5:00pm.

Operations & Facility Update



Awning Cleaned and Pressure Washed



Before & After Of Slide Pipe Leak



Before & After Of Mailbox Repair



American Electrical Repairs - Lights & Fitness Center Outdoor Fan Panel

FIFTH ORDER OF BUSINESS

A.

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 \$80 a sheet rot repair
3. Golden Hammer Roofing: \$36,751.70 for both roofs \$70 a sheet Rot Repair
4. Lock Hart Construction: 26,995.00 for both roofs and rot repair 1st sheet free every sheet after \$85 per sheet

All 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 mmlakley05@gmail.com	Date	Job #
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Job Site Street Address	City	State FL	Zip Code
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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 Asphalt Shingles	Manufacturer Owens Corning	Type Duration/Duration Designer	TOTAL:
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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 permission s 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 inadequate 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

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



5380 Timberline Drive
Jacksonville, FL 32277
(904) 994-3851 (904) 994-3865
Licensed, Bonded and Insured
CRC002394 CCC1333511 CBC1265268

PROPOSAL

Date:	September 26, 2023
Client:	Aberdeen Clubhouse and Pool
Address:	110 Flower of Scotland Avenue
	St Johns, FL 32259

DESCRIPTION OF SERVICES

Remove existing shingles
Remove underlayment
Remove eave drip
Remove valley metal
Remove 72' continuous ridge vent
Remove (2) 2" plumbing boots
Remove (2) 3" plumbing boots
Nail off decking to code with 8d ring shank nails
Install GAF WeatherWatch in valleys only
Install 2 layers GAF FeltBuster synthetic underlayment on remaining roof
Install 6" colored eave drip
Install GAF ProStart and cement to drip edge
Install valley metal
Install 72' GAF Cobra Rigid 3 continuous ridge vent
Install (2) 2" lead plumbing boots
Install (2) 3" lead plumbing boots
Install GAF Timberline HDZ shingles with 6 nails per shingle
Install GAF Seal-A-Ridge shingles
Remove debris and run magnet
Permit, materials, labor, dumpster, and GAF Silver Pledge Warranty included
Includes replacement of up to 1 sheet plywood, additional sheets @ \$85/ea
TOTAL: \$ 26,995.00

Thank you for your business

B.

Tree Removal Proposals For 14 Cypress Trees Around Pool Area.

1. Genesis Tree: Removal and stump grinding \$9000.00
2. Mitch Drake & Sons: Removal & Stump Grinding \$8,950.00
3. Tree Co: Removal cut to ground. No Stump Grinding. \$5,600.00

My Recommendation is to use Genesis Trees. They are the crew I use to get the dead trees on property to prevent storm damage. But it is your decision, It's just a recommendation.

ESTIMATE

Genesis Tree Care
6326 Victoria Park Court
Jacksonville, FL 32216

contactus@genestreecare.com
+1 (904) 614-9342
<http://www.genestreecare.com/>



FSResidential

Bill to

FSResidential
110 Flower Of Scotland Ave
Fruit Cove
FL
32259
USA

Ship to

FSResidential
110 Flower Of Scotland Ave.
Fruit Cove
FL
32259
USA

Estimate details

Estimate no.: 3698
Estimate date: 10/10/2023

	Product or service	Amount
1.	Tree Removal Remove 7 cypress trees on back right side of pool area and cut as low as possible.	\$0.00
2.	Tree Removal Remove 7 cypress trees in front right side of pool area and cut as low as possible.	\$0.00
3.	Stump Grinding Grind 14 cypress stumps and root runners.	\$0.00
4.	Cleanup all debris except stump grinding Clean up and haul away all debris except stump grinding	\$0.00
5.	Package Total Total cost for the package of services listed above.	\$9,000.00
	Total	\$9,000.00

Note to customer

Thank you for your business.



PO Box 3247 | St. Augustine, Florida 32085
 904-810-1033 | info@treecofl.com | Treecofl.com

RECIPIENT:

Aberdeen CDD
 110 Flower Of Scotland Avenue
 Fruit Cove, Florida 32259

SERVICE ADDRESS:

110 Flower Of Scotland Avenue
 Fruit Cove, Florida 32259

Quote #8503	
Sent on	Oct 16, 2023
Total	\$5,600.00

Product/Service	Description	Qty.	Unit Price	Total
				Optional
Tree Removal	Remove a total of 14 Cypress trees to the east and west of the pool area. Not including Cypress trees to the north of the pool. Stumps will be cut low to the ground. No stump grinder access due to slope of the land and location by the water.	14	\$400.00	\$5,600.00
Haul Debris	Haul organic debris from job site (not including resulting chips from stump grinding, if performed) **Debris will be removed from job site within 24 business hours of job completion**	1	\$0.00	\$0.00

Total **\$5,600.00**

Treeco Disclaimer and Liability Waiver

Whenever possible, Treeco avoids maneuvering heavy equipment (lifts, skids, cranes, etc.) over lawns, driveways, concrete patios, and pavers given the propensity to cause damage to them and/or subterranean fixtures (ie, septic tanks, piping, etc.) when exposed to even moderate weight and vehicle movements. Ultimately, it is impossible for Treeco to know the quality or thickness of asphalt or concrete located on the property and how they will react to the weight placed on them.

Certain projects require that Treeco uses heavy equipment in these areas. In these instances, the Treeco team might try to mitigate the risk of damage through reasonable efforts if the client has requested it such as laying plywood, roping/rigging techniques, and using other protective methods to disburse heavier



PO Box 3247 | St. Augustine, Florida 32085
904-810-1033 | info@treecofl.com | Treecofl.com

Notes Continued...

weight more evenly.

However, the trimming and/or removal of trees involves machinery and heavy objects being moved around on the property. Under no circumstances will Treeco or any of its employees be held liable for any damage of any kind to asphalt, concrete, fences, utility lines, subterranean structures, screens, turf, plant pots, lawn ornaments, or any other property on the job site.

It is also not possible for Treeco to predict with 100% certainty how trees with dead or dying limbs over rooftops or other structures will react to work being performed on them. For that reason, Treeco will not be held liable or compensate for any damage sustained to roofs, homes, or structures due to falling limbs from dead or dying trees. Treeco will not be held liable for damage to screens in proximity to trees being trimmed.

It is the responsibility of the property owner to notify Treeco personnel of any areas where underground equipment and other hazards are located. It is also the responsibility of the property owner to remove any and all breakable items from the job site in advance of the Treeco team arriving on the job site.

Stump Grinding

Stump grinding uses heavy machinery to grind a stump into wood chips. Due to the dangerous nature of this work and the high cost of the equipment, stump grinding will be performed no closer than 6 inches from any non-organic fixture or lawn ornament. For example, stumps growing near fences, rock beds, building foundations, driveways, irrigation lines, etc. Treeco reserves the right to alter grinding scope if subterranean fixtures are detected after grinding has commenced. This altered grinding scope will not result in an altered price as it is the customer's responsibility to notify Treeco of any and all subterranean fixtures. Area must be clear of rocks and inorganic debris prior to crew arrival. Crew can remove these objects at a rate of \$400/hr and minimum of 15 minutes.

Flush cut

This occurs when a tree is cut down and stump grinding is not requested or isn't an option. To avoid unsafe situations and damage to chainsaws, when performing a flush-cut Treeco employees will cut a stump level to the ground and no lower than 6 inches from the highest dirt point on the stump. Stumps will not be cut at an angle if the tree is growing on an incline.

Mistle Toe and Hazardous Dead Wood Removal

Treeco often performs tree work that involves the removal of invasive parasite species growing in trees or hazardous deadwood. Because Treeco does not employ climbers for safety reasons, it may not be possible for the lift to access certain areas of the tree to remove Mistle Toe and deadwood without cutting additional branches and possibly not at all. Treeco will make every effort, including cutting some additional branches to gain better access, to remove all instances of Mistle Toe and dead wood, however, cannot guarantee 100% removal. Hazardous dead wood is defined as completely dead branches still attached to the tree that is 3 inches in diameter or greater.

Inconvenience Fees

Customers have certain responsibilities when contracting Treeco to perform tree work. Not performing certain responsibilities create an unnecessary burden on Treeco. In order to incentivize customers to follow through with their responsibilities, a fee may be imposed upon them for failure to do so.

Failure to Perform Customer Responsibility

Prior to certain tree work beginning, customers sometimes have to complete certain objectives that will allow Treeco access to the tree. For example, there may be a vehicle on the property that needs to be moved prior to Treeco's arrival. Another example is the removal of a fence in order to provide better access. These responsibilities will be shown as line items in the quote and, if agreed to, performance is contractually enforceable. Failure of the customer to complete these previously agreed-to items may result in inconvenience fees if the job needs to be rescheduled or additional charges of \$400 per hour (minimum 1 hour) per crew to perform the customer responsibility (i.e. Remove the fence) or delay work.

Impeding Treeco from Completing its Contracted Work

Trees are important parts of our society and communities. As such, many people are incredibly sensitive to their alteration and removal. Some may even go so far as to attempt to impede Treeco's contracted work in various ways including harassment of crew members, verbal threats, entering work zones, standing in front of the equipment, and even brandishing weapons. Treeco maintains a strict policy for its crew members to de-escalate these types of encounters and remain non-confrontational. It's the customer's responsibility to mitigate these situations by being onsite and available to mitigate such encounters. Should Treeco's work be stopped for any reason, the customer may be charged \$400 per hour per crew on site until the situation has been mitigated and they are able to get back to work.

Cancelations

If a cancelation is requested by a customer, it must be done within 24 business hours of the crews' scheduled arrival time. For example: If a crew is scheduled to be at a customer's property on Monday between 10 am and 12 pm, the customer requesting a cancelation must notify Treeco via email prior to 10 am on the Friday before to avoid any inconvenience fees. If cancelation notification is not given within the 24 business hour window, the customer may be responsible for an inconvenience fee of \$350 if Treeco is unable to fill the reservation with a



PO Box 3247 | St. Augustine, Florida 32085
904-810-1033 | info@treecofl.com | Treecofl.com

Notes Continued...

job of equal or more value. Treeco will make a best effort to move another job into the canceled reservation but makes no guarantees that this will be possible.

If a Tree crew arrives at a customer's property and service is refused for any reason, the customer will be responsible for an inconvenience fee of \$350 plus crane costs (determined by crane company contracted) if one had been requisitioned to complete the job. Customers will not be responsible for any fees if any decision to postpone work is made by Treeco.

It needs to be understood that these customer responsibilities are how Treeco is able to offer such competitive rates. Our bids are based on efficiencies that can only be achieved if the customer follows through on their part. It's never Treeco's desire to charge inconvenience fees as they never actually make up for lost revenue and can result in souring the customer experience. That said, they serve as a necessary deterrent and are 100% avoidable if prior proper planning is adhered to.

Payment and Late fees

All balances are due upon work completion unless otherwise agreed to in writing. Should payment not be remitted at the time of work completion, debris will be left on site until payment is collected. Should Treeco have to return to remove the debris, the cost of debris removal will be added to the invoice at a rate of \$450/load.

If payment has not been received by Treeco within fifteen (15) days after billing, the invoice will be sent to collections. Treeco shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest will also accrue at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, will be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK, WILL RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Acceptance of Work Performed

All jobs performed will require a signature by an authorized representative of the property. This representative needs to be onsite to complete a walk-through on the last day of the job. This walk-through needs to be completed prior to the crew leaving. If nobody is present on the last day to complete the walk-through and agreed-upon arrangements have not been made prior to the crew completing their scope of work, Treeco will assume this work to be complete and will not return if discrepancies are discovered at a later date.

Quote and Job Shelflife

This quote is good for 14 days from the time it is provided. If approved, the job must be completed within 30 days unless mutually agreed to by both parties.

By signing and approving this quote, you acknowledge the risk of all manner of tree work being done on your property that involves machinery and heavyweight being moved around your property to complete the job. You also absolve Treeco of any liability for any damage sustained regardless of cause or fault. You also acknowledge your responsibilities as part of the contractual relationship that has been entered into with Treeco.

Signature: _____ Date: _____



ESTIMATE #5406

SENT ON:

Oct 10, 2023

RECIPIENT:

Aberdeen CDD Community

110 Flower Of Scotland Avenue
 Fruit Cove, Florida 32259
 Phone: (904) 303-7366

662 Nottingham Forest Circle
 St Johns, FL 32259

Phone: (904) 287-3819

Email: mitchdrake04@yahoo.com

Website:

<https://www.treeworkbymitchdrakeandsons.com/>

Product/Service	Description	Qty.	Unit Price	Total
Tree Removal	Cut down haul and grind 14 cypress trees next to pool with crane	1	\$8,950.00	\$8,950.00

Total

\$8,950.00

This quote is valid for the next 30 days, after which values may be subject to change.

*****PLEASE NOTE THAT:**

If heavy equipment is used, whatever it drives over to get to the working location is a Homeowner risk.

If stump grinding is required, anything in the ground where grinding is done is a Homeowner risk. Grindings from the stumps will be left, unless otherwise agreed upon (can be removed at additional cost).

We accept all major credit cards with a 1.5% convenience fee. Please advise if you intend to pay via credit card.



ESTIMATE #5406

SENT ON:

Oct 10, 2023

Notes Continued...

Signature: _____ Date: _____

C.

Paver Repair Pool Deck Quotes

1. EarthScapes: Repair Area Seen In Red & Root Removal \$17,930
2. Sil Pavers: Remove Pavers in Red Areas. Remove Roots and Reinstall Pavers 8,650.00
3. Scapes: Remove and replace Pavers, Remove Roots \$7,496.76



EARTHSCAPES

DESIGN BUILD

Concrete Paver Proposal for Aberdeen Swim Center

Earthscapes is pleased to propose the following lump sum pricing to furnish labor, material and equipment to

SCOPE OF WORK

1. Layout area from customer approved sketch
2. Remove existing pavers for reuse and all excavated material
3. Grade area to subbase elevation
4. Furnish and install 3"- 6" of compacted subbase
5. Install reuseable pavers and furnish 1 pallet for necassray loss/waste
6. Furnish and install edge
7. Furnish and install sand between joints
8. Cleanup and haul off all construction materials

BREAKDOWN

A. Paved Area	2591	SF estimated total repairs	\$16,036
C. Additional Fill	TBD		\$0
H. Demolition	17	Grind Tree Stumps and midigate roots	\$1,894
		<small>*does not include felling, limbing or bucking of tress</small>	\$0
Total proposal			\$17,930

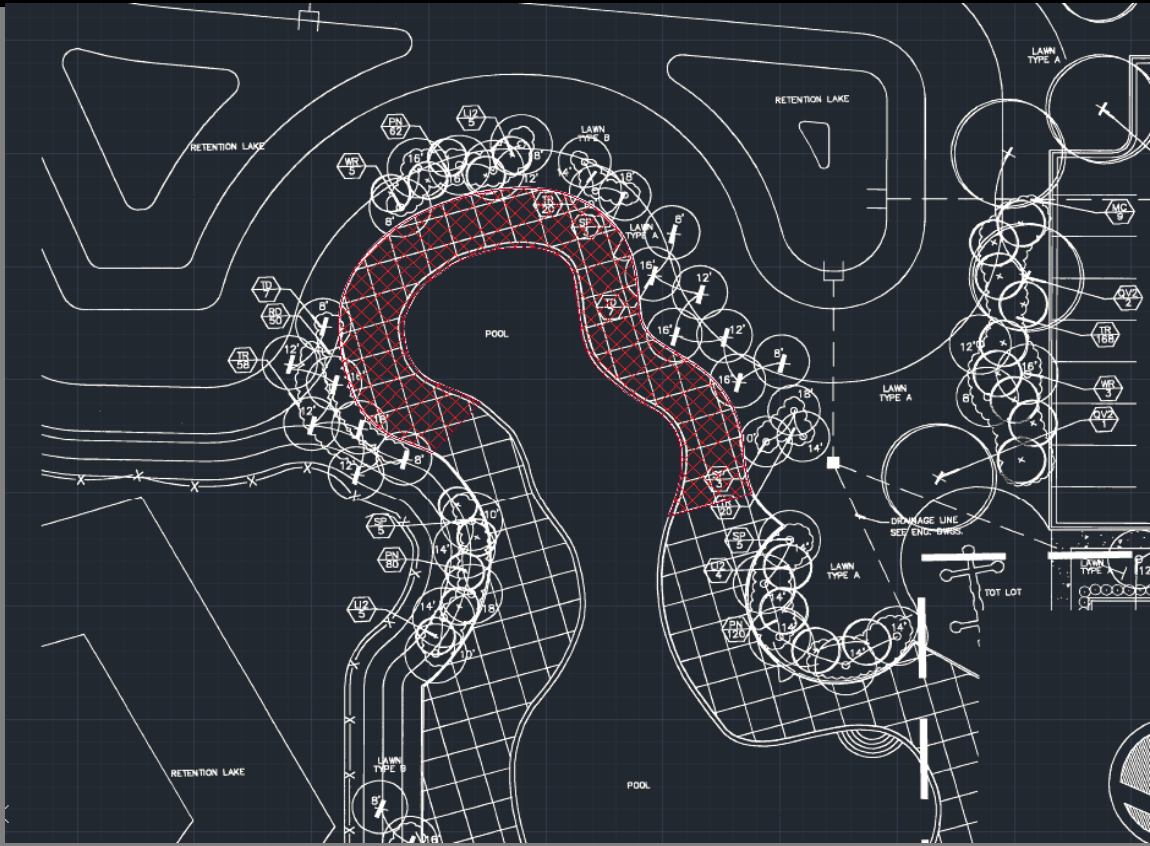
ADDITIONAL ITEMS

Available for client upon request

1. Add for cleaning, silica sanding, and joint stabilizing sealing	\$650 minimum, or \$1.35 / SF
--	-------------------------------

* Additional styles may have a higer cost*

PROJECT LAYOUT



BELGARD COLORS



CITY SERIES

12 X 12 | 60MM



12 x 12 x 2 3/8"

EXCLUSIONS

1. Any mock ups.
2. Demolition of slabs, walls, any structure existing (unless included above)
3. SOD repair
4. Landscaping
5. Plumbing and electrical work
6. Unsuitable material removal
7. Any street cleaning.
8. Protection of existing structures.
9. Any item not mentioned in the above scope of work.

If there are any questions concerning this proposal, please contact me for clarifications.

Sincerely,

Jesse Searls

Jesse Searls
Earthscapes

www.earthscapes.earth

Quote



Prepared for

Kate Trivelpiece

110 Flower Of Scotland Avenue, Fruit Cove, FL 32259

904-217-0925

kate.trivelpiece@fsresidential.com

Provided by

SIL Pavers, Inc.

-, Saint Johns, FL 32259

904-342-6397

silpavers@gmail.com

Sent by

Jason Betz

904-607-1739

jason.silpavers@gmail.com

Quote #350

Sent on 10/06/2023

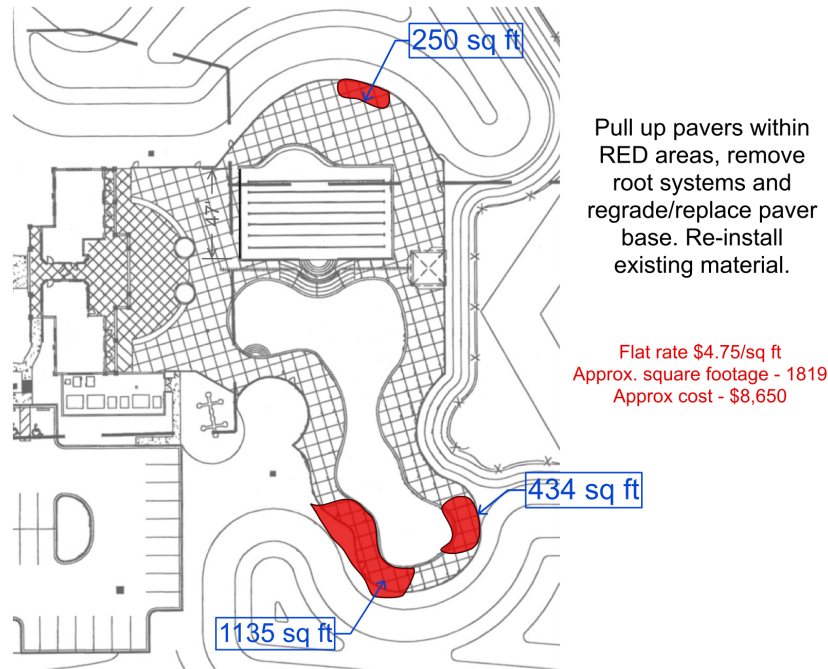
Personal note

PLEASE REVIEW ATTACHED TERMS AND CONDITIONS PAGE

Scope of work

Addressing lifted sections of paver pool deck by pulling up existing pavers, re-leveling the sub-base, and installing the existing materials.

Job photos (click photo to see full image)



Products and services

Work to be completed		
Approximately 1819 sq ft of existing paver pool deck to be pulled up and leveled due to tree roots.		
Quantity	Unit Price	Total
1	\$8,650.00	\$8,650.00

Line item totals **\$8,650.00**

Total Price **\$8,650.00**


Offer good until: 10/20/2023

Monthly Payment Options Available as Low as \$136.20/month*

SIL Pavers, Inc. partners with Hearth to bring you financing. Checking options won't affect your credit score. [*See disclosures](#)

Get my personalized offer (<https://app.gethearth.com/partners/jax-concrete-and-pavers/jason?source=quotes>)

Attachments

 TERMS AND CONDITIONS 2023.pdf (blob:https://app.gethearth.com/00087ff3-d20a-4203-add5-8dd342d2bb64)

Request Changes

Approve

ESTIMATE

Scapes of North Florida
204 Blairmore Blvd E
Orange Park, FL 32073
(904) 375-9520

Sales Representative
Kellie Huttenlocher
khuttenlocher@scapesnfl.com



Highland Point Amenity Center
110 Flower of Scotland Ave
Saint Johns, FL 32259

Estimate #	3174
Date	10/17/2023

Item	Description	Qty	Price	Amount
Paver Repair	installed price			\$7,285.20
Pavers	replacement pavers where needed			
Paver Base*	setting material			
Sand - Masonry	setting material			
Concrete Mix - 80lb.	setting material			
Labor - Pavers	labor to include: pulling up existing pavers and cutting out roots to level the pool deck roughly 500SF			

Sub Total	\$7,285.20
------------------	------------

When Paying by Cash or Check

Total	\$7,285.20
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When Paying by Credit/Debit Card

Convenience Fee	\$211.56
Balance Due*	\$7,496.76

*Credit/Debit card payments include a convenience fee of 2.9%+29¢ per transaction.

SPECIAL INSTRUCTIONS

Jay Parker

D.

M&G Holiday Lighting

4845 Belle Terre Pkwy
Palm Coast, FL 32164 US
holiday@mgbusinessventures.com



Estimate

ADDRESS
Aberdeen Amenity Center
110 Flower of Scotland Ave
Saint Johns, FL 32259

ESTIMATE 2055
DATE 09/06/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Holiday Lighting - Reinstall	1	931.00	931.00
	Holiday Lighting - Reinstall	1	1,500.00	1,500.00
	Holiday Lighting - Reinstall	1	112.50	112.50
	Holiday Lighting - Reinstall	1	900.00	900.00
	Holiday Lighting - Reinstall	1	367.00	367.00
	Holiday Lighting - Reinstall	1	434.00	434.00
	Holiday Lighting - Reinstall	1	337.50	337.50
	Holiday Lighting - Reinstall	1	300.00	300.00
	Removal	1	625.00	625.00
	Miscellaneous - Wire - Plugs, Supplies, etc	1	125.00	125.00
	Shipping	1	72.00	72.00
	Equipment charges	1	600.00	600.00
	Storage	1	150.00	150.00
	Holiday Lighting - Replacement of Lights / Equipment	1	42.29	42.29

Here is an estimate for a re-install of last years design only. We require a 50% payment to confirm and schedule

TOTAL

\$6,496.29

Accepted By

Accepted Date

SIXTH ORDER OF BUSINESS

RESOLUTION 2024-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Aberdeen Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2023, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 24th day of October 2023 and be reflected in the monthly and fiscal Year End 9/30/2023 Financial Statements and Audit Report of the District

*Aberdeen
Community Development District*

by: _____
Chairman

Attest:

by: _____
Secretary

ABERDEEN CDD
RESOLUTION 2024-01

EXHIBIT A

Aberdeen
Community Development District
FY2023 Budget Amendment
General Fund

	Adopted FY23 Budget	Increase/ (Decrease)	Amended FY23 Budget	Actual 9/30/23
Revenues				
Assessments - Tax Roll	\$1,138,335	\$5,001	\$1,143,336	\$1,143,336
Interest	\$200	\$5,791	\$5,991	\$5,991
Amenities Revenue/Misc	\$25,000	(\$1,362)	\$23,638	\$23,638
Carryforward	\$125,000	\$10,588	\$135,588	\$125,000
Total Revenues	\$1,288,535	\$20,018	\$1,308,553	\$1,297,965

Expenditures

Administrative

Supervisor Fees	\$12,000	(\$1,400)	\$10,600	\$10,600
FICA Expense	\$918	(\$107)	\$811	\$811
Assessment Administration	\$5,000	\$0	\$5,000	\$5,000
Engineering Fees	\$7,000	\$1,500	\$8,500	\$6,740
Arbitrage	\$1,200	\$0	\$1,200	\$600
Dissemination Agent	\$7,800	(\$450)	\$7,350	\$7,350
Impact Fee Administration	\$10,000	(\$10,000)	\$0	\$0
Attorney Fees	\$37,000	(\$5,000)	\$32,000	\$21,021
Annual Audit	\$3,650	(\$275)	\$3,375	\$3,375
Trustee Fees	\$14,500	(\$6,106)	\$8,394	\$8,394
Management Fees	\$52,796	\$0	\$52,796	\$52,796
Information Technology	\$1,800	\$0	\$1,800	\$1,800
Travel and Per Diem	\$300	(\$300)	\$0	\$0
Telephone	\$700	\$0	\$700	\$445
Postage	\$2,000	\$0	\$2,000	\$1,390
Printing and Binding	\$2,000	\$0	\$2,000	\$1,984
Insurance	\$12,408	(\$1,292)	\$11,116	\$11,116
Legal Advertising	\$2,000	\$0	\$2,000	\$1,180
Other Current Charges	\$1,000	\$0	\$1,000	\$20
Office Supplies	\$250	(\$30)	\$220	\$220
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
Total Administrative	\$174,497	(\$23,461)	\$151,036	\$135,016

Amenity Center

Insurance	\$41,825	(\$3,151)	\$38,674	\$38,674
Repairs & Replacements	\$45,000	\$25,000	\$70,000	\$62,300
Special Events	\$18,500	\$11,500	\$30,000	\$27,406
Staff Uniforms	\$1,500	\$0	\$1,500	\$0
Recreational Supplies	\$1,800	\$0	\$1,800	\$0
Recreational Passes	\$1,600	\$0	\$1,600	\$1,441
Other Current Charges	\$1,000	\$0	\$1,000	\$465
Permit Fees	\$2,200	\$1,557	\$3,757	\$3,757
Office Supplies	\$3,150	\$41	\$3,191	\$3,191
Credit Card Machine Fees	\$450	\$506	\$956	\$956
Pest Control	\$3,000	\$0	\$3,000	\$2,441
Utilities				
Water & Sewer	\$20,000	(\$5,124)	\$14,876	\$14,876

Aberdeen
Community Development District
FY2023 Budget Amendment
General Fund

	Adopted FY23 Budget	Increase/ (Decrease)	Amended FY23 Budget	Actual 9/30/23
Electric	\$40,000	(\$1,797)	\$38,203	\$38,203
Cable/Internet/Phone	\$12,500	\$3,319	\$15,819	\$15,819
Management Contracts				
Field Operations Management - FirstService	\$72,440	\$6,000	\$78,440	\$76,824
Pool Attendants/Lifeguards - Elite LifeGuard	\$50,000	\$3,000	\$53,000	\$51,086
Facility Management - FirstService	\$99,441	\$588	\$100,029	\$100,029
Pool Maintenance/Supplies - FirstService	\$28,210	\$0	\$28,210	\$17,482
Janitorial Services - FirstService	\$54,240	(\$20,000)	\$34,240	\$28,349
General Facility Maintenance - FirstService	\$40,560	\$4,278	\$44,838	\$44,838
Resident Services Coordinator- FirstService	\$49,040	\$10,847	\$59,887	\$59,887
Management Fee - FirstService	\$12,900	\$0	\$12,900	\$12,900
Pool Chemicals - Poolsure	\$30,000	\$966	\$30,966	\$30,966
Refuse Service	\$12,000	\$634	\$12,634	\$12,634
Security	\$17,800	\$0	\$17,800	\$14,393
Website	\$1,800	\$0	\$1,800	\$1,800
Holiday Decorations	\$12,000	\$0	\$12,000	\$9,628
Subscriptions	\$2,988	\$299	\$3,287	\$3,287
Total Amenity Center Expenses	\$675,944	\$38,462	\$714,407	\$673,632
Grounds Maintenance				
Electric	\$11,000	\$1,080	\$12,080	\$12,080
Streetlighting	\$33,000	\$1,351	\$34,351	\$34,351
Lake Maintenance	\$33,000	\$0	\$33,000	\$32,467
Landscape Maintenance	\$258,568	\$2,586	\$261,154	\$261,154
Common Area Maintenance	\$30,525	\$0	\$30,525	\$23,640
Reuse Water	\$55,000	\$0	\$55,000	\$35,735
Miscellaneous	\$7,000	\$0	\$7,000	\$1,330
Irrigation Repairs	\$10,000	\$0	\$10,000	\$500
Total Grounds Maintenance Expenses	\$438,093	\$5,017	\$443,110	\$401,257
Total Expenses	\$1,288,535	\$20,018	\$1,308,553	\$1,209,904
Excess Revenues (Expenditures)	\$0	\$0	\$0	\$88,061
NET CHANGE IN FUND BALANCE	\$0	\$0	\$0	\$88,061
Fund Balance - Beginning	\$0	\$0	\$0	\$174,192
Fund Balance - Ending	\$0	\$0	\$0	\$262,253

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, September 26, 2023 at 4:02 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:

Howard McGaffney	District Manager
Wes Haber	District Counsel
George Katsaras	District Engineer by telephone
Lucy Acevedo	FirstService Residential
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential
Several Residents	

The following is a summary of the actions taken at the September 26, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

1. Update on Amenity Tree Mitigation

Mr. Katsaras stated I had a landscape architect go out and he is preparing a plan that we can submit to the county for mitigation. Once we get that we will get the application to the county and there will probably have to be a payment of some sort for those trees being removed.

Ms. Egleston asked how long does that process take?

Mr. Katsaras stated usually you will get feedback within two weeks.

2. Update Regarding Reclamation Road

Mr. Katsaras stated I did go out there and looked at it visually, I didn't have a survey, but it didn't look like a whole lot of things can be done there. It looks like it is just low lying land, a wetland type area, it holds water. Without going through a lot of permitting and extensive draining and fill, I can't think of anything that would be a very simple to approach that matter.

3. Update on Drainage Issue (240 Mahogany Bay Drive)

Mr. McGaffney stated Jay looked at it, George looked at it then I went out and looked at it. Behind the fence line is a natural area that separates the neighborhood on the other side. There is a grade differential from his property and the natural area that goes uphill. Jay has gone out and ensured that the drains are cleared, and we will make sure they stay clear. The owner could be informed that he could do something on his property to make the water drain the right way.

C. Manager

1. Update on Street Light Meters/FPL Costs

Mr. McGaffney stated when you look at our invoices you will see the number of units that go with the number of lights that go with that account. The one at 119 Shetland Drive has 241 lights and the monthly billing is about 10% less in the summer than in the winter. The meter at 1300 Shetland Drive has 51 lights, and about 10% less in the summer than in the winter. The meter at 764 Shetland has 27 lights and they all fluctuate in and around the same. I have a meeting with public works this week and will find out if the lighted street crossing is on our bill. This is in response to residents who were here and asking why our electric bills were so high. The highest was the one with 241 units on it.

2. Update on Insurance Renewal Costs

Mr. McGaffney stated FIA’s renewal rate came back lower than projected so we are within our budget and we bound the coverage. We shopped our other districts and found higher deductibles on named storms.

D. Operation Manager - Report

Mr. Parker reviewed the items outlined in the monthly memorandum, which was included in the agenda package.

E. Amenity Center Manager - Report

Ms. Trivelpiece reviewed the amenity center activities and maintenance items, which were outlined on the monthly memorandum, which was included as part of the agenda package.

FOURTH ORDER OF BUSINESS

Consideration of Fitness Center Cleaning Proposal

Ms. Trivelpiece presented the proposals for cleaning of the fitness center and after discussion the board took the following action.

On MOTION by Ms. Andrews seconded by Mr. Marmo with all in favor district counsel was authorized to prepare an agreement for janitorial services with Jani King for five-days a week service in an amount not to exceed \$14,400 annually.

FIFTH ORDER OF BUSINESS

Discussion of Agreement with Aberdeen Rays Swim Team

On MOTION by Ms. Egleston seconded by Mr. Marmo with four in favor Ms. Andrews was appointed to work with the swim team and to bring back further information to the next meeting.

Mr. Fogel left the meeting during this discussion.

SIXTH ORDER OF BUSINESS

Consideration of Amenity/Field Operations Management Proposal with First Service Residential

Mr. McGaffney stated the board has received additional information as a handout, an update to what was previously provided. Based on what they provided and discussion the difference between what they are asking for and the budget is around \$10,500. It would be an additional consideration.

Ms. Acevedo stated the significant changes are changing the parttime janitorial position to fulltime. Someone who will be here five days a week that includes weekends. We don't have Jay here on the weekend to make sure the pool and fitness center is clean during the day. That schedule may change a little in the winter it would be more during the week but in the summer they will be here on Saturday and Sunday. We also made an adjustment to the front desk. When we started we had two parttime front desk 24-hours each and it was difficult to maintain. We changed it to resident services coordinator, which allows him to be both front desk and assist with events when needed. He is going to be available on the weekends to cover or assist when needed and cover the front desk the majority of the time. We are trying to build the most efficient team for the district. When we stepped in the positions didn't necessarily match their duties.

Mr. McGaffney stated if the board accepts this proposal and we do an amendment to the agreement, I will do a budget amendment to match the terms and any overtime will be approved by the district manager.

On MOTION by Mr. Marmo seconded by Ms. Egleston with four in favor the proposal from First Service was approved and staff was authorized to prepare an amendment to the contract.

Ms. Andrews left the meeting at this time.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Roofing Projects

This item tabled.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

A resident stated there are older residents who don't have children on the swim team who also like to swim.

NINTH ORDER OF BUSINESS

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**

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

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – 10/24/23 @ 4:00 p.m. @ Aberdeen Amenity Center

Mr. McGaffney stated the next meeting is scheduled for October 24, 2023 at 4:00 p.m. in the same location.

On MOTION by Ms. Egleston seconded by Ms. Clarke with all in favor the meeting adjourned at 5:55 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

**St. Johns County BCC
Central Cashiering
Cashier # 23-060104**

Name : Aberdeen Amenity Center Tree Removal
Trans Date: 10/5/2023 11:14:08 AM

Charges:

Description	Assoc	Assoc Key	Charge Amount
TREE BANK FUND Aberdeen Amenity Center Tree Removal	AP	NDR CSTPL-2023000109	\$3,275.00

Payment:

Description	Order Id	Charge Amount
NXLX	169934325	\$3,275.00

C.

Aberdeen

Community Development District

Unaudited Financial Reporting

September 30, 2023

Aberdeen
Community Development District
Combined Balance Sheet

September 30, 2023

Governmental Fund Types

	General	Debt Service	Capital Reserve	Capital Projects	Totals (Memorandum Only)
Assets:					
Cash	\$127,732	---	\$425,403	---	\$553,135
Investments:					
Operations					
Custody Account	\$81,608	---	---	---	\$81,608
State Board of Administration - General Fund	\$52,363	---	---	---	\$52,363
State Board of Administration - Capital Reserve	---	---	\$168,709	---	\$168,709
State Board of Administration - Renewal & Rplcmt	---	---	\$111,342	---	\$111,342
Series 2005/2020A					
Reserve A1	---	\$378,625	---	---	\$378,625
Interest A1	---	\$7,496	---	---	\$7,496
Prepayment A1	---	\$18,018	---	---	\$18,018
Revenue	---	\$455,686	---	---	\$455,686
Reserve A2	---	\$218,250	---	---	\$218,250
Interest A2	---	\$4,321	---	---	\$4,321
Prepayment A2	---	\$5,352	---	---	\$5,352
General Redemption	---	\$247	---	---	\$247
Series 2018					
Reserve	---	\$67,138	---	---	\$67,138
Revenue	---	\$55,232	---	---	\$55,232
Prepayment	---	\$1,367	---	---	\$1,367
Redemption	---	\$829	---	---	\$829
Construction	---	---	---	\$49,384	\$49,384
Due from Other	\$140	---	---	---	\$140
Prepaid Expenses	\$67,426	---	---	---	\$67,426
Total Assets	\$329,269	\$1,212,559	\$705,453	\$49,384	\$2,296,666
Liabilities:					
Accounts Payable	\$42,147	---	---	---	\$42,147
Accrued Liabilities	\$24,869	---	---	---	\$24,869
Fund Balances:					
Restricted for Debt Service	---	\$1,212,559	---	---	\$1,212,559
Restricted for Capital Projects	---	---	---	\$49,384	\$49,384
Nonspendable	\$67,426	---	---	---	\$67,426
Assigned	\$125,000	---	---	---	\$125,000
Unassigned	\$69,827	---	\$705,453	---	\$775,280
Total Liabilities and Fund Equity	\$329,269	\$1,212,559	\$705,453	\$49,384	\$2,296,666

Aberdeen
Community Development District
General Fund

Statement of Revenues & Expenditures
for the period ending
September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET Thru 09/30/23	ACTUAL Thru 09/30/23	VARIANCE
REVENUES:				
Assessments - Tax Roll	\$1,138,335	\$1,138,335	\$1,143,336	\$5,001
Interest	\$200	\$200	\$5,991	\$5,791
Amenities Revenue/Misc	\$25,000	\$25,000	\$23,638	(\$1,362)
TOTAL REVENUES	\$1,163,535	\$1,163,535	\$1,172,965	\$9,430

EXPENDITURES:

Administrative

Supervisor Fees	\$12,000	\$12,000	\$10,600	\$1,400
FICA Expense	\$918	\$918	\$811	\$107
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Engineering Fees	\$7,000	\$7,000	\$6,740	\$261
Arbitrage	\$1,200	\$1,200	\$600	\$600
Dissemination Agent	\$7,800	\$7,800	\$7,350	\$450
Impact Fee Administration	\$10,000	\$10,000	\$0	\$10,000
Attorney Fees	\$37,000	\$37,000	\$21,021	\$15,979
Annual Audit	\$3,650	\$3,650	\$3,375	\$275
Trustee Fees	\$14,500	\$14,500	\$8,394	\$6,106
Management Fees	\$52,796	\$52,796	\$52,796	\$0
Information Technology	\$1,800	\$1,800	\$1,800	\$0
Travel and Per Diem	\$300	\$300	\$0	\$300
Telephone	\$700	\$700	\$445	\$255
Postage	\$2,000	\$2,000	\$1,390	\$610
Printing and Binding	\$2,000	\$2,000	\$1,984	\$16
Insurance	\$12,408	\$12,408	\$11,116	\$1,292
Legal Advertising	\$2,000	\$2,000	\$1,180	\$820
Other Current Charges	\$1,000	\$1,000	\$20	\$980
Office Supplies	\$250	\$250	\$220	\$30
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$174,497	\$174,497	\$135,016	\$39,481

Amenity Center

Insurance	\$41,825	\$41,825	\$38,674	\$3,151
Repairs & Replacements	\$45,000	\$45,000	\$62,300	(\$17,300)
Special Events	\$18,500	\$18,500	\$27,406	(\$8,906)
Staff Uniforms	\$1,500	\$1,500	\$0	\$1,500
Recreational Supplies	\$1,800	\$1,800	\$0	\$1,800
Recreational Passes	\$1,600	\$1,600	\$1,441	\$159
Other Current Charges	\$1,000	\$1,000	\$465	\$535
Permit Fees	\$2,200	\$2,200	\$3,757	(\$1,557)
Office Supplies	\$3,150	\$3,150	\$3,191	(\$41)
Credit Card Machine Fees	\$450	\$450	\$956	(\$506)
Pest Control	\$3,000	\$3,000	\$2,441	\$559
Utilities				
Water & Sewer	\$20,000	\$20,000	\$14,876	\$5,124
Electric	\$40,000	\$40,000	\$38,203	\$1,797
Cable/Internet/Phone	\$12,500	\$12,500	\$15,819	(\$3,319)

Aberdeen
Community Development District
General Fund

Statement of Revenues & Expenditures
for the period ending
September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET Thru 09/30/23	ACTUAL Thru 09/30/23	VARIANCE
<u>Management Contracts</u>				
Field Operations Management - FirstService	\$72,440	\$72,440	\$76,824	(\$4,384)
Pool Attendants/Lifeguards - Elite LifeGuard	\$50,000	\$50,000	\$51,086	(\$1,086)
Facility Management - FirstService	\$99,441	\$99,441	\$100,029	(\$588)
Pool Maintenance/Supplies - FirstService	\$28,210	\$28,210	\$17,482	\$10,728
Janitorial Services - FirstService	\$54,240	\$54,240	\$28,349	\$25,891
General Facility Maintenance - FirstService	\$40,560	\$40,560	\$44,838	(\$4,278)
Resident Services Coordinator- FirstService	\$49,040	\$49,040	\$59,887	(\$10,847)
Management Fee - FirstService	\$12,900	\$12,900	\$12,900	\$0
Pool Chemicals - Poolsure	\$30,000	\$30,000	\$30,966	(\$966)
Refuse Service	\$12,000	\$12,000	\$12,634	(\$634)
Security	\$17,800	\$17,800	\$14,393	\$3,407
Website	\$1,800	\$1,800	\$1,800	\$0
Holiday Decorations	\$12,000	\$12,000	\$9,628	\$2,372
Subscriptions	\$2,988	\$2,988	\$3,287	(\$299)
TOTAL AMENITY CENTER EXPENDITURES	\$675,944	\$675,944	\$673,632	\$2,312
<u>Grounds Maintenance</u>				
Electric	\$11,000	\$11,000	\$12,080	(\$1,080)
Streetlighting	\$33,000	\$33,000	\$34,351	(\$1,351)
Lake Maintenance	\$33,000	\$33,000	\$32,467	\$533
Landscape Maintenance	\$258,568	\$258,568	\$261,154	(\$2,586)
Common Area Maintenance	\$30,525	\$30,525	\$23,640	\$6,885
Reuse Water	\$55,000	\$55,000	\$35,735	\$19,265
Miscellaneous	\$7,000	\$7,000	\$1,330	\$5,670
Irrigation Repairs	\$10,000	\$10,000	\$500	\$9,500
TOTAL GROUNDS MAINT. EXPENDITURES	\$438,093	\$438,093	\$401,257	\$36,837
TOTAL EXPENDITURES	\$1,288,535	\$1,288,535	\$1,209,904	\$78,631
EXCESS REVENUES/(EXPENSES)	(\$125,000)		(\$36,939)	
NET CHANGE IN FUND BALANCE	(\$125,000)		(\$36,939)	
Fund Balance - Beginning	\$125,000		\$299,192	
Fund Balance - Ending	<u>\$0</u>		<u>\$262,253</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	\$605	\$5,991
Amenities Revenue	\$2,079	\$2,469	\$100	\$2,126	\$1,394	\$2,290	\$2,009	\$3,404	\$4,398	\$638	\$1,941	\$790	\$23,638
TOTAL REVENUES	\$2,194	\$67,360	\$261,410	\$746,727	\$45,432	\$8,726	\$3,222	\$17,810	\$11,378	\$1,102	\$6,208	\$1,395	\$1,172,965

EXPENDITURES:

Administrative

Supervisor Fees	\$1,200	\$600	\$200	\$1,200	\$0	\$1,800	\$1,000	\$0	\$1,800	\$800	\$1,000	\$1,000	\$10,600
FICA Expense	\$92	\$46	\$15	\$92	\$0	\$138	\$77	\$0	\$138	\$61	\$77	\$77	\$811
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	\$645	\$0	\$6,740
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	\$583	\$7,350
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	\$1,935	\$0	\$0	\$21,021
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	\$4,400	\$52,796
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
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	\$47	\$445
Postage	\$16	\$16	\$336	\$45	\$16	\$9	\$44	\$15	\$13	\$40	\$737	\$103	\$1,390
Printing and Binding	\$113	\$96	\$57	\$17	\$43	\$31	\$32	\$57	\$0	\$51	\$1,380	\$107	\$1,984
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	\$1	\$220
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

TOTAL ADMINISTRATIVE EXPENDITURES

\$31,098	\$10,970	\$6,124	\$8,301	\$7,459	\$10,309	\$10,570	\$8,181	\$16,023	\$9,846	\$9,668	\$6,467	\$135,016
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Amenity Center

Insurance	\$38,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,674
Repairs & Replacements	\$4,719	\$5,095	\$5,352	\$2,701	\$1,331	\$10,713	\$7,464	\$6,703	\$6,535	\$4,259	\$4,579	\$2,848	\$62,300
Special Events	\$5,447	\$4,170	\$1,909	\$3,165	\$2,896	\$2,833	\$1,407	\$1,286	\$269	\$846	\$2,067	\$1,111	\$27,406
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	\$149	\$3,191
Credit Card Machine Fees	\$66	\$46	\$80	\$28	\$78	\$51	\$195	\$54	\$84	\$135	\$65	\$74	\$956
Pest Control	\$189	\$189	\$189	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$2,441
Utilities													
Water & Sewer	\$710	\$1,419	\$1,319	\$1,260	\$1,001	\$1,012	\$945	\$1,148	\$1,195	\$1,871	\$1,433	\$1,563	\$14,876
Electric	\$4,785	\$3,578	\$2,656	\$2,791	\$3,766	\$3,273	\$3,189	\$2,429	\$2,468	\$3,023	\$3,094	\$3,151	\$38,203
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	\$1,335	\$15,819

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	\$5,220	\$76,824
Pool Attendants/Lifeguards - Elite LifeGuard	\$0	\$0	\$0	\$0	\$0	\$7,312	\$7,312	\$7,312	\$7,312	\$7,312	\$7,312	\$7,212	\$51,086
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	\$7,177	\$100,029
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	\$3,988	\$4,847	\$3,518	\$5,623	\$3,874	\$2,075	\$3,853	\$0	\$44,838
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	\$4,636	\$59,887
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	\$1,075	\$12,900
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	\$2,717	\$30,966
Refuse Service	\$950	\$950	\$960	\$1,171	\$1,074	\$1,074	\$1,074	\$1,027	\$1,026	\$1,021	\$1,011	\$1,296	\$12,634
Security	\$3,022	\$250	\$275	\$3,302	\$250	\$3,022	\$250	\$250	\$3,022	\$250	\$250	\$250	\$14,393
Website	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Holiday Decorations	\$8,827	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315	\$0	\$0	\$487	\$9,628
Subscriptions	\$249	\$249	\$249	\$249	\$249	\$249	\$548	\$249	\$249	\$249	\$249	\$249	\$3,287
TOTAL AMENITY CENTER EXPENDITURES	\$102,508	\$61,074	\$46,677	\$45,231	\$47,461	\$59,931	\$53,262	\$66,121	\$57,761	\$41,559	\$51,140	\$40,908	\$673,632
<i>Grounds Maintenance</i>													
Electric	\$909	\$855	\$1,055	\$1,125	\$1,279	\$794	\$757	\$712	\$974	\$1,268	\$1,194	\$1,157	\$12,080
Streetlighting	\$3,183	\$3,045	\$2,721	\$2,808	\$2,968	\$2,960	\$3,039	\$2,705	\$2,732	\$2,714	\$2,746	\$2,731	\$34,351
Lake Maintenance	\$3,042	\$2,675	\$2,675	\$2,675	\$2,675	\$2,675	\$2,675	\$2,675	\$2,675	\$2,675	\$2,675	\$2,675	\$32,467
Landscape Maintenance	\$21,547	\$21,547	\$21,547	\$21,547	\$21,547	\$21,547	\$21,547	\$21,547	\$22,194	\$22,194	\$22,194	\$22,194	\$261,154
Common Area Maintenance	\$1,800	\$0	\$1,850	\$0	\$0	\$2,814	\$0	\$377	\$0	\$6,799	\$7,600	\$2,400	\$23,640
Reuse Water	\$3,425	\$2,295	\$2,417	\$2,235	\$2,328	\$2,423	\$2,982	\$2,974	\$2,983	\$4,686	\$4,056	\$2,930	\$35,735
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
TOTAL GROUNDS MAINT. EXPENDITURES	\$34,271	\$30,417	\$32,516	\$30,704	\$30,909	\$33,213	\$31,001	\$30,991	\$31,557	\$40,836	\$40,754	\$34,086	\$401,257
Capital Reserve Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$167,878	\$102,462	\$85,317	\$84,236	\$85,829	\$103,453	\$94,833	\$105,292	\$105,341	\$92,240	\$101,561	\$81,461	\$1,209,904
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES/(EXPENSES)	(\$165,683)	(\$35,102)	\$176,093	\$662,491	(\$40,396)	(\$94,726)	(\$91,611)	(\$87,482)	(\$93,963)	(\$91,139)	(\$95,353)	(\$80,066)	(\$36,939)

Aberdeen
Community Development District
Debt Service Fund-Series 2005 and Series 2020A1 and A2
Statement of Revenues & Expenditures
For the Period Ending
September 30, 2023

	ADOPTED BUDGET	PRORATED Thru 09/30/23	ACTUAL Thru 09/30/23	VARIANCE
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Revenues:

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	\$56,765	\$55,765
Total Revenues	\$1,948,438	\$1,948,438	\$2,029,826	\$81,388

Expenditures

<u>2020 A1</u>				
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
<u>2020 A2</u>				
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)
Total Expenditures	\$1,958,800	\$1,958,800	\$1,993,800	(\$35,000)
Fund Balance - Beginning	\$433,443		\$1,051,969	
Fund Balance - Ending	\$423,080		\$1,087,994	

Reserve A1	\$378,625
Reserve A2	\$218,250
Interest A1	\$7,496
Interest A2	\$4,321
Revenue	\$455,686
Prepayment A1	\$18,018
Prepayment A2	\$5,352
General Redemption	\$247
	\$1,087,994

Aberdeen
Community Development District
Debt Service Fund-Series 2018
Statement of Revenues & Expenditures
For the Period Ending
September 30, 2023

	APPROVED BUDGET	PRORATED Thru 09/30/23	ACTUAL Thru 09/30/23	VARIANCE
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Revenues:

Special Assessments - Tax Roll	\$134,960	\$134,960	\$135,557	\$597
Prepayments	\$0	\$0	\$1,363	\$1,363
Interest Income	\$200	\$200	\$5,454	\$5,254
Total Revenues	\$135,160	\$135,160	\$142,374	\$7,214

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)

Total Expenditures	\$131,510	\$131,510	\$136,263	(\$4,753)
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Excess Revenues (Expenditures)	\$3,650	\$3,650	\$6,111	\$11,966
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NET CHANGE IN FUND BALANCE	\$3,650		\$6,111	
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Fund Balance - Beginning	\$49,605		\$118,454	
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Fund Balance - Ending	\$53,255		\$124,565	
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Reserve	\$67,138
Revenue	\$55,232
Prepayment	\$1,367
Redemption	\$829
	\$124,565

Aberdeen

Community Development District

Capital Reserve Fund

Statement of Revenues & Expenditures

For the Period Ending

September 30, 2023

	ADOPTED BUDGET	PRORATED Thru 09/30/23	ACTUAL Thru 09/30/23	VARIANCE
<u>Revenues:</u>				
Insurance Proceeds	\$0	\$0	\$785	\$785
Impact Fees	\$0	\$0	\$10,153	\$10,153
Interest	\$3,000	\$3,000	\$21,602	\$18,602
Total Revenues	\$3,000	\$3,000	\$32,540	\$29,540
<u>Expenditures</u>				
Capital Outlay	\$150,000	\$150,000	\$38,480	\$111,520
Repair and Replacements	\$100,000	\$100,000	\$56,555	\$43,445
Total Expenditures	\$250,000	\$250,000	\$95,035	\$154,965
Excess Revenues (Expenditures)	(\$247,000)		(\$62,495)	
Fund Balance - Beginning	\$778,569		\$767,948	
Fund Balance - Ending	\$531,569		\$705,453	

Aberdeen
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For the Period Ending
September 30, 2023

	SERIES 2018
<u>REVENUES:</u>	
Interest	\$1,884
Total Revenues	\$1,884
<u>EXPENDITURES:</u>	
Capital Outlay	\$0
Cost of Issuance	\$0
Total Expenditures	\$0
<u>OTHER SOURCES/(USES)</u>	
Interfund Transfer In/(Out)	\$0
Total Other Sources/(Uses)	\$0
Excess Revenues (Expenditures)	\$1,884
Fund Balance - Beginning	\$47,501
Fund Balance - Ending	\$49,384

Aberdeen
Community Development District
Long Term Debt Report

Series 2018 Special Assessment Bonds	
Interest Rate:	4%-5.1%
Maturity Date:	5/1/2049
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$67,138
Reserve Fund Balance:	\$67,138
Bonds outstanding - 11/01/2018	\$2,065,000
Less: February 3, 2020 (Prepayment)	(\$5,000)
Less: May 1, 2020 (Mandatory)	(\$30,000)
Less: August 3, 2020 (Prepayment)	(\$5,000)
Less: November 1, 2020 (Prepayment)	(\$5,000)
Less: May 1, 2021 (Mandatory)	(\$35,000)
Less: May 1, 2021 (Prepayment)	(\$5,000)
Less: May 1, 2022 (Mandatory)	(\$35,000)
Less: May 1, 2022 (Prepayment)	(\$5,000)
Less: May 1, 2023 (Mandatory)	(\$35,000)
Less: August 1, 2023 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$1,900,000

Series 2020-A1 Special Assessment Revenue Refunding Bonds	
Interest Rate:	2.625-5.0%
Maturity Date:	11/1/2036
Reserve Fund Definition:	25% of DSRF
Reserve Fund Requirement:	\$378,625
Reserve Fund Balance:	\$378,625
Bonds outstanding - 5/20/2020	\$18,485,000
Less: May 1, 2021 (Mandatory)	(\$815,000)
Less: November 1, 2021 (Prepayment)	(\$15,000)
Less: May 1, 2022 (Mandatory)	(\$855,000)
Less: May 1, 2022 (Prepayment)	(\$10,000)
Less: May 1, 2023 (Mandatory)	(\$900,000)
Current Bonds Outstanding	\$15,890,000

Series 2020 A-2 Special Assessment Revenue Refunding Bonds	
Interest Rate:	4.0-4.75%
Maturity Date:	5/1/2049
Reserve Fund Definition:	50% of DSRF
Reserve Fund Requirement:	\$218,250
Reserve Fund Balance:	\$218,250
Bonds outstanding - 5/20/2020	\$4,890,000
Less: May 1, 2021 (Mandatory)	(\$215,000)
Less: May 1, 2022 (Mandatory)	(\$225,000)
Less: May 1, 2022 (Prepayment)	(\$150,000)
Less: May 1, 2023 (Mandatory)	(\$225,000)
Less: May 1, 2023 (Prepayment)	(\$35,000)
Current Bonds Outstanding	\$4,040,000

D.

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2023 Summary of Assessment Receipts

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

Units include 49,000 square feet of Commercial

SUMMARY OF TAX ROLL RECEIPTS					
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2020 DEBT RECEIPTS	SERIES 2018 DEBT RECEIPTS	O&M RECEIPTS
1	11/2/2022	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
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		3,234,942.60	1,956,050.08	135,556.91	1,143,335.61
PERCENT COLLECTED TAX ROLL		100.44%	100.44%	100.44%	100.44%

E.

Aberdeen

Community Development District

Check Run Summary

9/1/2023-9/30/2023

	Check Date	Check No.		Amount
General Fund - Wells Fargo				
Payroll	9/28/23	50928-50932	\$	923.50
Total				\$ 923.50
 General Fund - Wells Fargo				
Accounts Payable	9/1/23	4699-4701	\$	14,785.52
	9/25/23	4702-4711	\$	62,150.04
	9/25/23	4712	\$	1,075.00
	9/28/23	4713-4714	\$	61,379.00
				\$ 139,389.56
 Capital Reserve Fund - Wells Fargo				
Accounts Payable			\$	-
				\$ -
Total				\$ 139,389.56
 Autopayments - Wells Fargo				
	9/5/23	Hi-Tech System	\$	250.00
	9/7/23	Comcast	\$	497.14
	9/8/23	JEA Utilities	\$	11,531.32
	9/18/23	Comcast	\$	645.73
	9/25/23	Comcast	\$	191.68
	9/25/23	Wellbeats	\$	249.00
	9/28/23	Wells Fargo Credit Card	\$	4,294.89
Total				\$ 17,659.76

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

Check Approval Form

Date: September 28, 2023

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 50928


Ending Check #: 50932

Total Amount of Checks: \$ 923.50 New Balance
\$ 144,828.72


Balance in Account***: \$ 145,752.22

Recent Deposits: _____

Prepared by: Daniel Laughlin

Signature: 

Approved by: Howard McGaffney

Signature: 

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50928	12	ANGELA MARIE ANDREWS	184.70	9/28/2023
50929	17	HARRIET S CLARKE	184.70	9/28/2023
50930	15	LAUREN Q EGGLESTON	184.70	9/28/2023
50931	18	PAUL R FOGEL	184.70	9/28/2023
50932	16	THOMAS G MARMO	184.70	9/28/2023

TOTAL FOR REGISTER 923.50

ABER ABERDEEN DLAUGHLIN

ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 09.26.23

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

District Manager:



PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

Check Approval Form

General Fund

Date: September 1, 2023

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 4699

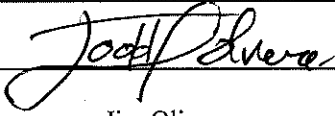
Ending Check #: 4701

Total Amount of Checks: \$ 14,785.52 New Balance

Balance in Account***: \$ 305,524.20 \$ 290,738.68

Recent Deposits: _____

Prepared by: Todd R. Polvere

Signature: 

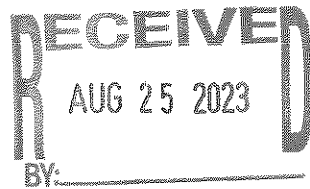
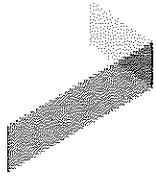
Approved by: Jim Oliver

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.
00259	80423 10906136	001-320-53800-45918			80423	3,538.50	.00	3,538.50		
	PROPERTY MANAGER									
00259	80423 10906136	001-320-53800-45915			80423	2,825.16	.00	2,825.16		
	FRONT DESK									
00259	80423 10906136	001-320-53800-45505			80423	546.82	.00	546.82		
	RESIDENT SERVICE COORDINATOR									
00259	80423 10906136	001-320-53800-45506			80423	1,051.38	.00	1,051.38		
	AMENIT-POOL MAINTENANCE									
00259	80423 10906136	001-320-53800-45506			80423	2,627.81	.00	2,627.81		
	AMENIT JANITORIAL MAINT									
00259	80423 10906136	001-320-53800-46000			80423	1,369.69	.00	1,369.69		
	OPERATIONS MANAGEMENT									
00259	80423 10906136	001-320-53800-45917			80423	11,959.36	.00	11,959.36		004699
	SUPERVISOR BUILDING MAINT									
	BUILDING MAINT									
	FIRST SERVICE RESIDENTIAL									
00079	90123 13129561	001-320-53800-45507			90123	2,717.01	.00	2,717.01		
	SEP POOL CHEMICALS									
	AMENITY - POOL CHEMICALS									
	POOLSURE									
00060	82823 61760339	001-320-53800-45926			82823	109.15	.00	109.15		
	AUG PEST CONTROL									
	TURNER PEST CONTROL LLC									
	PEST CONTROL									
	TPOLVERE									
	ABERDEEN CDD					14,785.52	.00	14,785.52		
	ABERDEEN -- GENERAL FUND					14,785.52	.00	14,785.52		

ABER ABERDEEN TPOLVERE



INVOICE

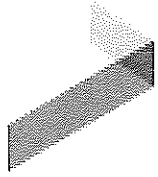
FirstService RESIDENTIAL

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

Invoice Number 10906136
Invoice Date 8/4/2023
Terms 15 ePay ACH BP
Period Start 7/15/2023
Period End 7/28/2023

Customer 100-OSNC
Account # PAY-OSNC
Total Amount Due: \$11,959.36

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REGULAR	\$38.46	\$3,538.50
				Subtotal	\$3,538.50
Staff, Front Desk	25.00%	Arnold, Demetric E	0.03 OVERTIME	\$25.67	\$0.96
Staff, Front Desk	25.00%	Arnold, Demetric E	73.00 REGULAR	\$17.00	\$1,551.25
Staff, Front Desk	25.00%	Mccarthy, Moira	67.89 REGULAR	\$15.00	\$1,272.95
				Subtotal	\$2,825.16
Staff, Grounds Maint	25.00%	Abshire, Caleb L	70.91 REGULAR	\$16.00	\$1,418.20
Staff, Grounds Maint	25.00%	Abshire, Caleb L	9.00 VACATION	\$16.00	\$180.00
				Subtotal	\$1,598.20
Supervisor, Building Maint	25.00%	Parker, Jay	2.93 OVERTIME	\$39.00	\$142.84
Supervisor, Building Maint	25.00%	Parker, Jay	76.46 REGULAR	\$26.00	\$2,484.97
				Subtotal	\$2,627.81
Staff, Building Maint	25.00%	Henry, Brandon E	59.23 REGULAR	\$18.50	\$1,369.69
				Subtotal	\$1,369.69
				Subtotal	\$11,959.36
				Tax	\$0.00
				Total	\$11,959.36



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 10906136
Invoice Date 8/4/2023
Terms 15 ePay ACH BP
Period Start 7/15/2023
Period End 7/28/2023

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$11,959.36

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper					\$3,538.50
Staff, Building Maint					\$1,369.69
Staff, Front Desk					\$2,825.16
Staff, Grounds Maint					\$1,598.20
Supervisor, Building Maint					\$2,627.81



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

Invoice

Date 9/1/2023

Invoice # 131295617030

Terms	Net 20
Due Date	9/21/2023
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	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 #
131295617030

Amount Due \$2,717.01
Amount Paid _____

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



131295617030



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: 617603397
DATE: 8/28/2023
ORDER: 617603397

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
8/28/2023	07:04 AM			07:04 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	8/28/2023	121:C5	07:42 AM

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

RECEIVED
 AUG 29 2023
 BY: _____

[Handwritten 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

10/28/2023 10:55:00 AM 10/28/2023 10:55:00 AM 10/28/2023 10:55:00 AM 10/28/2023 10:55:00 AM

Check Approval Form

General Fund

Date: September 25, 2023

District: Aberdeen CDD

Fund Code: 1

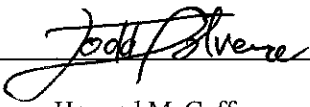
Beginning Check #: 4702

Ending Check #: 4711

Total Amount of Checks:	<u>\$ 62,150.04</u>	New Balance
Balance in Account***:	<u>\$ 270,356.26</u>	<u>\$ 208,206.22</u>

Recent Deposits: _____

Prepared by: Todd R. Polvere

Signature: 

Approved by: Howard McGaffney

Signature: _____

BANK A: ABERDEEN CDD

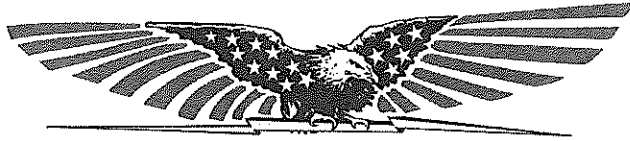
VEND NO.	Invoice Vendor	Inv. No.	General Ledger#	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	PO#	CHECK NO.
00285	W61699	001-320-57200-46000	REPAIRS AND REPLACEMENTS		91123	2,011.46	.00	2,011.46		
	MONUMENT LIGHTS & OUTLETS		AMERICAN ELECTRICAL CONTRACTING, INC			2,011.46	.00	2,011.46		004702
00013	209808	001-310-51300-31100	ENGINEERING FEES		83023	645.00	.00	645.00		
	AUG ENGINEERING SERVICES		ENGLAND THIMS & MILLER, INC.			645.00	.00	645.00		004703
00068	732115	001-300-15500-10000	PREPAID EXPENSES		90123	2,772.00	.00	2,772.00		
	POOL MONITOR 10/1-12/31		HIDDEN EYES LLC DBA ENVERA SYSTEMS			2,772.00	.00	2,772.00		004704
00259	10913424	001-320-53800-45918	FACILITY MANAGER		90123	3,538.50	.00	3,538.50		
	PROPERTY MANAGER					2,533.93	.00	2,533.93		
00259	10913424	001-320-53800-45915	RESIDENT SERVICE COORDINATOR		90123	2,593.84	.00	2,593.84		
	FRONT DESK					1,752.09	.00	1,752.09		
00259	10913424	001-320-53800-46000	OPERATIONS MANAGEMENT		90123	3,096.10	.00	3,096.10		
	SUPERVISOR BUILDING MAINT		GENERAL FACILITY MAINTENANCE			3,638.50	.00	3,638.50		
00259	10913424	001-320-53800-45917	GENERAL FACILITY MAINTENANCE		90123	2,102.19	.00	2,102.19		
	BUILDING MAINT					2,625.96	.00	2,625.96		
00259	10917438	001-320-53800-45917	GENERAL FACILITY MAINTENANCE		91523	1,784.73	.00	1,784.73		
	CREDIT MEMO 10834386CR					3,096.10	.00	3,096.10		
00259	10917438	001-320-53800-45918	GENERAL FACILITY MAINTENANCE		91523	14,377.54	.00	14,377.54		004705
	PROPERTY MANAGER					2,675.00	.00	2,675.00		
00259	10917438	001-320-53800-45915	RESIDENT SERVICE COORDINATOR		91523	2,675.00	.00	2,675.00		
	FRONT DESK					1,784.73	.00	1,784.73		
00259	10917438	001-320-53800-46000	OPERATIONS MANAGEMENT		91523	3,096.10	.00	3,096.10		
	SUPERVISOR BUILDING MAINT		GENERAL FACILITY MAINTENANCE			14,377.54	.00	14,377.54		
00259	10917438	001-320-53800-45917	GENERAL FACILITY MAINTENANCE		91523	2,400.00	.00	2,400.00		
	BUILDING MAINT					2,400.00	.00	2,400.00		
00259	10837352CR	001-320-53800-45917	GENERAL FACILITY MAINTENANCE		91523	2,400.00	.00	2,400.00		
	CREDIT MEMO 10837352CR					2,400.00	.00	2,400.00		
00213	80005	001-320-53800-46100	LAKE MAINTENANCE		83123	2,675.00	.00	2,675.00		
	AUG LAKE MAINTENANCE		FUTURE HORIZONS, INC			2,400.00	.00	2,400.00		004706
00299	2054	001-320-53800-46300	LANDSCAPE CONTINGENCY		90123	2,400.00	.00	2,400.00		
	CUT 5 PINE TREES PRESERVE		GENESIS TREE CARE LLC			4,399.67	.00	4,399.67		
00017	90123 697	001-310-51300-34000	MANAGEMENT FEES		90123	150.00	.00	150.00		
	SEP MANAGEMENT FEES					583.33	.00	583.33		
00017	90123 697	001-310-51300-35100	COMPUTER SERVICE		90123	583.33	.00	583.33		
	SEP INFO TECH						.00			
00017	90123 697	001-310-51300-31300	RESIDENTIAL		90123		.00			
	SEP INFO TECH						.00			

ABER ABERDEEN TPOLVERE

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.
00017	SEP DISSEM AGENT SRVCS	001-310-51300-51000	DISSEMINATION AGENT		90123	.96	.00	.96		
00017	OFFICE SUPPLIES	001-310-51300-42000	OFFICE SUPPLIES		90123	102.69	.00	102.69		
00017	POSTAGE	001-310-51300-42500	POSTAGE		90123	106.65	.00	106.65		
00017	COPIES	001-310-51300-41000	PRINTING & BINDING		90123	46.94	.00	46.94		
00017	TELEPHONE		TELEPHONE			5,390.24	.00	5,390.24		004708
			GOVERNMENTAL MANAGEMENT SERVICES							
00271	JUL GENERAL SERVICES	001-310-51300-31500			83123	435.00	.00	435.00		
00271	MONTHLY MEETING	001-310-51300-31500	ATTORNEY FEES		83123	1,500.00	.00	1,500.00		
			ATTORNEY FEES			1,935.00	.00	1,935.00		004709
			KUTAK ROCK LLP							
00283	JUL LANDSCAPE MAINTENANCE	001-320-53800-46200			72823	22,193.80	.00	22,193.80		
00283	(13) MAINLINE CAP OFF	001-320-53800-46300	LANDSCAPE MAINTENANCE		80323	7,600.00	.00	7,600.00		
			LANDSCAPE CONTINGENCY			29,793.80	.00	29,793.80		004710
			TREE AMIGOS							
00221	SEP MAINT AND NEWS LETTER	001-320-53800-45919			90123	150.00	.00	150.00		
			AMENITY - WEBSITE			150.00	.00	150.00		004711
			ROBERTA G NAGLE DBA UNICORN							
			ABERDEEN CDD			62,150.04	.00	62,150.04		
			ABERDEEN - GENERAL FUND			62,150.04	.00	62,150.04		

ABER ABERDEEN TPOLVERE



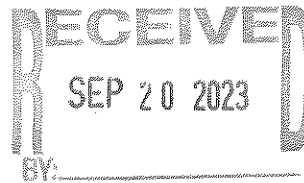
EC13010299

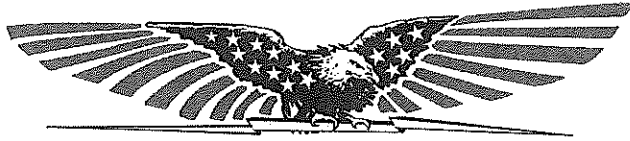
AMERICAN ELECTRICAL Contracting, Inc.

9016 Philips Highway | Jacksonville, FL 32256 | Office (904) 737-7770 | Fax (904) 737-1099

SOLD TO First Services Residential, INC 6620 Southpoint Dr S #610 Entity # OSLA Jacksonville, FL 32216	INVOICE Invoice Number: W61699 Invoice Date: Sep 11/23 Terms: Customer Code: 110FLOWERO Reference: RP Customer Order: Work Order #: 00063843 Work Order Type: T&M Job Location: Aberdeen CDD Called By: Jay Parker Starting Date: Aug 29/23 Completion Date: Sep 6/23
JOB LOCATION Aberdeen CDD 110 Flower of Scotland Ave St Johns, FL 32259 904-303-7366	

Description	Qty	Price	Total
Work Performed 8/29/23 -Replaced pool GFI. -Replaced WP cover. -Replaced two bad LED floods by monument sign. -Replaced office light.			
9/6/23 -Replaced (1) LED flood.			
Labor - \$1,392.00 Material - \$619.46			
Total - \$2,011.46			





EC13010299

AMERICAN ELECTRICAL Contracting, Inc.

9016 Philips Highway | Jacksonville, FL 32256 | Office (904) 737-7770 | Fax (904) 737-1099

SOLD TO First Services Residential, INC 6620 Southpoint Dr S #610 Entity # OSLA Jacksonville, FL 32216	INVOICE Invoice Number: W61699 Invoice Date: Sep 11/23 Terms: Customer Code: 110FLOWERO Reference: RP Customer Order: Work Order #: 00063843 Work Order Type: T&M Job Location: Aberdeen CDD Called By: Jay Parker Starting Date: Aug 29/23 Completion Date: Sep 6/23
JOB LOCATION Aberdeen CDD 110 Flower of Scotland Ave St Johns, FL 32259 904-303-7366	

Make Payments online at: www.american-electrical.com/payonline/invoice-payment

Total Invoice

2,011.46



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

August 30, 2023

Invoice No: 209808

Total This Invoice \$645.00

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

Professional Services rendered through August 26, 2023

Phase 01 Professional Services

Labor

			Hours	Rate	Amount
Senior Engineer					
Katsaras, George	8/5/2023		.25	215.00	53.75
Katsaras, George	8/19/2023		.50	215.00	107.50
Katsaras, George	8/26/2023		2.25	215.00	483.75
Totals			3.00		645.00
Total Labor					645.00
				Total this Phase	\$645.00

Phase	XP	Expenses			
				Total this Phase	0.00
				Total This Invoice	\$645.00

RECEIVED
SEP 07 2023
BY: _____

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0731

Invoice	
Invoice Number 732115	Date 09/01/2023
Customer Number 400171	Due Date 10/01/2023

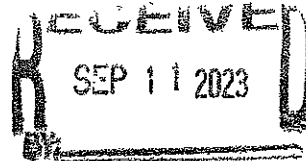
Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Aberdeen CDD	400171		732115	10/01/2023
Quantity	Description		Rate	Amount
3.00	Aberdeen CDD, 110 Flower of Scotland Ave, Jacksonville, FL Pool Monitoring 10/01/2023 - 12/31/2023		924.00	2,772.00
	Sales Tax			0.00
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$2,772.00

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
 Email: ar@enverasystems.com
 Service: (941) 556-0734



Date	Invoice #	Description	Amount	Balance Due
09/01/2023	732115	Alarm Monitoring Services	\$2,772.00	\$2,772.00

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0731

Return Service Requested

Invoice	
Invoice Number 732115	Date 09/01/2023
Customer Number 400171	Due Date 10/01/2023

Net Due: \$2,772.00

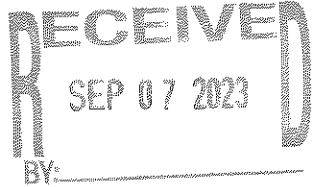
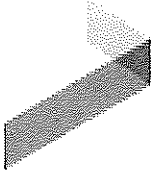
Amount Enclosed: _____

ABERDEEN CDD
 C/O GMS, LLC
 475 W TOWN PL STE 114
 SAINT AUGUSTINE, FL 32092-3649

2026

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802



INVOICE

FirstService

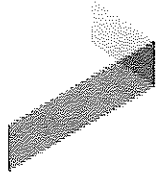
RESIDENTIAL

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

Invoice Number 10913424
Invoice Date 9/1/2023
Terms 15 ePay ACH BP
Period Start 8/12/2023
Period End 8/25/2023

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$10,418.36

Position	Labor Rate	Employee	Hours	Pay Rate	Amount	
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REGULAR	\$38.46	\$3,538.50	
					Subtotal	\$3,538.50
Staff, Front Desk	25.00%	Arnold, Demetric E	74.09 REGULAR	\$17.00	\$1,574.42	
Staff, Front Desk	25.00%	Arnold, Demetric E	5.50 VACATION	\$17.00	\$116.88	
Staff, Front Desk	25.00%	Betts, Hayleigh M	11.02 REGULAR	\$15.00	\$206.63	
Staff, Front Desk	25.00%	Mccarthy, Moira	33.92 REGULAR	\$15.00	\$636.00	
					Subtotal	\$2,533.93
Supervisor, Building Maint	25.00%	Parker, Jay	70.81 REGULAR	\$26.00	\$2,301.34	
Supervisor, Building Maint	25.00%	Parker, Jay	9.00 VACATION	\$26.00	\$292.50	
					Subtotal	\$2,593.84
Staff, Building Maint	25.00%	Abshire, Caleb L	77.87 REGULAR	\$18.00	\$1,752.09	
					Subtotal	\$1,752.09
					Subtotal	\$10,418.36
					Tax	\$0.00
					Total	\$10,418.36



FirstService

RESIDENTIAL

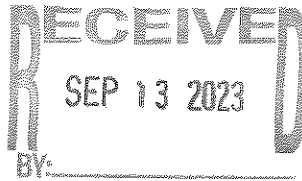
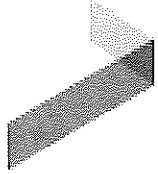
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
Anh.Nguyen@fsresidential.com; lucy.acevedo@fsresidential.com

INVOICE

Invoice Number 10913424
Invoice Date 9/1/2023
Terms 15 ePay ACH BP
Period Start 8/12/2023
Period End 8/25/2023

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$10,418.36

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper					\$3,538.50
Staff, Building Maint					\$1,752.09
Staff, Front Desk					\$2,533.93
Supervisor, Building Maint					\$2,593.84



INVOICE

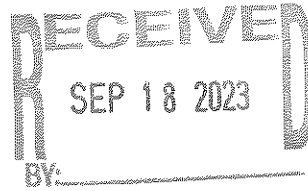
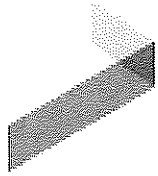
FirstService

RESIDENTIAL

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

Invoice Number 10834386CR
Invoice Date 10/14/2022
Terms 15 ePay ACH BP
Period Start 10/7/2022
Period End 10/7/2022
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: (\$3,096.10)

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Concession (TS)		Concession for Belynda Tharpe transition training 80 hrs p.e. 10.07.22		\$0.00	(\$3,096.10)
				Subtotal	(\$3,096.10)
				Subtotal	(\$3,096.10)
				Tax	\$0.00
				Total	(\$3,096.10)
Concession (TS)			(\$3,096.10)		



INVOICE

FirstService

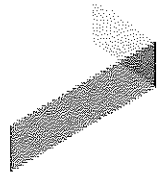
RESIDENTIAL

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

Invoice Number 10917438
Invoice Date 9/15/2023
Terms 15 ePay ACH BP
Period Start 8/26/2023
Period End 9/8/2023

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$10,151.38

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	72.97 REGULAR	\$17.00	\$1,550.62
Staff, Front Desk	25.00%	Betts, Hayleigh M	20.35 REGULAR	\$15.00	\$381.57
				Subtotal	\$2,102.19
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$26.00	\$260.00
Supervisor, Building Maint	25.00%	Parker, Jay	7.58 HOLIDAY ST	\$26.00	\$246.35
Supervisor, Building Maint	25.00%	Parker, Jay	57.18 REGULAR	\$26.00	\$1,858.36
Supervisor, Building Maint	25.00%	Parker, Jay	6.50 VACATION	\$26.00	\$211.25
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
				Subtotal	\$2,625.96
Staff, Building Maint	25.00%	Abshire, Caleb L	8.00 HOLIDAY	\$18.00	\$180.00
Staff, Building Maint	25.00%	Abshire, Caleb L	71.32 REGULAR	\$18.00	\$1,604.73



FirstService

RESIDENTIAL

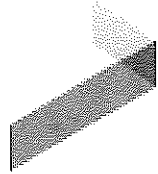
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
Anh.Nguyen@fsresidential.com; lucy.acevedo@fsresidential.com

INVOICE

Invoice Number 10917438
Invoice Date 9/15/2023
Terms 15 ePay ACH BP
Period Start 8/26/2023
Period End 9/8/2023

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$10,151.38

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$1,784.73
				Subtotal	\$10,151.38
				Tax	\$0.00
				Total	\$10,151.38
General Manager, Property Oper			\$3,638.50		
Staff, Building Maint			\$1,784.73		
Staff, Front Desk			\$2,102.19		
Supervisor, Building Maint			\$2,625.96		



FirstService

RESIDENTIAL

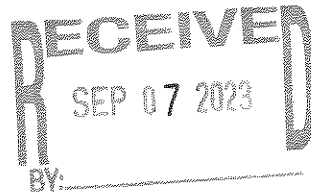
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
Anh.Nguyen@fsresidential.com; lucy.acevedo@fsresidential.com

INVOICE

Invoice Number 10837352CR
Invoice Date 10/28/2022
Terms 15 ePay ACH BP
Period Start 10/21/2022
Period End 10/21/2022

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: (\$3,096.10)

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Concession (TS)		Concession for Belynda Tharpe transition training 80 hrs p.e. 10.21.22		\$0.00	(\$3,096.10)
				Subtotal	(\$3,096.10)
				Subtotal	(\$3,096.10)
				Tax	\$0.00
				Total	(\$3,096.10)
Concession (TS)			(\$3,096.10)		



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: 80005
 Invoice Date: Aug 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	8/1/23	9/30/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in August 1, 2023	2,675.00	2,675.00
<p style="text-align: center;">RECEIVED R AUG 31 2023 BY: _____</p>				
Subtotal				2,675.00
Sales Tax				
Freight				
Total Invoice Amount				2,675.00
Payment/Credit Applied				
TOTAL				2,675.00

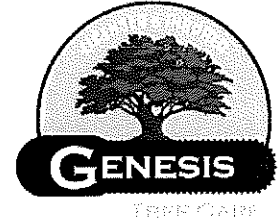
Check/Credit Memo No:

Overdue invoices are subject to finance charges.

INVOICE

Genesis Tree Care
6326 Victoria Park Court
Jacksonville, FL 32216

contactus@genestreecare.com
+1 (904) 614-9342
http://www.genestreecare.com/



FSResidential

Bill to

FSResidential
38 Corgarrff Way
Saint Johns FL 32259

Ship to

Jay Parker
FSResidential
110 Flower Of Scotland Ave.
Fruit Cove, FL 32259 USA

Invoice details

Invoice no.: 2054
Terms: Due upon Completion
Invoice date: 09/01/2023
Due date: 09/01/2023

Product or service		Amount
1. Tree Services	1 unit x \$2,000.00	\$2,000.00
Cut and leave 5 dead pine trees in preserve area.		
2. Tree Removal		\$400.00
ADD: Remove Water Oak growing from preserve and leaning over the fence. Leave all debris in preserve.		
	Total	\$2,400.00

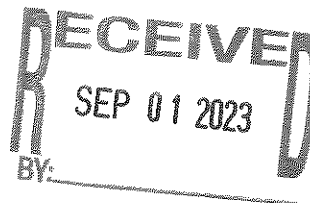
Overdue 09/01/2023

Note to customer

Payment is required upon completion of work. Late fees will be accessed at the rate of 1.5% per month starting 30 days after delivery of the invoice.

Returned Check Policy: \$35 returned check fee will apply.

Cancellation Policy: Genesis must be given a 24 hour notice of cancellation or a \$500 fee will apply.



Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 697
Invoice Date: 9/1/23
Due Date: 9/1/23
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 - September 2023		4,399.67	4,399.67
Information Technology - September 2023		150.00	150.00
Dissemination Agent Services - September 2023		583.33	583.33
Office Supplies		0.96	0.96
Postage		102.69	102.69
Copies		106.65	106.65
Telephone		46.94	46.94

RECEIVED
SEP 06 2023
BY: _____

Total	\$5,390.24
Payments/Credits	\$0.00
Balance Due	\$5,390.24

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2023

Check Remit To:

Kutak Rock LLP

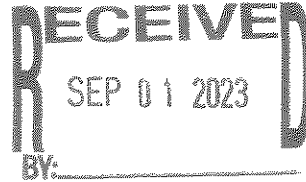
PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3268646

Client Matter No. 223-1

Notification Email: 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. 3268646
223-1

Re: General

For Professional Legal Services Rendered

07/04/23	W. Haber	0.30	87.00	Review correspondence regarding conservation impact
07/17/23	W. Haber	0.20	58.00	Review correspondence regarding conservation impact; confer with McGaffney regarding same
07/21/23	W. Haber	0.30	87.00	Review correspondence to residents regarding conservation impact; confer with McGaffney regarding same
07/26/23	W. Haber	0.40	116.00	Review and respond to correspondence regarding drainage improvement on lot
07/28/23	W. Haber	0.30	87.00	Review correspondence regarding swale
TOTAL HOURS		1.50		

KUTAK ROCK LLP

Aberdeen CDD

August 31, 2023

Client Matter No. 223-1

Invoice No. 3268646

Page 2

TOTAL FOR SERVICES RENDERED \$435.00

TOTAL CURRENT AMOUNT DUE \$435.00

KUTAK ROCK LLP

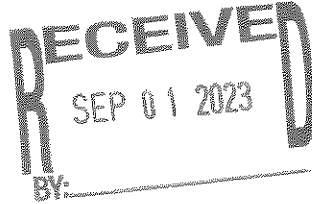
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2023



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

Reference: Invoice No. 3268647
Client Matter No. 223-2
Notification Email: 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. 3268647
223-2

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

07/24/23	W. Haber	Prepare for Board meeting
07/25/23	W. Haber	Prepare for and participate in Board meeting

TOTAL FOR SERVICES RENDERED \$1,500.00

TOTAL CURRENT AMOUNT DUE \$1,500.00



Tree Amigos

Outdoor Services

Invoice

Invoice#: 200346

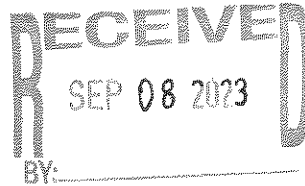
Date: 08/03/2023

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
Locating and Capping off Main Lines going into main road Islands that are being demoed.			
(13) 1 1/2" mainline cap off	1.00		
Labor	1.00		
Total	1.00	7,600.00	7,600.00

Notes:



Invoice Total: \$7,600.00

**Resubmitted
Repair approved by Board*



Tree Amigos

Outdoor Services

Invoice

Invoice#: 200917

Date: 07/28/2023

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

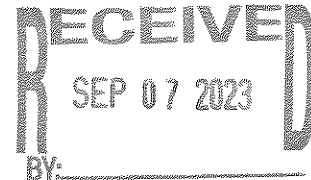
Project: Aberdeen CDD
 571 Market St
 St. Augustine FL 32095

Description	Quantity	Price	Ext Price
July Monthly Landscaping Maintenance Services	1.00	22,193.80	22,193.80

Notes:

Invoice Total: \$22,193.80

*Landscape
 Maint.
 Contract
 les
 320.53800.46200*



Invoice

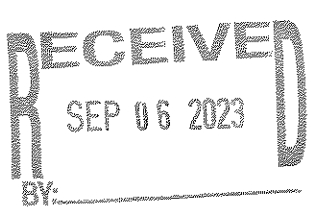


P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
9/1/2023	2963

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - ABERDEEN CDD	150.00	150.00
 <p>RECEIVED SEP 06 2023 BY: _____</p>			
Total			\$150.00

Check Approval Form

General Fund

Date: September 25, 2023

District: Aberdeen CDD

Fund Code: 1

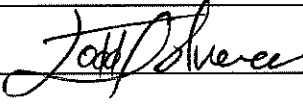
Beginning Check #: 4712

Ending Check #: 4712

Total Amount of Checks:	<u>\$ 1,075.00</u>	New Balance
Balance in Account***:	<u>\$ 208,206.22</u>	<u>\$ 207,131.22</u>

Recent Deposits: _____

Prepared by: Todd R. Polvere

Signature: 

Approved by: Howard McGaffney

Signature: _____

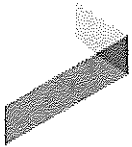
001 ABERDEEN - GENERAL FUND

BANK A: ABERDEEN CDD

VEND NO.	Invoice Date	Vendor Inv. No.	General Ledger#	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK NO.
00259	90123	10915805	001-320-53800-45921		90123	1,075.00	.00	1,075.00	
			MANAGEMENT FEE						
			AMENITY-LIFESTYLE COORDINATOR						
			FIRST SERVICE RESIDENTIAL						004712
ABERDEEN CDD						1,075.00	.00	1,075.00	
ABERDEEN -- GENERAL FUND						1,075.00	.00	1,075.00	

ABER ABERDEEN TPOLVERE

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 10915805
Invoice Date 9/1/2023
Terms 15 ePay ACH BP
Service Period 9/1/2023
Customer 100-0SNC

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

Description	Total
Management Fee	\$1,075.00
<hr/>	
	Subtotal \$1,075.00
	Tax \$0.00
	Total \$1,075.00

RECEIVED
SEP 07 2023
BY: _____

Check Approval Form

General Fund

Date: September 28, 2023

District: Aberdeen CDD

Fund Code: 1

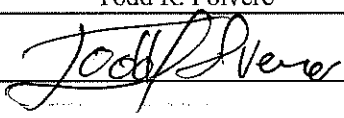
Beginning Check #: 4713

Ending Check #: 4714

Total Amount of Checks:	\$ 61,379.00	New Balance
Balance in Account***:	\$ 207,131.22	\$ 145,752.22

Recent Deposits: _____

Prepared by: Todd R. Polvere

Signature: 

Approved by: Howard McGaffney

Signature: _____

001 ABERDEEN - GENERAL FUND CHECK DATE 9/28/2023

BANK A: ABERDEEN CDD

VEND NO.	Invoice Date	Vendor Inv. No.	General Ledger#	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK NO.
00074	90723	19337	001-300-15500-10000		90723	61,280.00	.00	61,280.00	
			FY24 INSURANCE RENEWAL						
			EGIS INSURANCE ADVISORS, LLC						004713
00060	92323	61770994	001-320-53800-45926		92323	99.00	.00	99.00	
			SEP PEST CONTROL						
			TURNER PEST CONTROL LLC						004714
ABERDEEN CDD						61,379.00	.00	61,379.00	
ABERDEEN - GENERAL FUND						61,379.00	.00	61,379.00	

ABER ABERDEEN TPOLVERE



INVOICE

Customer	Aberdeen Community Development District
Acct #	275
Date	09/07/2023
Customer Service	Kristina Rudez
Page	1 of 1

Aberdeen Community Development District
 c/o Governmental Management Services
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 61,280.00
Payment Amount	
Payment for	Invoice#19337
100123538	

Thank You

Please detach and return with payment



Customer: Aberdeen Community Development District

Invoice	Effective	Transaction	Description	Amount
19337	10/01/2023	Renew policy	Policy #100123538 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/7/2023	61,280.00

RECEIVED
 SEP 27 2023
 BY: _____

Total
\$ 61,280.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	Date 09/07/2023
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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

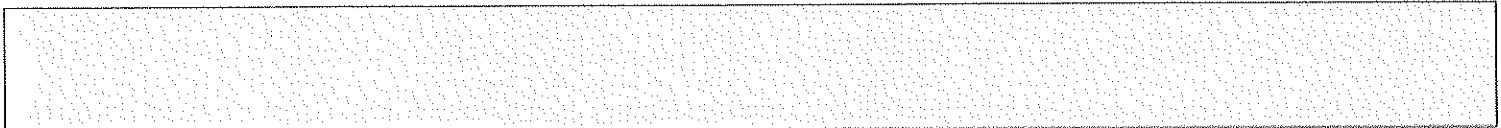
Service Slip/Invoice

INVOICE: 617709945
DATE: 9/23/2023
ORDER: 617709945

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
9/23/2023	08:32 AM	ANTS, FIRE ANT, ROA		08:32 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	9/23/2023		08:52 AM



Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$99.00
SUBTOTAL		\$99.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$99.00

AMOUNT DUE \$99.00

RECEIVED
 SEP 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

11/20/2023 10:00:00 AM 11/20/2023 10:00:00 AM 11/20/2023 10:00:00 AM