

ABERDEEN

Community Development District

JANUARY 23, 2024

AGENDA

Aberdeen Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

January 17, 2024

Board of Supervisors
Aberdeen Community Development District

Dear Board Members:

The Aberdeen Community Development District Meeting is scheduled for **Tuesday, January 23, 2024 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
 - C. Manager
 - D. Operation Manager - Report
 - E. Amenity Center Manager
 1. Report
 2. Proposal for Treadmill Repair
- IV. Ratification of Agreement for Engineering Services with Matthews Design Group

- V. S&P Global Rating Letter
- VI. Discussion of Fence (424 Paisley Place)
- VII. Supervisor's Request and Public Comments
- VIII. Approval of Consent Agenda
 - A. Approval of the Minutes of the December 19, 2023 Meeting
 - B. Balance Sheet as of December 31, 2023 and Statement of Revenues and Expenses for the Period Ending December 31, 2023
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- IX. Next Scheduled Meeting – 02/27/24 @ 4:00 p.m. @ Aberdeen Amenity Center
- X. Adjournment

THIRD ORDER OF BUSINESS

E.

1.

Aberdeen CDD Operations, GM/LD Monthly Report – January 23, 2024

Operations Manager Update:

- Earthscapes has started work on the pool deck pavers.
- Quarterly maintenance was performed by Heartline which is now Liv Unlimited, all machines are in working order. They have recommended replacement of the running belts on all 4 treadmills.
- Power washing has been completed on the front entrance curbing and sidewalks from the Amenities Center to the gym.
- The pool slide bathroom floor has been repainted.
- The reported downed street sign reported on Queen Victoria and Iris Tartan Way was fixed.
- Reported damaged homeowners' fence from Tree Amigos was fixed.

GM Update:

➤ Facility Update:

- We are in the process of completion of the pool deck pavers and hope to begin replacement of the roofs for the Amenity Center and Pool Slide buildings by months end.
- We will be accessing any needs of the facilities for our upcoming spring opening.

Lifestyle Events Recap:

- The Aberdeen Polar Plunge Event was held on January 1, 2024 at 10:00am. 85 people registered for the event. (Photos attached)
- The 50+ Group held their monthly social on 1.12.24
- Kat Dance started their winter Kids Dance Program on 1.16.24

Lifestyle Upcoming Events:

- The Chick-fil-A trailer will be here on 2.1.24. The trailer will only be coming the first Thursday of every month moving forward due to low sales.
- The 50+ Group will hold their monthly social on 2.9.24 at 6:30pm in the Social Hall
- The newly opened Cycle Bar will be holding a complimentary Aberdeen Community Night on Tuesday, February 20th at 6:45pm
- The Spring "Egg"stravaganza is scheduled for 3.30.24 from 11am-2pm.



Aberdeen Polar Plunge 2024





**CONGRATULATIONS OLIVER !!!
First One Down the Aberdeen
Slide in 2024 Raffle Winner!**





2.



Quote #100107

Date: 01/17/2024
Expires: 02/16/2024
Related Job#:
Related Job Type:

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

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

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

Contact Info
Kate Trivelpiece
Kate.Trivelpiece@fsresidential.com

Technician	Customer PO	Terms
618 NEWMike Agostini		Net 30

Quantity	Item	Description	Rate	Amount
4	1003817-0002	Decks	\$180.36	\$721.44
4	1004417-0001	drive belt	\$38.77	\$155.08
4	0K65-01002-0000	RUNNING BELT	\$976.95	\$3,907.80
20	100124-0001	Tinnerman Clips	\$1.75	\$35.00
1	299FH	First Hour of Labor	\$132.00	\$132.00
4	299L	Service Labor	\$72.00	\$288.00

Quote Details	Subtotal	Shipping	Tax (6.5%)	Total
	\$5,239.32	\$624.72	\$0.00	\$5,864.04

LF TREADMILLS: HHT116171 RECOMMEND DECK,BELT, DRIVE BELT, AND HARDWARE, AND MOTOR COVER HHT116172 RECOMMEND DECK,BELT, DRIVE BELT, AND HARDWARE HHT300500 RECOMMEND DECK,BELT, DRIVE BELT, AND HARDWARE HHT137169 RECOMMEND DECK,BELT, DRIVE BELT, AND HARDWARE, ALSO CUP HOLDER. LF OPTIMA LEG EXTENSION/LEG CURL: BOTTOM SEAT PAD IS RIPPED, RECOMMEND REPLACING LF ADJ BENCH: RECOMMEND REPLACING ALL 3 PADS.

Email Approved quotes to: approved@livunltd.com

Standard Terms and Conditions:
Service labor is estimated and may vary depending on underlying issues, customer approval will be requested if additional service labor is required. All unit prices are F.O.B. Destination. These prices are subject to change after 30 days from document date. Post-installation entertainment (television) requirements will be handled as a billable service visit. The above quotation is computed to be performed during regular business hours. Clerical errors subject to correction. All prices and agreements are contingent upon strikes, accidents, and other causes unavoidable or beyond our control. Buyer agrees to promptly file claim for all goods damaged in transit. There will be a 20% restocking charge on all merchandise ordered but not accepted. A preventative Maintenance Agreement is available for all equipment. Equipment lease is available with approved credit. We accept all major credit cards for payment, however there is nominal 3% processing fee for invoices over \$1000.00. Proposals must be signed and email to approved@heartlinefitness.com to be processed.

Approval Signature: Name: _____ Date: _____

Approved by:

Approval Date/Time:

FIFTH ORDER OF BUSINESS

December 15, 2023

Aberdeen Community Development District
475 West Town Place Ste 114
World Golf Village
St. Augustine, FL 32092
Attention: Howard McGaffney, District Manager

Re: *Aberdeen Community Development District General Obligation (Agm), Florida*

Dear Howard McGaffney

S&P Global Ratings has reviewed the rating on the above-listed obligations. Based on our review, we have raised the underlying rating (SPUR) from "A-" to "A+" while affirming the stable outlook. A copy of the rationale supporting the rating and outlook is enclosed.

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Please send hard copies to:

S&P Global Ratings
Public Finance Department
55 Water Street
New York, NY 10041-0003

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dl
enclosure

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RatingsDirect®

Summary:

Aberdeen Community Development District, Florida; Special Assessments

Primary Credit Analyst:

Rahul Chakraborty, New York + 2124381864; Rahul.Chakraborty@spglobal.com

Secondary Contact:

Anthony Polanco, Manchester + 1 (617) 530 8234; anthony.polanco@spglobal.com

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Outlook

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Summary:

Aberdeen Community Development District, Florida; Special Assessments

Credit Profile

Aberdeen Comnty Dev Dist GO (AGM)

Unenhanced Rating

A+(SPUR)/Stable

Upgraded

Many issues are enhanced by bond insurance.

Credit Highlights

- S&P Global Ratings raised its long-term rating on Aberdeen Community Development District (CDD), Fla.'s series 2020A-1 senior-lien capital improvement revenue and refunding bonds two notches to 'A+' from 'A-'.
- The outlook is stable.
- The raised rating reflects the district's reduced taxpayer concentration and increased overall value-to-lien (OVTL) ratios, resulting in improvements to our view of the district's characteristics and financial profile.

Security

Non-ad valorem special debt assessments on benefited properties in the district secure the bonds. St. Johns County collects these assessments for the district through the uniform collection method. The 2020A-1 bonds carry a senior-subordinate collateralization structure to eliminate the senior lien's exposure to undeveloped parcels. We rate only the series 2020A-1 senior lien, totaling about \$21 million. The bonds' final maturity is Nov. 1, 2050, with level debt service throughout the bonds' life. The 2020A-1 bonds carry a senior-lien position with respect to the 2020A-2 bonds, which we do not rate, on assessments levied for debt service. The series 2020 bonds will have a senior debt service reserve (DSR) fund equal to 50% of maximum annual debt service (MADS), which will be half cash-funded and half surety-funded, coupled with a subordinate cash-funded DSR equal to 50% of MADS. We understand MADS for the senior-lien bonds will be \$1.5 million, with a corresponding DSR of \$757,250. Senior-lien bonds will also have priority on the subordinate-lien DSR of \$218,250, bringing total available reserves to \$975,500.

Credit overview

The rating action reflects the significant reduction in the district's top 10 taxpayer concentration and is supported by a growing population and improvement in median income metrics, from 128.7% to 136%. Since assessed values have increased, properties within Aberdeen CDD remain slightly less affordable relative to U.S. levels overall, with a median home price of about \$397,086. Consistent with migration trends across Florida, St. Johns County has experienced robust population growth of more than 40% over the past 10 years, significantly higher than the national rate. Although the population growth rate could moderate, we expect the local economy and real estate market will remain stable, the assessments will be sufficient to pay debt service, and delinquencies in the assessment area will remain low. The assessment securing the series 2020A-1 bonds contains 1,634 parcels.

The rating further reflects the following credit factors:

- Adequate-to-strong economic fundamentals, characterized by a healthy labor market, strong population growth, an adequate-to-strong assessment of the real estate market, and participation in a metropolitan statistical area (MSA) that we consider to be broad and diverse, but with cyclicalities in the economy due to seasonal tourism in nearby St. Augustine;
- Adequate-to-strong district characteristics, as evidenced by significantly improved top-10 taxpayer concentration to 2.9%, and mature development, with 100% of parcels built out, and improved OVTL of 20.4x, but limited by an average size district; and
- Strong-to-very strong financial profile, characterized by 2.8x coverage of senior-lien annual debt service, limited revenue-raising capacity, and the ability to withstand the permanent loss of the top 10 taxpayers through the life of the bonds.

Environmental, social, and governance

We view hurricane winds and inland flooding as representing the largest physical risks to the CDD over the long term, as these acute events could lead to property tax revenue disruptions and economic effects, depending on the severity, frequency, and duration. We view social and governance factors as neutral in our analysis.

Outlook

The stable outlook reflects our expectation that the local economy and real estate market will remain stable, the assessments will be sufficient to pay debt service, and delinquencies in the assessment area will remain low.

Downside scenario

If the local housing market were to deteriorate, resulting in lower home values, higher delinquencies, or draws on reserves, we could take a negative rating action.

Upside scenario

Assuming all other credit factors remain consistent, we could consider a higher rating if our assessment of the district's local economy or financial profile were to improve.

Credit Opinion

Adequate-to-strong economic fundamentals

In assessing economic fundamentals, we consider the local economy's strong income, healthy labor market, and very strong population growth. We also consider a relatively affordable real estate market we think remains subject to moderate volatility and cyclicalities.

The 1,313-acre residential district is in northwest St. Johns County, about 20 miles south of downtown Jacksonville and 15 miles northwest of St. Augustine, a popular tourist destination. We consider county median household effective buying income strong at 136% of the national average. The county has a healthy labor market, with a trailing 12-month unemployment of 2.4%, below the nation's 4.3%. The county's 10-year population growth of 43.3% is above the

nation's 5.4%.

The district is in the Jacksonville MSA, which we consider broad and diverse. The real estate market is adequate, in our view, reflecting recent home-price appreciation, average home-price affordability, elevated historical home-price volatility, and real estate market distress in line with the national average. Despite recent home-price appreciation, the county's home-price volatility of 18.2%--defined by the coefficient of variation in the Federal Housing Finance Agency Housing Price Index--is above average compared with the nation's 4.9%. In general, local area home values have recovered to prerecession peak levels.

In our analysis, we consider real estate distress, including foreclosures and preforeclosures, which is in-line with the national average. Housing affordability within the county is comparable with that of the nation. Median housing prices are 455% of median incomes compared with 412% for the nation. However, we think the local economy is somewhat dependent on cyclical industries, including tourism to nearby St. Augustine.

Adequate-to-strong district characteristics

The district includes 1,634 assessable units, including 1,415 single-family residential units, and 222 multifamily units. The mature district is about 100% vertically developed, compared with 82% in fiscal 2020, as developer D.R. Horton Inc.-Jacksonville sold the remainder of the parcels, which we think strengthens the district's characteristics because it lowers taxpayer concentration. In total, the 10 leading taxpayers account for 2.9% of assessments, down from 19.1% as of fiscal 2020.

Total assessed value of the parcels securing the bonds is \$481.3 million, yielding an adequate OVTL ratio of 20.4 to 1.0, including overlapping tax-secured county and school district debt and unrated parity debt. Tax bills include ad valorem taxes and debt service and operations-and-maintenance assessments.

A taxpayer must pay all taxes and special assessments on the tax bill, and the district considers them delinquent on April 1, unless the taxpayer pays the full bill. The district, however, only pledges debt assessments to the bonds; delinquent assessments constitute a lien on the land until paid. Under the uniform collection method, the district can recover delinquent assessments through the sale of tax certificates. Delinquencies have averaged less than 1% during the past three fiscal years with no tax certificates outstanding at fiscal year-end.

Strong-to-very strong financial profile

When considering the transaction's coverage and excess liquidity, provided through the DSR funded at 50% of MADS, we calculate the district could withstand a maximum permanent delinquency of 25.8% during the bonds' life while meeting all debt service obligations. The calculation also reflects 1.3x senior MADS coverage. We note the district could withstand the 10 leading taxpayers' permanent loss, which we view as a positive credit factor. Management does not expect to issue any additional debt, and it does not have any contingent liquidity risk from financial instruments with payment provisions that change upon the occurrence of certain events.

Related Research

Through The ESG Lens 3.0: The Intersection Of ESG Credit Factors And U.S. Public Finance Credit Factors, March 2, 2022

Summary: Aberdeen Community Development District, Florida; Special Assessments

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.spglobal.com/ratings for further information. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings affected by this rating action can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

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EIGHTH 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, December 19, 2023 at 6:01 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 by telephone
Kate Trivelpiece	FirstService Residential
Alex Acree	Matthews DCCM

The following is a summary of the actions taken at the December 19, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at 6:01 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

A resident stated I believe if you heat the pool, it will be a great investment for the community.

THIRD ORDER OF BUSINESS

Consideration of RFQ Responses for Engineering Services

Mr. Acree gave an overview of the firm and the districts they presently serve as district engineer.

Mr. Haber stated the consultant's competitive negotiation act contemplates that when a unit of government is hiring or procuring certain professional services that it goes through a process

where price is specifically excluded from the factors that the unit of government evaluates. Instead, the unit of government reviews the proposals based only on their qualifications, ranks them, and then tries to negotiate an agreement with terms and conditions that both parties agree to, which would include price and if you can't reach an agreement acceptable to both parties you move to the next ranked proposer.

The consensus ranking by the board follows: ability and adequacy of professional personnel 30 points for Matthews and 25 points for Dewberry, consultant's past performance 30 points for Matthews and 25 points for Dewberry, geographic location 5 points for Matthews and 3 points for Dewberry, willingness to meet time and budget requirements 15 points for Matthews and 10 for Dewberry, certified minority business enterprise zero for both, recent, current and projected workloads 10 points for both firms, volume of work previously awarded to consultant by district zero for both. 73 points for Dewberry and 90 points for Matthews.

On MOTION by Mr. Fogel seconded by Ms. Clarke with all in favor Matthews DCCM was ranked no. 1 with a total of 90 points, Dewberry was ranked no. 2 with a total of 73 points and district counsel was authorized to negotiate a contract for engineering services with Matthews DCCM and the chair was authorized to execute the agreement.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the November 28, 2023 Meeting**
- B. Balance Sheet as of November 30, 2023 and Statement of Revenues and Expenses for the Period Ending November 30, 2023**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

FIFTH ORDER OF BUSINESS

Supervisor's Requests Audience Comments

Ms. Egleston stated when they put the streetlight electricity on Shetland, we no longer have a streetlight on Longleaf by Mahogany by the flashing lights. Can we look into that? I'm assuming

they took the power that went to that light and shifted it. It's very dark at that intersection. Also, the rain has been tripping the lights.

A resident asked don't you rate these companies on their financial strength?

Mr. McGaffney stated Supervisor Andrews did some independent work and we have worked with both firms and they are financially stable.

Ms. Egleston asked was there any resolution on the palm trees?

Ms. Andrews stated George and Bridget are on it and they know they need to be replaced. I'm satisfied with it being in writing.

SIXTH ORDER OF BUSINESS

Next Scheduled Meeting – 01/23/24 @ 4:00 p.m. @ Aberdeen Amenity Center

Mr. McGaffney stated the next meeting is scheduled for January 23, 2024 at 4:00 p.m. in the same location.

On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor the meeting adjourned at 6:42 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen
Community Development District

Unaudited Financial Reporting
December 31, 2023



Aberdeen
Community Development District
Combined Balance Sheet
December 31, 2023

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 59,020	\$ -	\$ 415,506	\$ -	\$ 474,527
Assessment Receivable	792,322	1,365,787	-	-	2,158,109
Due from Other	140	-	-	-	140
Due from General Fund	-	21,371	-	-	21,371
Investments:					
State Board of Administration (SBA)	53,107	-	284,029	-	337,137
Custody	163,213	-	-	-	163,213
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	3,185	-	-	3,185
Prepayment A-1	-	3,180	-	-	3,180
Revenue	-	474,480	-	-	474,480
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	1,836	-	-	1,836
Prepayment A-2	-	398	-	-	398
General Redemption	-	250	-	-	250
Series 2018					
Reserve	-	66,875	-	-	66,875
Revenue	-	32,058	-	-	32,058
Prepayment	-	11	-	-	11
Redemption	-	1,671	-	-	1,671
Construction	-	-	-	49,997	49,997
Prepaid Expenses	249	-	-	-	249
Total Assets	\$ 1,068,051	\$ 2,567,978	\$ 699,536	\$ 49,997	\$ 4,385,562
Liabilities:					
Accounts Payable	\$ 27,639	\$ -	\$ -	\$ -	\$ 27,639
Accrued Expenses	44,388	-	-	-	44,388
Due to Debt Service	21,371	-	-	-	21,371
Total Liabilities	\$ 93,397	\$ -	\$ -	\$ -	\$ 93,397
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 249	\$ -	\$ -	\$ -	\$ 249
Restricted for:					
Debt Service - Series	-	2,567,978	-	-	2,567,978
Capital Project - Series	-	-	-	49,997	49,997
Assigned for:					
Capital Reserve Fund	-	-	699,536	-	699,536
Unassigned	974,405	-	-	-	974,405
Total Fund Balances	\$ 974,654	\$ 2,567,978	\$ 699,536	\$ 49,997	\$ 4,292,164
Total Liabilities & Fund Balance	\$ 1,068,051	\$ 2,567,978	\$ 699,536	\$ 49,997	\$ 4,385,562

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,207,063	\$ 1,033,792	\$ 1,033,792	\$ -
Interest Income	2,700	675	1,798	1,123
Amenities Revenue/Misc	25,000	6,250	4,436	(1,814)
Total Revenues	\$ 1,234,763	\$ 1,040,717	\$1,040,025	\$ (692)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 3,000	\$ -
FICA Expense	918	230	230	-
Assessment Administration	5,300	5,300	5,300	-
Engineering Fees	7,000	1,750	735	1,015
Arbitrage	1,200	300	-	300
Dissemination Agent	8,268	2,067	2,367	(300)
Attorney Fees	30,000	7,500	2,892	4,608
Annual Audit	3,375	844	-	844
Trustee Fees	9,000	2,250	3,125	(875)
Management Fees	55,964	13,991	13,991	(0)
Information Technology	1,908	477	477	-
Telephone	700	175	134	41
Postage	2,000	500	322	178
Printing and Binding	1,000	250	123	127
Insurance	12,228	12,228	11,672	556
Legal Advertising	2,000	500	307	193
Office Supplies	500	125	2	123
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 153,536	\$ 51,661	\$ 44,852	\$ 6,810
Operations & Maintenance				
Amenity Center				
Insurance	\$ 58,011	\$ 58,011	\$ 49,608	\$ 8,403
Repairs & Replacements	55,000	13,750	12,713	1,037
Special Events	25,000	6,250	6,902	(652)
Staff Uniforms	750	188	605	(418)
Recreational Supplies	900	225	-	225
Recreational Passes	1,500	375	485	(110)
Other Current Charges	500	125	-	125
Permit Fees	2,500	625	-	625
Office Supplies	3,000	750	409	341
Credit Card Machine Fees	900	225	149	76
Pest Control	3,000	750	416	334
Pool Chemicals - Poolsure	33,000	8,250	8,151	99
Refuse Service	13,000	3,250	3,131	119
Security	17,800	4,450	6,307	(1,857)
Website	1,800	450	450	-
Holiday Decorations	12,000	3,000	9,239	(6,239)
Subscriptions	2,800	700	1,077	(377)

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Utilities				
Water & Sewer	\$ 20,000	\$ 5,000	\$ 4,370	\$ 630
Electric	43,000	10,750	8,084	2,666
Cable/Internet/Phone	16,000	4,000	4,012	(12)
Management Contracts				
Field Operations Management - FirstService	79,356	19,839	12,617	7,222
Pool Attendants/Lifeguards - RMS	53,000	-	-	-
Facility Management - FirstService	104,976	26,244	16,498	9,746
Pool Maintenance/Supplies - FirstService	29,621	7,405	-	7,405
Janitorial Services - FirstService	56,476	14,119	-	14,119
General Facility Maintenance - FirstService	49,976	12,494	8,968	3,526
Resident Services Coordinator- FirstService	49,976	12,494	11,939	555
Management Fee - FirstService	13,548	3,387	3,387	-
Fitness Center Cleaning - Jani King	-	-	3,216	(3,216)
Subtotal Amenity Center	\$ 747,390	\$ 217,106	\$ 172,732	\$ 44,374
Ground Maintenance				
Electric	\$ 13,185	\$ 3,296	\$ 3,651	\$ (354)
Streetlighting	37,326	9,332	8,151	1,181
Lake Maintenance	33,000	8,250	5,350	2,900
Landscape Maintenance	266,326	66,582	66,581	0
Landscape Contingency	-	-	8,775	(8,775)
Common Area Maintenance	15,000	3,750	375	3,375
Reuse Water	40,000	10,000	9,204	796
Miscellaneous	4,000	1,000	9	991
Irrigation Repairs	10,000	2,500	-	2,500
Subtotal Ground Maintenance	\$ 418,837	\$ 104,709	\$ 102,096	\$ 2,614
Total Operations & Maintenance	\$ 1,166,227	\$ 321,815	\$ 274,828	\$ 46,987
Total Expenditures	\$ 1,319,763	\$ 373,476	\$ 319,679	\$ 53,797
Excess (Deficiency) of Revenues over Expenditures	\$ (85,000)	\$ 667,241	\$ 720,346	\$ 53,105
Other Financing Sources/(Uses):				
Capital Reserve Funding	\$ 40,000	\$ -	-	\$ -
Total Other Financing Sources/(Uses)	\$ 40,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (125,000)	\$ 667,241	\$ 720,346	\$ 53,105
Fund Balance - Beginning	\$ 125,000		\$ 254,307	
Fund Balance - Ending	\$ -		\$ 974,654	

Aberdeen
Community Development District
Debt Service Fund Series 2020A-1 and 2020A-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,950,944	\$ 1,666,523	\$ 1,666,523	\$ -
Interest Income	10,000	10,000	11,989	1,989
Total Revenues	\$ 1,960,944	\$ 1,676,523	\$ 1,678,512	\$ 1,989
Expenditures:				
<u>2020A-1</u>				
Interest 11/1	\$ 294,919	\$ 294,919	\$ 294,919	\$ -
Principal Prepayment 11/1	-	-	15,000	(15,000)
Interest 5/1	294,919	-	-	-
Principal 5/1	945,000	-	-	-
<u>2020A-2</u>				
Interest 11/1	94,169	94,169	94,169	-
Principal Prepayment 11/1	-	-	5,000	(5,000)
Interest 5/1	94,169	-	-	-
Principal 5/1	235,000	-	-	-
Total Expenditures	\$ 1,958,175	\$ 389,088	\$ 409,088	\$ (20,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,769	\$ 1,287,435	\$ 1,269,424	\$ (18,011)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,769	\$ 1,287,435	\$ 1,269,424	\$ (18,011)
Fund Balance - Beginning	\$ 466,961		\$ 1,108,028	
Fund Balance - Ending	\$ 469,730		\$ 2,377,452	

Aberdeen
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 134,960	\$ 115,505	\$ 115,505	\$ -
Interest Income	2,000	500	1,343	843
Total Revenues	\$ 136,960	\$ 116,005	\$ 116,848	\$ 843
Expenditures:				
Interest 11/1	\$ 47,400	\$ 47,400	\$ 47,275	\$ 125
Principal Prepayment 11/1	-	-	5,000	(5,000)
Interest 5/1	47,400	-	-	-
Principal 5/1	40,000	-	-	-
Total Expenditures	\$ 134,800	\$ 47,400	\$ 52,275	\$ (4,875)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,160	\$ 68,605	\$ 64,573	\$ (4,032)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,160	\$ 68,605	\$ 64,573	\$ (4,032)
Fund Balance - Beginning	\$ 61,157		\$ 125,953	
Fund Balance - Ending	\$ 63,317		\$ 190,526	

Aberdeen
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues				
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
Interest	10,000	2,500	3,979	1,479
Total Revenues	\$ 50,000	\$ 2,500	\$ 3,979	\$ 1,479
Expenditures:				
Capital Outlay	\$ 50,000	\$ 12,500	\$ -	\$ 12,500
Repair and Replacements	100,000	25,000	9,897	15,104
Total Expenditures	\$ 150,000	\$ 37,500	\$ 9,897	\$ 27,604
Excess (Deficiency) of Revenues over Expenditures	\$ (100,000)	\$ (35,000)	\$ (5,918)	\$ (26,125)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (100,000)		\$ (5,918)	
Fund Balance - Beginning	\$ 699,382		\$ 705,453	
Fund Balance - Ending	\$ 599,382		\$ 699,536	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Actual
	Thru 12/31/23
Revenues	
Interest Income	\$ 612
Total Revenues	\$ 612
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 612
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ -
Total Other Financing Sources (Uses)	\$ -
Net Change in Fund Balance	\$ 612
Fund Balance - Beginning	\$ 49,384
Fund Balance - Ending	\$ 49,997

Aberdeen
Community Development District
Long Term Debt Report

Series 2020A-1 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: Principal Payment - 5/1/21	(815,000)
Less: Principal Prepayment - 11/1/21	(15,000)
Less: Principal Payment - 5/1/22	(855,000)
Less: Principal Prepayment - 5/1/22	(10,000)
Less: Principal Payment - 5/1/23	(900,000)
Less: Principal Prepayment - 11/1/23	(15,000)
Current Bonds Outstanding	\$ 15,875,000

Series 2020A-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: Principal Payment - 5/1/21	(215,000)
Less: Principal Payment - 5/1/22	(225,000)
Less: Principal Prepayment - 5/1/22	(150,000)
Less: Principal Payment - 5/1/23	(225,000)
Less: Principal Prepayment - 5/1/23	(35,000)
Less: Principal Prepayment - 11/1/23	(5,000)
Current Bonds Outstanding	\$ 4,035,000

Series 2020A-2 Special Assessment Revenue Refunding Bonds	
Interest Rate:	4%-5.1%
Maturity Date:	5/1/2049
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$ 66,875
Reserve Fund Balance	66,875
Bonds Outstanding: 11/1/2018	\$ 2,065,000
Less: Principal Prepayment - 2/1/20	(5,000)
Less: Principal Payment - 5/1/20	(30,000)
Less: Principal Prepayment - 8/1/20	(5,000)
Less: Principal Prepayment - 11/1/20	(5,000)
Less: Principal Payment - 5/1/21	(35,000)
Less: Principal Prepayment - 5/1/21	(5,000)
Less: Principal Payment - 5/1/22	(35,000)
Less: Principal Prepayment - 5/1/22	(5,000)
Less: Principal Payment - 5/1/23	(35,000)
Less: Principal Prepayment - 8/1/23	(5,000)
Less: Principal Prepayment - 11/1/23	(5,000)
Current Bonds Outstanding	\$ 1,895,000

C.

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2024 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	SERIES 2020 DEBT ASMT	SERIES 2018 DEBT ASMT	FY24 O&M ASMT	TOTAL ASSESSED
NET ASSESSMENTS TAX ROLL	50,936	1,945,789.28	134,860.81	1,207,029.06	3,287,679.16
TAX ROLL RECEIVED		1,666,522.53	115,505.09	1,033,791.88	2,815,819.50
BALANCE DUE		279,266.75	19,355.72	173,237.18	471,859.66

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	11/3/2023	11,041.79	6,535.00	452.93	4,053.86
2	11/17/2023	93,583.80	55,386.90	3,838.81	34,358.09
3	11/22/2023	110,713.95	65,525.26	4,541.49	40,647.20
4	12/14/2023	280,389.27	165,946.37	11,501.59	102,941.31
5	12/21/2023	161,981.90	95,867.82	6,644.51	59,469.57
6	1/9/2024	2,158,108.79	1,277,261.18	88,525.76	792,321.85
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,815,819.50	1,666,522.53	115,505.09	1,033,791.88
PERCENT COLLECTED TAX ROLL		85.65%	85.65%	85.65%	85.65%

D.

Aberdeen

Community Development District

Check Run Summary December 31, 2023

	Check Date	Check No.		Amount
General Fund - Wells Fargo				
Payroll	12/5/23	50938-50942	\$	923.50
	12/22/23	50943-50947		923.50
Total				\$ 1,847.00

General Fund - Wells Fargo				
Accounts Payable	12/15/23	4753-4779	\$	51,095.90
				\$ 51,095.90
Capital Reserve Fund - Wells Fargo				
Accounts Payable			\$	-
				\$ -
Total				\$ 51,095.90

Autopayments - Wells Fargo				
	12/4/23	Hi-Tech System		250.00
	12/7/23	Comcast		497.13
	12/11/23	JEA Utilities		10,830.76
	12/18/23	Comcast		648.44
	12/26/23	Comcast		191.96
	12/26/23	Wellbeats		249.00
	12/28/23	Wells Fargo Credit Card		5,119.30
Total				\$ 17,786.59

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

Check Approval Form

Date: December 5, 2023

District: Aberdeen CDD

Fund Code: 1


Beginning Check #: 50938

Ending Check #: 50942

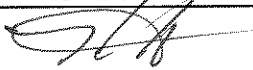
Total Amount of Checks: \$ 923.50 New Balance
Balance in Account***: \$ 52,112.53 \$ 51,189.03

Recent Deposits: _____

Prepared by: Daniel Laughlin

Signature: 

Approved by: Howard McGaffney

Signature: 

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50938	12	ANGELA MARIE ANDREWS	184.70	12/05/2023
50939	17	HARRIET S CLARKE	184.70	12/05/2023
50940	15	LAUREN Q EGGLESTON	184.70	12/05/2023
50941	18	PAUL R FOGEL	184.70	12/05/2023
50942	16	THOMAS G MARMO	184.70	12/05/2023

TOTAL FOR REGISTER 923.50

ABER ABERDEEN DLAUGHLIN

ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 11.28.23

	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

Date: December 22, 2023

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 50943

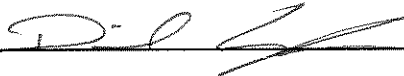
Ending Check #: 50947

Total Amount of Checks: \$ 923.50 New Balance

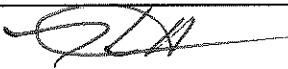
Balance in Account***: \$ 77,455.39 \$ 76,531.89

Recent Deposits: _____

Prepared by: Daniel Laughlin

Signature: 

Approved by: Howard McGaffney

Signature: 

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50943	12	ANGELA MARIE ANDREWS	184.70	12/22/2023
50944	17	HARRIET S CLARKE	184.70	12/22/2023
50945	15	LAUREN Q EGGLESTON	184.70	12/22/2023
50946	18	PAUL R FOGEL	184.70	12/22/2023
50947	16	THOMAS G MARMO	184.70	12/22/2023

TOTAL FOR REGISTER 923.50

ABER ABERDEEN DLAUGHLIN

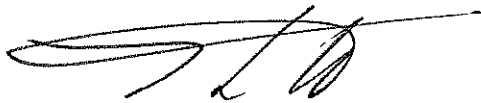
ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 12.19.23

	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 DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/15/23	00265	11/09/23	081	202312	320	57200	49400		WILLIAM C. GILLESPIE DBA AAA BIG	*	845.00	845.00	004753
12/15/23	00286	10/12/23	5986041	202310	310	51300	48000		GANNETT MEDIA CORP DBA GANNETT FL	*	69.36	69.36	004754
12/15/23	00153	9/07/23	51743934	202309	320	53800	46500		CINTAS FIRE 636525	*	5.54	5.54	004755
12/15/23	00259	11/10/23	10930100	202311	320	53800	45918		PROPERTY MANAGER	*	3,538.50		
		11/10/23	10930100	202311	320	53800	45915		FRONT DESK	*	2,322.25		
		11/10/23	10930100	202311	320	53800	46000		SUPERVISOR BUILDING MAINT	*	2,580.52		
		11/10/23	10930100	202311	320	53800	45917		BUILDING MAINT	*	1,729.15		
									FIRST SERVICE RESIDENTIAL			10,170.42	004756
12/15/23	00259	11/21/23	10933025	202311	320	53800	45918		PROPERTY MANAGER	*	698.00		
		11/21/23	10933025	202311	320	53800	45915		FRONT DESK	*	698.00		
		11/21/23	10933025	202311	320	53800	45917		MAINTENANCE CREW	*	698.00		
		11/21/23	10933025	202311	320	53800	46000		MAINTENANCE SUPERVISOR	*	698.00		
									FIRST SERVICE RESIDENTIAL			2,792.00	004757
12/15/23	00259	12/01/23	10935755	202312	320	53800	45912		DEC MANAGEMENT FEE	*	1,129.00		
									FIRST SERVICE RESIDENTIAL			1,129.00	004758
12/15/23	00259	12/08/23	10937209	202312	320	53800	45918		PROPERTY MANAGER	*	3,538.50		
		12/08/23	10937209	202312	320	53800	45915		FRONT DESK	*	2,450.15		
		12/08/23	10937209	202312	320	53800	46000		SUPERVISOR BUILDING MAINT	*	2,574.66		
		12/08/23	10937209	202312	320	53800	45917		BUILDING MAINT	*	1,677.84		
									FIRST SERVICE RESIDENTIAL			10,241.15	004759

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/15/23	00213	11/29/23	81404	202311	320	53800	46100		FUTURE HORIZONS, INC	*	2,675.00	2,675.00	004760
12/15/23	00213	9/28/23	80461	202309	320	53800	46100		FUTURE HORIZONS, INC	*	2,675.00	2,675.00	004761
12/15/23	00017	12/01/23	701	202312	310	51300	34000		DEC MANAGEMENT FEES	*	4,663.67		
		12/01/23	701	202312	310	51300	35100		DEC INFO TECH	*	159.00		
		12/01/23	701	202312	310	51300	31300		DEC DISSEM AGENT SRVCS	*	689.00		
		12/01/23	701	202312	310	51300	51000		OFFICE SUPPLIES	*	.33		
		12/01/23	701	202312	310	51300	42000		POSTAGE	*	6.93		
		12/01/23	701	202312	310	51300	42500		COPIES	*	25.05		
		12/01/23	701	202312	310	51300	41000		TELEPHONE	*	25.43		
									GOVERNMENTAL MANAGEMENT SERVICES			5,569.41	004762
12/15/23	00301	11/14/23	394782	202311	320	53800	45905		HI TECH SYSTEM	*	484.75	484.75	004763
12/15/23	00309	10/20/23	JAK10230	202310	320	53800	45927		JANI-KING OF JACKSONVILLE	*	738.46	738.46	004764
12/15/23	00309	11/01/23	JAK11230	202311	320	53800	45927		JANI-KING OF JACKSONVILLE	*	1,200.00	1,200.00	004765
12/15/23	00309	12/01/23	JAK12230	202312	320	53800	45927		JANI-KING OF JACKSONVILLE	*	1,278.00	1,278.00	004766
12/15/23	00271	12/05/23	3322931	202310	310	51300	31500		KUTAK ROCK LLP	*	1,146.00	1,146.00	004767
12/15/23	00271	12/05/23	3322932	202310	310	51300	31500		KUTAK ROCK LLP	*	1,745.87	1,745.87	004768

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/15/23	00271	10/31/23	3298078	202309	310	51300	31500		SEP MONTHLY MEETING KUTAK ROCK LLP	*	1,680.47	1,680.47	004769
12/15/23	00079	11/01/23	13129561	202311	320	53800	45507		NOV POOL CHEMICALS POOLSURE	*	2,717.01	2,717.01	004770
12/15/23	00079	12/01/23	13129561	202312	320	53800	45507		DEC POOL CHEMICALS POOLSURE	*	2,717.01	2,717.01	004771
12/15/23	00186	11/21/23	62039	202311	320	53800	45400		ALARM REGISTRATION FEE ST JOHNS COUNTY SHERIFF'S OFFICE	*	12.50	12.50	004772
12/15/23	00072	11/14/23	11142023	202311	310	51300	42000		2023 NON AD VALOREM NTCS ST. JOHNS COUNTY TAX COLLECTOR	*	286.65	286.65	004773
12/15/23	00060	10/31/23	61781601	202310	320	53800	45926		OCT PEST CONTROL TURNER PEST CONTROL LLC	*	109.15	109.15	004774
12/15/23	00060	11/15/23	61809819	202311	320	53800	45926		NOV PEST CONTROL TURNER PEST CONTROL LLC	*	109.15	109.15	004775
12/15/23	00060	11/15/23	61810094	202311	320	53800	45926		NOV PEST CONTROL TURNER PEST CONTROL LLC	*	99.00	99.00	004776
12/15/23	00221	11/01/23	2984	202311	320	53800	45919		NOV MAINT & NEWS LETTER ROBERTA G NAGLE DBA UNICORN	*	150.00	150.00	004777
12/15/23	00221	12/01/23	2988	202312	320	53800	45919		DEC MAINT & NEWS LETTER ROBERTA G NAGLE DBA UNICORN	*	150.00	150.00	004778
12/15/23	00303	9/19/23	1092	202309	320	57200	49400		12/16 FACE PAINTING EVENT GINA PEAVEY DBA WACKY AND WHIMSICAL	*	300.00	300.00	004779
TOTAL FOR BANK A											51,095.90		
ABER ABERDEEN OKUZMUK													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						51,095.90	

ABER ABERDEEN OKUZMUK

Check Approval Form

General Fund

Date: December 15, 2023

District: Aberdeen CDD

Fund Code: 1


Beginning Check #: 4753

Ending Check #: 4779

Total Amount of Checks:	\$ 51,095.90	New Balance
Balance in Account***:	\$ 128,551.29	\$ 77,455.39

Recent Deposits: _____

Prepared by: Todd R. Polvere

Signature: 

Approved by: Howard McGaffney

Signature: _____

001 ABERDEEN - GENERAL FUND

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.
00265	12/16 SANTA & MRS. CLAU	001-320-57200-49400	SPECIAL EVENTS		110923	845.00	.00	845.00		
	WILLIAM C. GILLESPIE DBA AAA BIG					845.00	.00	845.00	004753	
00286	OCT NTC OF MTG #9380268	001-310-51300-48000	LEGAL ADVERTISING		101223	69.36	.00	69.36		
	GANNETT MEDIA CORP DBA GANNETT FL					69.36	.00	69.36	004754	
00153	FIRST AID/SAFETY SUPPLIES	001-320-53800-46500	MISCELLANEOUS		90723	5.54	.00	5.54		
	CINTAS FIRE 636525					5.54	.00	5.54	004755	
00259	PROPERTY MANAGER	001-320-53800-45918	FACILITY MANAGER		111023	3,538.50	.00	3,538.50		
	FRONT DESK	001-320-53800-45915	RESIDENT SERVICE COORDINATOR		111023	2,322.25	.00	2,322.25		
	SUPERVISOR BUILDING MAINT	001-320-53800-46000	OPERATIONS MANAGEMENT		111023	2,580.52	.00	2,580.52		
	BUILDING MAINT	001-320-53800-45917	GENERAL FACILITY MAINTENANCE		111023	1,729.15	.00	1,729.15		
	FIRST SERVICE RESIDENTIAL					10,170.42	.00	10,170.42		004756
00259	PROPERTY MANAGER	001-320-53800-45918	FACILITY MANAGER		112123	698.00	.00	698.00		
	FRONT DESK	001-320-53800-45915	RESIDENT SERVICE COORDINATOR		112123	698.00	.00	698.00		
	MAINTENANCE CREW	001-320-53800-45917	GENERAL FACILITY MAINTENANCE		112123	698.00	.00	698.00		
	MAINTENANCE SUPERVISOR	001-320-53800-46000	OPERATIONS MANAGEMENT		112123	698.00	.00	698.00		
	FIRST SERVICE RESIDENTIAL					2,792.00	.00	2,792.00		004757
00259	DEC MANAGEMENT FEE	001-320-53800-45912	AMENITY-CABLE/INTERNET		120123	1,129.00	.00	1,129.00		
	FIRST SERVICE RESIDENTIAL					1,129.00	.00	1,129.00		004758
00259	PROPERTY MANAGER	001-320-53800-45918	FACILITY MANAGER		120823	3,538.50	.00	3,538.50		
	FRONT DESK	001-320-53800-45915	RESIDENT SERVICE COORDINATOR		120823	2,450.15	.00	2,450.15		
	SUPERVISOR BUILDING MAINT	001-320-53800-46000	OPERATIONS MANAGEMENT		120823	2,574.66	.00	2,574.66		
	BUILDING MAINT	001-320-53800-45917	GENERAL FACILITY MAINTENANCE		120823	1,677.84	.00	1,677.84		
	FIRST SERVICE RESIDENTIAL					10,241.15	.00	10,241.15		004759

ABER ABERDEEN TPOLVERE

BANK A: ABERDEEN CDD

VEND NO.	Invoice Date	Vendor Inv. No.	General Ledger#	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	PO#	CHECK NO.
OCT	MONTHLY MEETING	KUTAK ROCK LLP	ATTORNEY FEES			1,745.87	.00	1,745.87		004768
00271	103123	3298078	001-310-51300-31500		103123	1,680.47	.00	1,680.47		
SEP	MONTHLY MEETING	KUTAK ROCK LLP	ATTORNEY FEES			1,680.47	.00	1,680.47		004769
00079	110123	13129561	001-320-53800-45507		110123	2,717.01	.00	2,717.01		
NOV	POOL CHEMICALS		AMENITY - POOL CHEMICALS			2,717.01	.00	2,717.01		004770
00079	120123	13129561	001-320-53800-45507		120123	2,717.01	.00	2,717.01		
DEC	POOL CHEMICALS		AMENITY - POOL CHEMICALS			2,717.01	.00	2,717.01		004771
00186	112123	62039	001-320-53800-45400		112123	12.50	.00	12.50		
ALARM	REGISTRATION FEE		SECURITY			12.50	.00	12.50		004772
			ST JOHNS COUNTY SHERIFF'S OFFICE							
00072	111423	11142023	001-310-51300-42000		111423	286.65	.00	286.65		
2023	NON AD VALOREM NTCS		POSTAGE			286.65	.00	286.65		004773
			ST. JOHNS COUNTY TAX COLLECTOR							
00060	103123	61781601	001-320-53800-45926		103123	109.15	.00	109.15		
OCT	PEST CONTROL		TURNER PEST CONTROL LLC			109.15	.00	109.15		004774
00060	111523	61809819	001-320-53800-45926		111523	109.15	.00	109.15		
NOV	PEST CONTROL		TURNER PEST CONTROL LLC			109.15	.00	109.15		004775
00060	111523	61810094	001-320-53800-45926		111523	99.00	.00	99.00		
NOV	PEST CONTROL		TURNER PEST CONTROL LLC			99.00	.00	99.00		004776
00221	110123	2984	001-320-53800-45919		110123	150.00	.00	150.00		
NOV	MAINT & NEWS LETTER		AMENITY - WEBSITE			150.00	.00	150.00		004777
			ROBERTA G NAGLE DBA UNICORN							
00221	120123	2988	001-320-53800-45919		120123	150.00	.00	150.00		
DEC	MAINT & NEWS LETTER		AMENITY - WEBSITE			150.00	.00	150.00		004778
			ROBERTA G NAGLE DBA UNICORN							

ABER ABERDEEN TPOLVERE

001 ABERDEEN - GENERAL FUND

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.
00303	12/16 FACE PAINTING EVENT	91923	001-320-57200-49400			91923	300.00	.00	300.00		
	GINA PEAVEY DBA WACKY AND WHIMSICAL						300.00	.00	300.00		004779
ABERDEEN CDD							51,095.90	.00	51,095.90		
ABERDEEN - GENERAL FUND							51,095.90	.00	51,095.90		

ABER ABERDEEN TPOLVERE

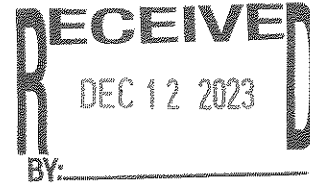
AAA Big Top Entertainment
 1376 Akron Oaks Dr.
 Orange Park, FL 32065
 904-307-2499
 www.ClownMagicianJax.com



INVOICE

Date	Invoice #
11/9/23	081

Bill To
Aberdeen CDD Amenity Center Attn: Kate Trivelpiece 110 Flower of Scotland Ave., Saint Johns, FL 32259 email: Kate.Trivelpiece@RSresidential Ph - C - 904-993-9831




Description	Qty	Rate	Amount
Santa & Mrs. Claus to meet, greet and take photos with families on Dec 16 from 2 - 5 PM at Aberdeen CDD Amenity Center, 110 Flower of Scotland Ave., Saint Johns, FL (If payment is made by CC a convenience fee of 4% will be added, thank you) <i>Special Events</i> <i>320.572.49400</i> <i>CS</i>			\$845.00
EIN - 27-1325947 Thank you for using AAA Big Top Entertainment and for hiring a Vett		Balance due:	\$845.00



ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	PAGE # 1 of 1
INVOICE # 0005986041	BILLING PERIOD Oct 1- Oct 31, 2023	PAYMENT DUE DATE November 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$69.36	

BILLING ACCOUNT NAME AND ADDRESS

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



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

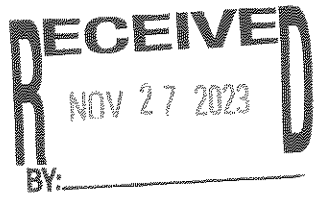
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR 15659

Date	Description	Amount
10/1/23	Balance Forward	\$263.84
10/30/23	PAYMENT - THANK YOU	-\$153.68
10/30/23	PAYMENT - THANK YOU	-\$110.16

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
10/12/23	9380268	Notice of Meeting		\$69.36



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

Total Cash Amount Due	\$69.36
Service Fee 3.99%	\$2.77
*Cash/Check/ACH Discount	-\$2.77
*Payment Amount by Cash/Check/ACH	\$69.36
Payment Amount by Credit Card	\$72.13

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT NUMBER 764138		INVOICE NUMBER 0005986041		AMOUNT PAID \$69.36
CURRENT DUE \$69.36	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$69.36
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____		TOTAL CREDIT CARD AMT DUE \$72.13

00007641380000000000000059860410000693667179

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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

Palm Coast FL 32137

STATE OF WISCONSIN, COUNTY OF BROWN

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

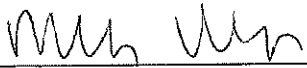
10/12/2023

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/12/2023



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$69.36
Order No: 9380268 # of Copies:
Customer No: 764138 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors (the "Board") of the Aberdeen Community Development District is scheduled to be held on Tuesday, October 24, 2023 at 4:00 p.m. located at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Howard McGaffney
District Manager
Pub: Oct 12, 2023; #9380268



CINTAS
 P.O. Box 631025
 CINCINNATI, OH 45263-1025

Service / Billing # (904)562-7000
 Fax # (904)562-7020
 Payment Inquiry # (972)996-7923

Invoice

Ship To ABERDEEN COMMUNITY
 DEVELOPMENT DISTRICT
 110 FLOWER OF SCOTLAND AVE
 ST JOHNS, FL 32259-6937

Invoice # 5174393446
 Invoice Date 09/07/2023
 Credit Terms NET 30 DAYS
 Customer # 21733123
 Cintas Route LOC #0292 ROUTE 0009
 Order # 7042667530
 Payer # 21733123

Bill To ABERDEEN COMMUNITY
 DEVELOPMENT DISTRICT
 110 FLOWER OF SCOTLAND AVE
 ST JOHNS, FL 32259-6937

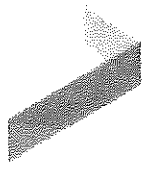
Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000018653746	Unit Description: FA ENGINEERING				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
91019	COLD PACK, SMALL, 1/BOX	1 BOX	\$5.54	\$5.54	
	Unit Subtotal:			\$5.54	
Unit 00000000018653747	Unit Description: FA FRONT OFFICE				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$0.00	
Unit 00000000018780898	Unit Description: main office				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
160	AED CHECKED (NO CHARGE)	1 EA	\$0.00	\$0.00	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$0.00	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$0.00	
	Invoice Sub-total			\$5.54	
	Tax			\$0.00	
	Invoice Total			\$5.54	

RECEIVED
 DEC 07 2023

Remit To CINTAS
 P.O. Box 631025
 CINCINNATI, OH 45263-1025

BY: _____

Supplies
 320.57200.46000



FirstService

RESIDENTIAL

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

INVOICE

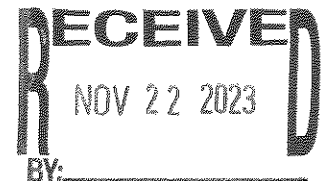
Invoice Number 10930100
Invoice Date 11/10/2023
Terms 15 ePay ACH BP
Period Start 10/21/2023
Period End 11/3/2023
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$10,170.42

Position	Labor Rate	Employee	Hours	Pay Rate	Amount	
General Manager, Property Oper	<i>1.370</i> 15.00%	Trivelpiece, Katherine	80.00 REGULAR	\$38.46	\$3,538.50	
					Subtotal	\$3,538.50
Staff, Front Desk	25.00%	Arnold, Demetric E	75.39 REGULAR	\$17.00	\$1,602.06	
Staff, Front Desk	25.00%	Betts, Hayleigh M	38.41 REGULAR	\$15.00	\$720.19	
					Subtotal	\$2,322.25
Supervisor, Building Maint	25.00%	Parker, Jay	79.40 REGULAR	\$26.00	\$2,580.52	
					Subtotal	\$2,580.52
Staff, Building Maint	25.00%	Abshire, Caleb L	76.85 REGULAR	\$18.00	\$1,729.15	
					Subtotal	\$1,729.15

Subtotal \$10,170.42
Tax \$0.00
Total \$10,170.42

General Manager, Property Oper - *1.370.53800.45918* \$3,538.50
 Staff, Building Maint - *1.370.53800.45917* \$1,729.15
 Staff, Front Desk - *1.370.53800.45915* \$2,322.25
 Supervisor, Building Maint - *1.370.53800.46000* \$2,580.52

KS





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

INVOICE

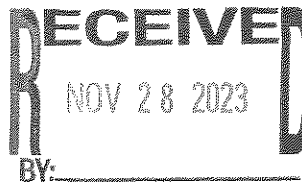
Invoice Number 10933025
 Invoice Date 11/21/2023
 Terms 15 ePay ACH BP
 Period Begin 11/1/2023
 Customer 100-OSNC
 Account # MED-OSNC
Total Amount Due: \$2,792.00

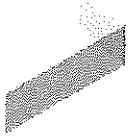
Medical Insurance

Date	Position	Employee	Amount
11/1/2023	<i>1.320.53800.45918</i> Property Manager	Trivelpiece, Katherine	\$698.00
		Subtotal	\$698.00
11/1/2023	<i>1.320.53800.45915</i> Front Desk	Arnold, Demetric E	\$698.00
		Subtotal	\$698.00
11/1/2023	<i>1.320.53800.45917</i> Maintenance Crew	Abshire, Caleb L	\$698.00
		Subtotal	\$698.00
11/1/2023	<i>1.320.53800.46000</i> Maintenance Supervisor	Parker, Jay	\$698.00
		Subtotal	\$698.00

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

RS
11.28.23





FirstService
RESIDENTIAL

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

INVOICE

Invoice Number 10935755
Invoice Date 12/1/2023
Terms 15 ePay ACH BP
Service Period 12/1/2023
Customer 100-0SNC

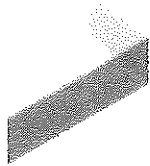
Invoice Type MGFEE
Account # MGF-0SNC
Total Amount Due: \$1,129.00

Description	Total
Management Fee	\$1,129.00

Subtotal	\$1,129.00
Tax	\$0.00
Total	\$1,129.00

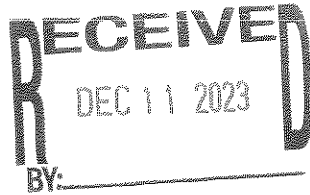
RECEIVED
DEC 04 2023
BY: _____

320.53800.45912
KA
12.4.23



FirstService
RESIDENTIAL

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

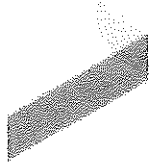


INVOICE

Invoice Number 10937209
Invoice Date 12/8/2023
Terms 15 ePay ACH BP
Period Start 11/18/2023
Period End 12/1/2023

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$10,241.15

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	16.00 HOLIDAY	\$38.46	\$707.70
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	64.00 REGULAR	\$38.46	\$2,830.80
				Subtotal	\$3,538.50
Staff, Front Desk	25.00%	Arnold, Demetric E	16.00 HOLIDAY	\$17.00	\$340.00
Staff, Front Desk	25.00%	Arnold, Demetric E	4.37 HOLIDAY ST	\$17.00	\$92.86
Staff, Front Desk	25.00%	Arnold, Demetric E	53.83 REGULAR	\$17.00	\$1,143.90
Staff, Front Desk	25.00%	Arnold, Demetric E	3.00 VACATION	\$17.00	\$63.75
Staff, Front Desk	25.00%	Betts, Hayleigh M	43.18 REGULAR	\$15.00	\$809.64
				Subtotal	\$2,450.15
Supervisor, Building Maint	25.00%	Parker, Jay	16.00 HOLIDAY	\$26.00	\$520.00
Supervisor, Building Maint	25.00%	Parker, Jay	47.22 REGULAR	\$26.00	\$1,534.66
Supervisor, Building Maint	25.00%	Parker, Jay	16.00 VACATION	\$26.00	\$520.00
				Subtotal	\$2,574.66
Staff, Building Maint	25.00%	Abshire, Caleb L	16.00 HOLIDAY	\$18.00	\$360.00
Staff, Building Maint	25.00%	Abshire, Caleb L	58.57 REGULAR	\$18.00	\$1,317.84
				Subtotal	\$1,677.84



INVOICE

FirstService

RESIDENTIAL

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

Invoice Number 10937209
Invoice Date 12/8/2023
Terms 15 ePay ACH BP
Period Start 11/18/2023
Period End 12/1/2023
Customer 100-OSNC
Account # PAY-OSNC
Total Amount Due: \$10,241.15

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$10,241.15
				Tax	\$0.00
				Total	\$10,241.15
General Manager, Property Oper	1.320	53800	45918		\$3,538.50
Staff, Building Maint	1.320	53800	45917		\$1,677.84
Staff, Front Desk	1.320	53800	45915		\$2,450.15
Supervisor, Building Maint	1.320	53800	46000		\$2,574.66
			K2		
			12.11.23		

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: 81404
 Invoice Date: Nov 29, 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		12/29/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in November 2023	2,675.00	2,675.00

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 NOV 30 2023
 BY: _____

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.

Future Horizons, Inc

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

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

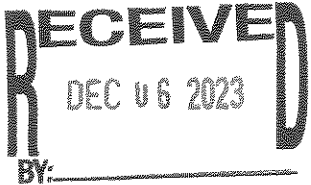
INVOICE

Invoice Number: 80461
 Invoice Date: Sep 28, 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		10/28/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in September 2023	2,675.00	2,675.00
				
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.

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

Invoice

Invoice #: 701
Invoice Date: 12/1/23
Due Date: 12/1/23
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 - December 2023		4,663.67	4,663.67
Information Technology - December 2023		159.00	159.00
Dissemination Agent Services - December 2023		689.00	689.00
Office Supplies		0.33	0.33
Postage		6.93	6.93
Copies		25.05	25.05
Telephone		25.43	25.43

RECEIVED
 DEC 04 2023
 BY: _____

Total	\$5,569.41
Payments/Credits	\$0.00
Balance Due	\$5,569.41



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 394782
 Invoice Date: 11/14/2023
 Completed: 11/14/2023
 Terms: Due On Receipt
 Bid#: 0
 Job: 7715-1
 475 West Town Place

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

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, FL</i>			
Shipping and Handling	1.00	\$50.00	50.00
1326LGS MV ProxCard II 1326 Clamshell 25-Pack	5.00	\$86.95	434.75
Sales Tax			0.00

RECEIVED
 DEC 07 2023
 BY: _____

*ACCESS
 Cards
 MISC?
 320.53800.46500
 [Signature]*

Tech Resolution Note:
 Access

To review or pay your account online, please visit our online bill payment portal at Hi-Tech Customer Portal. You will need your customer number and billing zip code to create a new login.

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

Total	\$484.75
Payments	\$0.00
Balance Due	\$484.75



Remit To:
 JANI-KING OF JACKSONVILLE
 5700 ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32207
 (904) 346-3000

Invoice	
Date 10/20/2023	Number JAK10230542
Due Date 10/31/2023	Cust # 126102
Invoice Amount \$786.46	Amount Remitted

Sold To:
 ABERDEEN COMMUNITY DEVELOPMENT
 475 WEST TOWER PLACE
 STE 114
 ST AUGUSTINE, FL 32092

For:
 ABERDEEN COMMUNITY DEVELOPMENT
 110 FLOWER OF SCOTLAND AVE
 FRUIT COVE, FL 32259

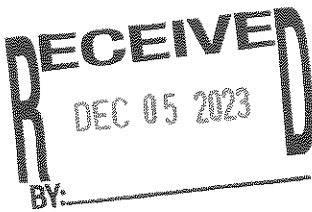
Make All Checks Payable to: JANI-KING OF JACKSONVILLE
 RETURN THIS PORTION WITH YOUR PAYMENT

JANI-KING OF JACKSONVILLE
 Commercial Cleaning Services
 (904) 346-3000



Sold To:
 ABERDEEN COMMUNITY DEVELOPMENT
 475 WEST TOWER PLACE
 STE 114
 ST AUGUSTINE, FL 32092

For:
 ABERDEEN COMMUNITY DEVELOPMENT
 110 FLOWER OF SCOTLAND AVE
 FRUIT COVE, FL 32259

Invoice No	Date	Cust No	Sismn No	PO Number	Franchisee	Due Date
JAK10230542	10/20/2023	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	10/31/2023
Quantity	Description			Unit Price	Extended Price	
1	PARTIAL MONTHLY CONTRACT BILLING FOR OCTOBER EFFECTIVE 10/13/23			\$738.46	\$738.46	
 Make All Checks Payable to: JANI-KING OF JACKSONVILLE				Amount of Sale	\$738.46	
				Sales Tax	\$48.00	
				Total	\$786.46	



Remit To:
 JANI-KING OF JACKSONVILLE
 5700 ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32207
 (904) 346-3000

Invoice	
Date 11/1/2023	Number JAK11230040
Due Date 11/30/2023	Cust # 126102
Invoice Amount \$1,278.00	Amount Remitted

Sold To:
 ABERDEEN COMMUNITY DEVELOPMENT
 475 WEST TOWER PLACE
 STE 114
 ST AUGUSTINE, FL 32092

For:
 ABERDEEN COMMUNITY DEVELOPMENT
 110 FLOWER OF SCOTLAND AVE
 FRUIT COVE, FL 32259

Make All Checks Payable to: JANI-KING OF JACKSONVILLE
 RETURN THIS PORTION WITH YOUR PAYMENT

JANI-KING OF JACKSONVILLE
 Commercial Cleaning Services
 (904) 346-3000



Sold To:
 ABERDEEN COMMUNITY DEVELOPMENT
 475 WEST TOWER PLACE
 STE 114
 ST AUGUSTINE, FL 32092

For:
 ABERDEEN COMMUNITY DEVELOPMENT
 110 FLOWER OF SCOTLAND AVE
 FRUIT COVE, FL 32259

Invoice No	Date	Cust No	Sismn No	PO Number	Franchisee	Due Date
JAK11230040	11/1/2023	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	11/30/2023
Quantity	Description			Unit Price	Extended Price	
1	MONTHLY CONTRACT BILLING AMOUNT FOR NOVEMBER			\$1,200.00	\$1,200.00	
<p>Make All Checks Payable to: JANI-KING OF JACKSONVILLE</p>				Amount of Sale	\$1,200.00	
				Sales Tax	\$78.00	
				Total	\$1,278.00	



Remit To:
 JANI-KING OF JACKSONVILLE
 5700 ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32207
 (904) 346-3000

Invoice	
Date 12/1/2023	Number JAK12230038
Due Date 12/31/2023	Cust # 126102
Invoice Amount \$1,278.00	Amount Remitted

Sold To:
 ABERDEEN COMMUNITY DEVELOPMENT
 475 WEST TOWER PLACE
 STE 114
 ST AUGUSTINE, FL 32092

For:
 ABERDEEN COMMUNITY DEVELOPMENT
 110 FLOWER OF SCOTLAND AVE
 FRUIT COVE, FL 32259

Make All Checks Payable to: JANI-KING OF JACKSONVILLE
 RETURN THIS PORTION WITH YOUR PAYMENT

JANI-KING OF JACKSONVILLE
 Commercial Cleaning Services
 (904) 346-3000



Sold To:
 ABERDEEN COMMUNITY DEVELOPMENT
 475 WEST TOWER PLACE
 STE 114
 ST AUGUSTINE, FL 32092

For:
 ABERDEEN COMMUNITY DEVELOPMENT
 110 FLOWER OF SCOTLAND AVE
 FRUIT COVE, FL 32259

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK12230038	12/1/2023	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	12/31/2023
Quantity	Description			Unit Price	Extended Price	
1	MONTHLY CONTRACT BILLING AMOUNT FOR DECEMBER			\$1,200.00	\$1,200.00	
<p>Make All Checks Payable to: JANI-KING OF JACKSONVILLE</p>				Amount of Sale	\$1,200.00	
				Sales Tax	\$78.00	
				Total	\$1,278.00	

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 5, 2023



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

Reference: Invoice No. 3322931
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. 3322931
223-1

Re: General

For Professional Legal Services Rendered

10/04/23	W. Haber	0.70	203.00	Prepare agreement for janitorial services and correspondence regarding same
10/05/23	W. Haber	0.20	58.00	Review correspondence regarding tree removal and County authorization for same
10/10/23	W. Haber	0.20	58.00	Review and respond to correspondence regarding janitorial agreement
10/11/23	J. Brown	0.20	73.00	Confer with Haber regarding legal action and statute of limitations
10/11/23	W. Haber	0.40	116.00	Review correspondence regarding encroachment issue
10/13/23	W. Haber	0.30	87.00	Review public record requests and responses to same
10/16/23	W. Haber	0.30	87.00	Review and respond to correspondence regarding responsibility for fence
10/16/23	K. Jusevitch	0.20	29.00	Review annual agency invoice
10/26/23	W. Haber	0.60	174.00	Review documents regarding impact fees and issues regarding same

KUTAK ROCK LLP

Aberdeen CDD

December 5, 2023

Client Matter No. 223-1

Invoice No. 3322931

Page 2

10/27/23	W. Haber	0.20	58.00	Review and respond to correspondence regarding dirt bike
10/30/23	W. Haber	0.70	203.00	Prepare RFQ documents for engineering services; confer with Sweeting and McGaffney regarding same

TOTAL HOURS 4.00

TOTAL FOR SERVICES RENDERED \$1,146.00

TOTAL CURRENT AMOUNT DUE \$1,146.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 5, 2023



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

Reference: Invoice No. 3322932
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. 3322932
223-2

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

10/23/23	W. Haber	Prepare for Board meeting
10/24/23	W. Haber	Prepare for and participate in Board meeting

TOTAL FOR SERVICES RENDERED \$1,500.00

DISBURSEMENTS

Meals	17.83
Travel Expenses	228.04

TOTAL DISBURSEMENTS 245.87

TOTAL CURRENT AMOUNT DUE \$1,745.87

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2023

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



Reference: Invoice No. 3298078
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. 3298078
223-2

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

09/25/23	W. Haber	Prepare for Board meeting
09/26/23	W. Haber	Prepare for and participate in Board meeting

TOTAL FOR SERVICES RENDERED \$1,500.00

DISBURSEMENTS

Meals	9.31
Travel Expenses	171.16

TOTAL DISBURSEMENTS 180.47

TOTAL CURRENT AMOUNT DUE \$1,680.47



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

Invoice

Date 11/1/2023

Invoice # 131295618337

Terms	Net 20
Due Date	11/21/2023
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
NOV 25 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 #
131295618337

Amount Due \$2,717.01
Amount Paid _____
Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295618337



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

Invoice

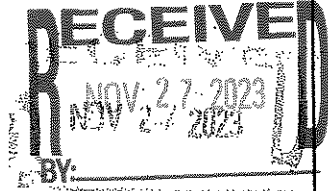
Date 12/1/2023

Invoice # 131295618851

Terms	Net 20
Due Date	12/21/2023
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



Save In 2024 by prepaying your annual amount. Customers who prepay for 2024 by 12/31/2023 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2024 annual invoice.

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

Remittance Slip

Customer
13ABE100
Invoice #
131295618851

Amount Due \$2,717.01

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295618851



St. Johns County Sheriff's Office
 Alarm Program
 P.O. BOX 142916
 Irving, TX 75014
 Customer Service: 1-888-471-9138

PLEASE SEND ONLY CHECKS OR MONEY ORDERS		
MAKE CHECKS AND MONEY ORDERS PAYABLE TO		
St. Johns County Sheriff's Office, Alarm Program		
PERMIT NO: 34730	INVOICE NO: 62039	INVOICE DATE: 21-Nov-2023
NAME: ABERDEEN CDD		
TOTAL DUE: \$12.50	SHOW AMOUNT PAID HERE : \$	

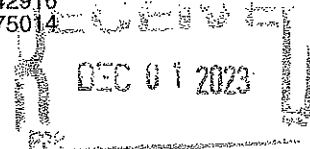
MDG2023 00007620 01



ABERDEEN CDD
 475 WEST TOWN PLACE 114
 Saint Augustine, FL 32092

REMIT TO ADDRESS

St. Johns County Sheriff's Office Alarm Program
 P.O. Box 142916
 Irving, TX 75014



0 124 0000034730 0062039 0001250

PLEASE DETACH AND SEND THE ABOVE COPY WITH YOUR PAYMENT

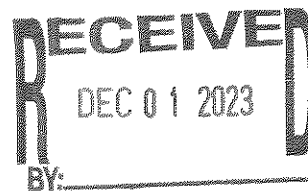


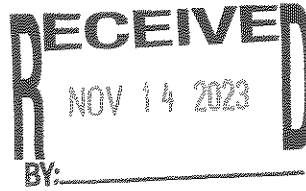
St. Johns County Sheriff's Office
 Alarm Program
 P.O. BOX 142916
 Irving, TX 75014
 Customer Service: 1-888-471-9138

PERMIT NO: 34730	INVOICE DATE: 21-Nov-2023
INVOICE NO: 62039	DUE DATE: 23-Dec-2023
PERMIT EXPIRATION DATE: 23-Dec-2023	



Alarm Location: ABERDEEN CDD, 110 FLOWER OF SCOTLAND AV, ST. JOHNS COUNTY, FL, 32259					
ITEM#	ITEM DESCRIPTION	OFFENSE NUMBER	OFFENSE DATE	OFFENSE TIME	AMOUNT
1	Alarm Permit Renewal Charges (Reduced by 50% due to No False Alarm during previous registration year)				\$12.50
Total Amount Payable					\$12.50
<p>Please send only checks or money orders. To pay this bill online, please visit http://www.famspermit.com/StJohnsCounty. You can enroll to Go Paperless and you can also login</p> <ul style="list-style-type: none"> To update your contact information Review / change your permit information View the most current alarm ordinance Alternatively scan QR code to pay 					
<p>Pursuant to the St. Johns County, FL Ordinance No. 2010-15, the residents and businesses within the unincorporated St. Johns County Sheriff's Office are required to register their alarm systems annually for a fee.</p> <p>Failure to renew your alarm system within 30 days shall result in additional administrative penalties and revocation of the alarm permit.</p> <p>You can also access the alarm registration/management site by selecting the "Alarm Registration" link provided at www.sjso.org.</p> <p>Payment not received within 60 days of invoice date will incur a late fee. If paying by check, please allow 14 business days for mail and processing time.</p> <p>To contact the St. Johns County Sheriff's Office, please call 904-209-3120.</p> <p>*Credit card payments are now accepted online at www.famspermit.com/StJohnsCounty and by telephone at 1-888-471-9138. Credit card processing charges apply.</p>					





November 14, 2023

Aberdeen Community Development District

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2023 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 286.65

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector



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

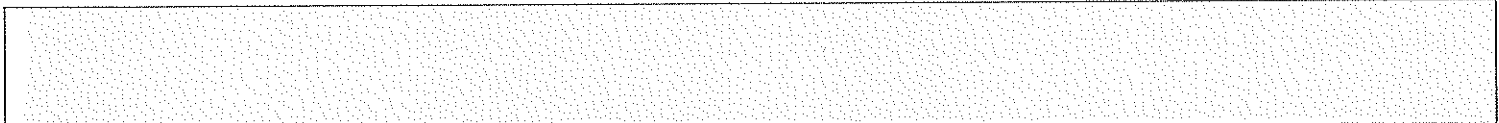
Service Slip/Invoice

INVOICE: 617816019
DATE: 10/31/2023
ORDER: 617816019

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
10/31/2023	12:01 PM			12:01 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/31/2023	121:C5	12:22 PM



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
 NOV 09 2023
 BY: _____

[Handwritten Signature]

TECHNICIAN SIGNATURE

X

aberdeen
 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

10/26/2023 12:22 PM 10/31/2023 12:22 PM 10/31/2023 12:22 PM 10/31/2023 12:22 PM



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

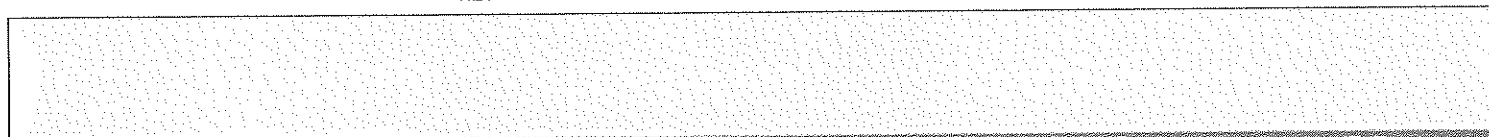
Service Slip/Invoice

INVOICE: 618098195
DATE: 11/15/2023
ORDER: 618098195

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
11/15/2023	02:45 PM			02:45 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/15/2023	121:C5	03:26 PM



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
 NOV 16 2023
 BY: _____

[Handwritten Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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2023 11/15/2023 02:45 PM 03:26 PM 121:C5 618098195