

ABERDEEN

Community Development District

OCTOBER 22, 2024

AGENDA

Aberdeen
Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

October 15, 2024

Board of Supervisors
Aberdeen Community Development District

Dear Board Members:

The Aberdeen Community Development District Meeting is scheduled for **Tuesday, October 22, 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. Ratification of Agreement with Hi-Tech for Security Camera Monitoring Services (*will be sent under separate cover*)
- IV. Fiscal Year 2025 Contract Renewals
 - A. Consideration of RMS Fiscal Year 2025 Lifeguard Services
- V. Recognition of Supervisor Angela Andrews Outstanding Service as Aberdeen CDD Board Member (2012-2024)
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operation Manager - Report

- E. Amenity Center Manager - Report
- VII. Supervisor's Request and Public Comments
- VIII. Approval of Consent Agenda
 - A. Approval of the Minutes of the September 24, 2024 Meeting
 - B. Balance Sheet as of September 30, 2024 and Statement of Revenues and Expenses for the Period Ending September 30, 2024
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- IX. Next Scheduled Meeting – 11/26/24 @ 4:00 p.m. @ Aberdeen Amenity Center
- X. Adjournment

FOURTH ORDER OF BUSINESS

A.

Riverside Management Services, Inc.

9655 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, FL 32257

PROPOSAL FOR ABERDEEN COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025 LIFEGUARDS

Riverside Management Services, Inc. (“RMS”) was established in 2009 to provide master planned communities a level of amenity management/staffing, facility operations, maintenance, and lifeguard/gate monitor services that exceed homeowners’ expectations. As a company, RMS provides lifeguard services to several communities including Meadow View at Twin Creeks CDD, Turnbull Creek CDD, Rolling Hills CDD, Pine Ridge Plantation CDD and Ridgewood Trails CDD.

Lifeguards:

- Riverside Lifeguards are American Red Cross certified in Lifeguarding, Water Park Lifeguarding, CPR, First Aid and AED for Adults, Infants and Children.
- Responsibilities include but are not limited to the following:
 - Prevent drowning and other injuries from occurring through continuous surveillance, eliminating hazardous behaviors, enforcing facility rules and regulations, recognizing and responding quickly to emergencies and working as a team with facility staff and management.
 - RMS Lifeguards will be “Rescue Ready” at all times and report unsafe conditions to the Facility Supervisor.
 - Complete daily pool logs, equipment checklist and necessary forms that correspond with daily activities and incidents
 - In-service training to review EAP, CPR, First Aid, AED, on-land and in-water rescue procedures
 - Straightening pool deck furniture, wipe tables, removing debris from pool deck area and walkways, replacing trash can liners (as time permits) and maintaining restroom cleanliness and stocking of supplies are all secondary responsibilities of RMS Lifeguards
 - Inspecting the slide and the slide structure before opening pool
 - Testing pH and chlorine levels to maintain Health Department requirements (Twice daily)
- Coverage includes
 - **Spring Break:** Saturday, March 15, 2025 - Sunday, March 23, 2025
 - Monday: 1:00pm-6:00pm (3 Lifeguards)
 - Tuesday-Sunday: 11:00am-6:00pm (3 Lifeguards)
 - **Pre-Season:** Saturday, April 5, 2025 – Monday, May 26, 2025
 - Saturday, Sunday: 11:00am-6:00pm (3 Lifeguards)
 - Memorial Day - Monday, May 26, 2025: 11:00am-6:00pm (4 Lifeguards)
 - **Summer:** Saturday, May 31, 2025 – Sunday, August 10, 2025
 - Monday: 1:00pm-6:00pm (3 Lifeguards)
 - Tuesday-Sunday: 11:00am-6:00pm (3 Lifeguards)
 - Independence Day – Friday July 5, 2025: 11:00am-6:00pm (4 Lifeguards)
 - **Post-Season:** Saturday, August 16, 2025 – Monday, September 1, 2025

- Saturday, Sunday: 11:00am-6:00pm (3 Lifeguards)
 - Labor Day - Monday, September 1, 2025: 11:00am-6:00pm (4 Lifeguards)
- The District shall only be invoiced for actual hours of service
 - The District to reimburse for miscellaneous lifeguard supplies

General Provisions:

- RMS shall provide, at no charge to the District, company uniforms to all personnel providing these services.
- All RMS employees are subject to a background check, drug screening and physical.

Pricing:

	FY2025 <u>Amount</u>
Lifeguards (Invoiced at \$23.00/hr)	\$51,612

Chairman, Aberdeen CDD

Date

Riverside Management Services, Inc.

Date

SIXTH ORDER OF BUSINESS

E.

Aberdeen CDD Operations, GM/LD Monthly Report – October 22, 2024

Operations Manager Update:

- Basketball nets replaced.
- Amenity Center parking lot curbing pressure washed.
- Pool deck shower repaired.
- Hurricane damaged trees were removed from common areas and lakes.
- The canopy on the oak trees along designated areas on Longleaf were lifted and brush was cut back off of sidewalks.
- Filters in Recreational Pool Tank were replaced.

GM/Lifestyle Update:

Facility Update:

- We had two storms come through since our last meeting, Helene and Milton. The facilities were secured for both storms. We had very minimal damage to the amenities and property with a few trees down near the ponds and by the pool and fallen trees in the preserve area.
- Glowbug completed installation at the Fitness Center and Amenity center building. He is currently working on the Slide Tower and then will work on the Monuments before completion.
- New weights were ordered for the Fitness Center.
- The HVAC repair parts have been ordered and are expecting them to arrive in 4-6 weeks.
- The awning covers have been ordered. We are expecting 8-10 weeks until delivery and replacement.

Lifestyle Events Recap:

- The 50+ Group held their monthly themed social in the Social Hall.
- The community wide yard sale was held on October 5th.
- We have new trial Barre and Mommy and Me classes at the Fitness center that are being offered for the month of October.

Lifestyle Upcoming Events:

- We will be holding our October themed Paint Party on October 23rd at 6pm.
- Our Fall Spooktacular is set for this Saturday, October 26th from 1-4pm. We will have inflatables, a corn maze, miniature golf, DJ, face painters, crafts, food trucks and more!
- We will have voting in the Social Hall for the upcoming election on November 5th.
- The Snow Time with Santa event will be held on 12.15.24 from 2-5pm.

Operations & Facility Update

Hurricanes Helene and Milton Preparation and Clean up



Minimal Damage Caused by Hurricanes



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, September 24, 2024 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:

Jim Oliver	District Manager
Kyle Magee	District Counsel by telephone
Alex Acree	District Engineer by telephone
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential

The following is a summary of the actions taken at the September 24, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 4:02 p.m.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Contract Renewals

Mr. Oliver stated this was just a placeholder, but there is nothing to consider today.

FOURTH ORDER OF BUSINESS

Discussion of HVAC Repairs

Mr. Parker stated a couple weeks ago the handler on one of the a/c units went out. I had three companies look at it and we can have all the parts replaced on that a/c unit because it was special made. The warranty is only a year, the compressor is five years. The compressor warranty is up in 2025. The range of repairs is from \$11,000 to \$25,000 to repair the coils, the range to repair the entire unit just the unit in the back can run from \$50,000 to \$100,000.

Mr. Marmo asked do we have diagnostics on what caused the coils to go bad?

Mr. Parker stated the unit is only four years old. Roughly four months ago we had one of the dryers replaced, the other dryer is starting to go also and we are going to have to replace that. One company suggested we put another stack of concrete to move it higher off the ground. I bought a portable a/c unit to use until this one is fixed.

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor staff was authorized to have the coil replaced by Aberdeen Air with the option 2 for expedited part production and shipping in the amount of \$14,714.42.

The next item taken out of order:

NINTH ORDER OF BUSINESS

Closed Session: Discussion of Security Matters*

The board of supervisors went into a closed session to consider security matters after which the regular meeting reconvened and the board took the following action.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor Mr. Marmo was authorized to work with staff on camera placement and security contracts and staff was directed to send the 30-day notice of cancellation to Envera.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Awning Replacement

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the proposal from Advanced Awning for vinyl in the amount of \$8,885 was approved and Ms. Egleston was authorized to work with staff on the color selection.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver stated I did have contact with Richard Perez, the new supervisor elect. He said he was going to come to the meeting.

Ms. Andrews stated there are broken sprinklers by the pond between the last townhome and Stirling Bridge and while we were at that meeting they said, yes, we are going to fix them. They are still not fixed, and I want to make sure that they do. They also had a tarp up along the sidewalk and all they did was push the tarp down. Now the grass is growing on top of the tarp. I want to make sure they clean that off, so we don't have issues with grass no growing. I want to make sure that someone is going over it and making sure that all these promises they made at the meeting that they are going to do.

Mr. Oliver stated I will talk to Alex and see if we can set something up to review this. I will talk to Greg Caldwell also.

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.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Ms. Egleston asked Jay, the entrance to Shetland coming from Stirling Bridge, can you have someone check it out because it is flooded with mud. It is a very low-lying area.

Mr. Parker stated I had Bryce from Tree Amigos look at that and we may end up with a drainage system similar to the one on the basketball court.

Ms. Egleston stated I feel that is one of the people who back up there.

Ms. Andrews stated I think they have a pool and because of all the rain they probably had to take water out of the pool. That might be what happened.

Ms. Clarke asked can you replace these lights?

Mr. Parker stated I have a lighting company coming out to take care of both of them.

Ms. Clarke stated there was a big turnout at the HOA the other night and the one concern that people have is they talk about Christmas lights and I explained how that is being done. Now they want to know if there will be wreaths on all the monuments.

Ms. Trivelpiece stated we have lights, but we have to decide what we want to do.

Ms. Egleston stated maybe this year we focus on this.

EIGHTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the August 27, 2024 Meeting**
- B. Balance Sheet as of August 31, 2024 and Statement of Revenues and Expenses for the Period Ending August 31, 2024**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

NINTH ORDER OF BUSINESS

Closed Session: Discussion of Security Matters*

This item taken earlier in the meeting.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – 10/22/24 @ 4:00 p.m. @ Aberdeen Amenity Center

Mr. Oliver stated the next scheduled meeting will be held October 22, 2024 at 4:00 p.m. in the same location.

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor the meeting adjourned at 5:34 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen
Community Development District

Unaudited Financial Reporting
September 30, 2024



Aberdeen
Community Development District
Combined Balance Sheet
September 30, 2024

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 193,540	\$ -	\$ 91,880	\$ -	\$ 285,420
Investments:					
State Board of Administration (SBA)	55,337	-	117,665	-	173,002
Custody	1,361	-	478,908	-	480,269
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	7,903	-	-	7,903
Prepayment A-1	-	3,300	-	-	3,300
Revenue	-	549,623	-	-	549,623
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	4,555	-	-	4,555
Prepayment A-2	-	413	-	-	413
General Redemption	-	260	-	-	260
Series 2018					
Reserve	-	66,450	-	-	66,450
Revenue	-	55,705	-	-	55,705
Prepayment	-	1,405	-	-	1,405
Redemption	-	1,691	-	-	1,691
Construction	-	-	-	51,883	51,883
Prepaid Expenses	3,374	-	-	-	3,374
Total Assets	\$ 253,612	\$ 1,288,179	\$ 688,453	\$ 51,883	\$ 2,282,126
Liabilities:					
Accounts Payable	\$ 14,446	\$ -	\$ -	\$ -	\$ 14,446
Total Liabilities	\$ 14,446	\$ -	\$ -	\$ -	\$ 14,446
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 3,374	\$ -	\$ -	\$ -	\$ 3,374
Restricted for:					
Debt Service - Series	-	1,288,179	-	-	1,288,179
Capital Project - Series	-	-	-	51,883	51,883
Assigned for:					
Capital Reserve Fund	-	-	688,453	-	688,453
Unassigned	235,792	-	-	-	235,792
Total Fund Balances	\$ 239,166	\$ 1,288,179	\$ 688,453	\$ 51,883	\$ 2,267,680
Total Liabilities & Fund Balance	\$ 253,612	\$ 1,288,179	\$ 688,453	\$ 51,883	\$ 2,282,126

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Amended Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,207,063	\$ 1,207,063	\$ 1,214,618	\$ 7,555
Interest Income	5,000	5,000	22,399	17,399
Amenities Revenue/Misc	25,000	25,000	34,727	9,727
Total Revenues	\$ 1,237,063	\$ 1,237,063	\$1,271,744	\$ 34,681

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ 10,600	\$ 1,400
FICA Expense	918	918	811	107
Assessment Administration	5,300	5,300	5,300	-
Engineering Fees	7,000	7,000	5,086	1,914
Arbitrage	1,200	1,200	600	600
Dissemination Agent	8,268	8,268	8,668	(400)
Attorney Fees	30,000	30,000	24,789	5,211
Annual Audit	3,375	3,375	3,375	-
Trustee Fees	9,000	9,000	8,081	919
Management Fees	55,964	55,964	55,964	(0)
Information Technology	1,908	1,908	1,908	-
Telephone	700	700	347	353
Postage	2,000	2,000	558	1,442
Printing and Binding	1,000	1,000	662	338
Insurance	11,672	11,672	11,672	-
Legal Advertising	2,000	2,000	1,526	474
Office Supplies	500	500	8	492
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 152,980	\$ 152,980	\$ 140,130	\$ 12,850

Operations & Maintenance

Amenity Center

Insurance	\$ 49,608	\$ 49,608	\$ 49,608	\$ -
Repairs & Replacements	55,000	55,000	62,269	(7,269)
Special Events	25,000	25,000	25,083	(83)
Staff Uniforms	827	827	1,226	(399)
Recreational Supplies	900	900	-	900
Recreational Passes	1,500	1,500	1,193	307
Other Current Charges	500	500	250	250
Permit Fees	2,500	2,500	717	1,783
Office Supplies	3,000	3,000	2,013	987
Credit Card Machine Fees	900	900	977	(77)
Pest Control	3,000	3,000	2,452	548
Pool Chemicals - Poolsure	33,000	33,000	34,033	(1,033)
Refuse Service	13,000	13,000	13,640	(640)
Security	17,800	17,800	14,380	3,420
Website	1,800	1,800	1,800	-
Holiday Decorations	12,000	12,000	10,555	1,445
Subscriptions	5,000	5,000	6,530	(1,530)

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Utilities				
Water & Sewer	\$ 20,000	\$ 20,000	\$ 21,228	\$ (1,228)
Electric	43,000	43,000	32,274	10,726
Cable/Internet/Phone	16,000	16,000	17,583	(1,583)
Management Contracts				
Field Operations Management - FirstService	79,956	79,956	75,921	4,035
Pool Attendants/Lifeguards - RMS	53,000	53,000	46,356	6,644
Facility Management - FirstService	105,565	105,565	101,517	4,048
Pool Maintenance/Supplies - FirstService	29,621	29,621	557	29,064
Janitorial Services - FirstService	39,000	39,000	35,402	3,598
General Facility Maintenance - FirstService	56,476	56,476	50,496	5,980
Resident Services Coordinator- FirstService	78,576	78,576	71,988	6,588
Management Fee - FirstService	13,548	13,548	15,000	(1,452)
Fitness Center Cleaning - Jani King	14,400	14,400	13,938	462
Subtotal Amenity Center	\$ 774,477	\$ 774,477	\$ 708,988	\$ 65,489
Ground Maintenance				
Electric	\$ 13,185	\$ 13,185	\$ 12,415	\$ 770
Streetlighting	37,326	37,326	32,333	4,993
Lake Maintenance	33,000	33,000	30,949	2,051
Landscape Maintenance	266,326	266,326	244,132	22,194
Landscape Contingency	30,000	30,000	34,912	(4,912)
Common Area Maintenance	15,000	15,000	5,360	9,640
Reuse Water	40,000	40,000	36,004	3,996
Miscellaneous	1,000	1,000	1,000	0
Irrigation Repairs	10,000	10,000	653	9,347
Subtotal Ground Maintenance	\$ 445,837	\$ 445,837	\$ 397,757	\$ 48,080
Total Operations & Maintenance	\$ 1,220,314	\$ 1,220,314	\$ 1,106,746	\$ 113,568
Capital Reserve Funding	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Total Expenditures	\$ 1,413,294	\$ 1,413,294	\$ 1,286,876	\$ 126,418
Excess (Deficiency) of Revenues over Expenditures	\$ (176,231)	\$ (176,231)	\$ (15,132)	\$ (91,737)
Fund Balance - Beginning	\$ 176,231		\$ 254,297	
Fund Balance - Ending	\$ -		\$ 239,166	

Aberdeen
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 79,059	\$ 162,411	\$ 795,414	\$ 135,572	\$ 23,515	\$ -	\$ -	\$ 18,391	\$ 256	\$ -	\$ -	\$ 1,214,618
Interest Income	608	641	550	669	2,786	2,603	3,031	3,023	2,492	2,205	2,343	1,451	22,399
Amenities Revenue/Misc	500	2,500	1,436	1,474	175	2,295	2,200	2,537	2,483	1,265	1,668	16,194	34,727
Total Revenues	\$ 1,108	\$ 82,200	\$ 164,396	\$ 797,556	\$ 138,533	\$ 28,413	\$ 5,231	\$ 5,560	\$ 23,366	\$ 3,726	\$ 4,012	\$ 17,644	\$ 1,271,744
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 10,600
FICA Expense	77	77	77	77	61	-	77	61	-	153	77	77	811
Assessment Administration	5,300	-	-	-	-	-	-	-	-	-	-	-	5,300
Engineering Fees	735	-	-	-	363	2,126	590	103	-	-	610	560	5,086
Arbitrage	-	-	-	-	-	-	-	600	-	-	-	-	600
Dissemination Agent	989	689	689	689	689	689	789	689	689	689	689	689	8,668
Attorney Fees	2,892	885	3,398	2,909	1,751	3,417	2,626	1,954	4,959	-	-	-	24,789
Annual Audit	-	-	-	-	-	-	-	-	-	-	3,375	-	3,375
Trustee Fees	3,125	-	3,416	-	-	-	-	-	-	1,541	-	-	8,081
Management Fees	4,664	4,664	4,664	4,664	4,664	4,664	4,664	4,664	4,664	4,664	4,664	4,664	55,964
Information Technology	159	159	159	159	159	159	159	159	159	159	159	159	1,908
Telephone	60	48	25	33	12	16	27	-	61	29	16	20	347
Postage	15	301	7	15	17	51	18	13	34	6	23	59	558
Printing and Binding	70	29	25	21	37	33	23	30	94	86	92	123	662
Insurance	11,672	-	-	-	-	-	-	-	-	-	-	-	11,672
Legal Advertising	69	238	-	-	-	68	67	-	135	70	429	450	1,526
Office Supplies	1	1	0	1	1	0	1	1	1	0	1	1	8
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 31,001	\$ 8,089	\$ 13,459	\$ 9,567	\$ 8,553	\$ 11,223	\$ 10,039	\$ 9,073	\$ 11,796	\$ 8,396	\$ 11,134	\$ 7,801	\$ 140,130
Operations & Maintenance													
Amenity Center													
Insurance	\$ 49,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,608
Repairs & Replacements	6,698	1,869	4,146	6,699	5,969	6,876	5,723	7,487	3,196	8,268	704	4,633	62,269
Special Events	1,840	2,765	2,297	1,591	1,577	1,882	1,033	400	3,448	1,470	3,325	3,454	25,083
Staff Uniforms	605	-	222	-	143	115	141	-	-	-	-	-	1,226
Recreational Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational Passes	-	485	-	-	-	-	311	-	398	-	-	-	1,193
Other Current Charges	-	-	-	-	-	250	-	-	-	-	-	-	250
Permit Fees	-	-	-	-	-	-	-	-	-	717	-	-	717
Office Supplies	196	167	46	-	442	204	148	187	85	160	21	358	2,013
Credit Card Machine Fees	54	45	49	46	69	30	88	87	149	154	141	64	977
Pest Control	208	208	208	214	214	214	112	214	102	327	214	214	2,452
Pool Chemicals - Poolsure	2,717	2,717	2,717	2,876	2,876	2,876	2,876	2,876	2,876	2,876	2,876	2,876	34,033
Refuse Service	1,033	1,048	1,050	1,194	1,181	1,164	1,159	1,170	1,176	1,167	1,156	1,156	13,640
Security	3,022	263	3,022	530	250	3,022	250	250	3,022	250	250	250	14,380
Website	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Holiday Decorations	152	4,593	4,495	1,316	-	-	-	-	-	-	-	-	10,555
Subscriptions	359	359	359	1,955	359	359	706	359	359	359	638	359	6,530
Utilities													
Water & Sewer	1,450	1,405	1,515	358	1,568	1,765	1,297	1,187	1,973	2,459	3,106	3,144	21,228
Electric	3,403	2,400	2,281	2,347	3,245	2,572	2,303	2,150	2,131	3,026	3,115	3,301	32,274
Cable/Internet/Phone	1,337	1,338	1,338	2,090	1,384	1,399	1,399	1,435	1,420	1,464	1,515	1,465	17,583

Aberdeen
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Management Contracts													
Field Operations Management - FirstService	\$ 5,966	\$ 5,966	\$ 5,966	\$ 5,290	\$ 6,224	\$ 3,534	\$ 8,977	\$ 6,161	\$ 5,227	\$ 7,401	\$ 9,698	\$ 5,511	\$ 75,921
Pool Attendants/Lifeguards - RMS	-	-	-	-	-	3,159	3,104	6,018	13,723	13,590	-	6,762	46,356
Facility Management - FirstService	7,925	7,925	7,925	7,953	7,953	5,886	11,916	11,916	7,510	8,962	8,136	7,510	101,517
Pool Maintenance/Supplies - FirstService	-	-	-	-	-	-	-	-	557	-	-	-	557
Janitorial Services - FirstService	-	-	170	1,568	3,897	2,416	5,750	5,847	3,434	5,000	4,117	3,203	35,402
General Facility Maintenance - FirstService	4,165	4,058	4,164	4,601	4,547	2,568	3,601	6,429	4,198	4,176	4,001	3,988	50,496
Resident Services Coordinator- FirstService	5,771	4,909	5,427	5,303	5,391	2,459	8,924	7,935	5,147	7,886	7,259	5,578	71,988
Management Fee - FirstService	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,855	1,855	1,129	15,000
Fitness Center Cleaning - Jani King	738	1,200	1,278	996	1,200	1,326	1,200	1,200	1,200	1,200	1,200	1,200	13,938
Subtotal Amenity Center	\$ 98,525	\$ 44,997	\$ 49,955	\$ 48,207	\$ 49,766	\$ 45,357	\$ 62,296	\$ 64,587	\$ 62,599	\$ 72,917	\$ 53,477	\$ 56,305	\$ 708,988
Ground Maintenance													
Electric	\$ 1,291	\$ 1,152	\$ 1,208	\$ 849	\$ 912	\$ 944	\$ 1,105	\$ 957	\$ 952	\$ 1,059	\$ 1,006	\$ 980	\$ 12,415
Streetlighting	2,777	2,689	2,685	2,682	2,799	2,702	2,674	2,628	2,628	2,646	2,724	2,701	32,333
Lake Maintenance	2,675	2,675	2,675	2,675	4,199	2,675	2,675	2,675	-	2,675	5,350	-	30,949
Landscape Maintenance	22,194	22,194	22,194	22,194	22,194	22,194	22,194	22,194	22,194	22,194	22,194	-	244,132
Landscape Contingency	5,275	3,500	700	4,050	300	2,577	-	400	1,900	13,410	2,800	-	34,912
Common Area Maintenance	375	-	-	695	-	-	1,800	-	-	-	2,490	-	5,360
Reuse Water	2,965	3,096	3,143	3,133	3,213	2,539	2,433	2,406	2,267	2,578	3,493	4,738	36,004
Miscellaneous	9	-	-	-	332	159	500	-	-	-	-	-	1,000
Irrigation Repairs	-	-	-	-	-	-	653	-	-	-	-	-	653
Subtotal Ground Maintenance	\$ 37,560	\$ 35,306	\$ 32,604	\$ 36,278	\$ 33,948	\$ 33,790	\$ 34,033	\$ 31,259	\$ 29,941	\$ 44,561	\$ 40,057	\$ 8,419	\$ 397,757
Total Operations & Maintenance	\$ 136,086	\$ 80,303	\$ 82,559	\$ 84,485	\$ 83,713	\$ 79,148	\$ 96,329	\$ 95,846	\$ 92,540	\$ 117,478	\$ 93,534	\$ 64,725	\$ 1,106,746
Capital Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000
Total Expenditures	\$ 167,087	\$ 88,392	\$ 96,018	\$ 94,052	\$ 92,266	\$ 90,371	\$ 106,368	\$ 104,919	\$ 104,335	\$ 125,875	\$ 144,668	\$ 72,525	\$ 1,286,876
Excess (Deficiency) of Revenues over Expenditures	\$ (165,979)	\$ (6,193)	\$ 68,378	\$ 703,504	\$ 46,267	\$ (61,958)	\$ (101,138)	\$ (99,359)	\$ (80,969)	\$ (122,148)	\$ (140,657)	\$ (54,881)	\$ (15,132)

Aberdeen
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Amended Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 134,868	\$ 134,868	\$ 135,709	\$ 841
Special Assessments - Prepayments	-	-	1,090	1,090
Interest Income	2,000	2,000	6,936	4,936
Total Revenues	\$ 136,868	\$ 136,868	\$ 143,734	\$ 6,867
Expenditures:				
Interest 11/1	\$ 47,275	\$ 47,275	\$ 47,275	\$ -
Principal Prepayment 11/1	-	-	5,000	(5,000)
Interest 5/1	47,163	47,163	47,163	-
Principal 5/1	40,000	40,000	40,000	-
Principal Prepayment 5/1	-	-	5,000	(5,000)
				-
Total Expenditures	\$ 134,438	\$ 134,438	\$ 144,438	\$ (10,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,430	\$ 2,430	\$ (703)	\$ (3,133)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,430	\$ 2,430	\$ (703)	\$ (3,133)
Fund Balance - Beginning	\$ 61,157		\$ 125,953	
Fund Balance - Ending	\$ 63,587		\$ 125,250	

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 September 30, 2024

	Amended Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,945,790	\$ 1,945,790	\$ 1,958,023	\$ 12,232
Interest Income	10,000	10,000	74,691	64,691
Total Revenues	\$ 1,955,790	\$ 1,955,790	\$ 2,032,714	\$ 76,924
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	294,675	294,675	294,675	-
Principal 5/1	945,000	945,000	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	94,050	94,050	94,050	-
Principal 5/1	235,000	235,000	235,000	-
Total Expenditures	\$ 1,957,813	\$ 1,957,813	\$ 1,977,813	\$ (20,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (2,022)	\$ (2,022)	\$ 54,901	\$ 56,924
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (2,022)	\$ (2,022)	\$ 54,901	\$ 56,924
Fund Balance - Beginning	\$ 466,961		\$ 1,108,028	
Fund Balance - Ending	\$ 464,939		\$ 1,162,929	

Aberdeen
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Capital Reserve Funding	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Interest	10,000	10,000	16,522	6,522
Total Revenues	\$ 50,000	\$ 50,000	\$ 56,522	\$ 6,522
Expenditures:				
Capital Outlay	\$ 50,000	\$ 50,000	\$ 44,029	\$ 5,972
Repair and Replacements	100,000	100,000	29,495	70,505
Total Expenditures	\$ 150,000	\$ 150,000	\$ 73,523	\$ 76,477
Excess (Deficiency) of Revenues over Expenditures	\$ (100,000)	\$ (100,000)	\$ (17,001)	\$ (69,955)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (100,000)		\$ (17,001)	
Fund Balance - Beginning	\$ 699,382		\$ 705,453	
Fund Balance - Ending	\$ 599,382		\$ 688,453	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Actual
	Thru 09/30/24
Revenues	
Interest Income	\$ 2,498
Total Revenues	\$ 2,498
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,498
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ -
Total Other Financing Sources (Uses)	\$ -
Net Change in Fund Balance	\$ 2,498
Fund Balance - Beginning	\$ 49,384
Fund Balance - Ending	\$ 51,883

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)
Less: Principal Payment - 5/1/24	(945,000)
Current Bonds Outstanding	\$ 14,930,000

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)
Less: Principal Payment - 5/1/24	(235,000)
Current Bonds Outstanding	\$ 3,800,000

Series 2018 Special Assessment Revenue Refunding Bonds	
Interest Rate:	4%-5.1%
Maturity Date:	5/1/2049
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$ 66,450
Reserve Fund Balance	66,450
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)
Less: Principal Payment - 5/1/24	(40,000)
Less: Principal Prepayment - 5/1/24	(5,000)
Current Bonds Outstanding	\$ 1,850,000

C.

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2020 DEBT ASMT	SERIES 2018 DEBT ASMT	FY24 O&M ASMT
NET ASSESSMENTS TAX ROLL	50,936	3,287,679.16	1,945,789.28	134,860.81	1,207,029.06
TAX ROLL RECEIVED		3,308,349.12	1,958,022.65	135,708.69	1,214,617.78
BALANCE DUE		(20,669.96)	(12,233.37)	(847.88)	(7,588.72)

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
INTEREST	1/11/2024	8,422.10	4,984.56	345.48	3,092.06
7	2/12/2024	369,267.71	218,548.44	15,147.39	135,571.88
8	3/19/2024	59,433.51	35,175.30	2,437.97	21,820.24
INTEREST	4/10/2024	4,615.40	2,731.59	189.32	1,694.49
TAX CERTIFICATES	6/11/2024	10,418.19	6,165.93	427.35	3,824.91
9	6/27/2024	39,674.08	23,480.82	1,627.43	14,565.83
INTEREST	7/29/2024	698.63	413.48	28.66	256.49
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		3,308,349.12	1,958,022.65	135,708.69	1,214,617.78
PERCENT COLLECTED TAX ROLL		100.63%	100.63%	100.63%	100.63%

D.

Aberdeen

Community Development District

Check Run Summary

September 30, 2024

	Check Date	Check No.	Amount
General Fund - Wells Fargo			
Payroll	9/26/24	50982-50986	\$ 923.50
Total			\$ 923.50
General Fund - Wells Fargo			
Accounts Payable	9/3/24	4991-4993	\$ 2,811.88
	9/13/24	4994-5002	53,811.99
	9/16/24	5003-5017	85,143.83
			\$ 141,767.70
Capital Reserve Fund - Wells Fargo			
Accounts Payable			\$ -
			\$ -
Total			\$ 141,767.70
Autopayments - Wells Fargo			
	9/4/24	Hi-Tech System	\$ 250.00
	9/9/24	Comcast	525.14
	9/12/24	JEA Utilities	14,864.23
	9/17/24	Comcast	715.35
	9/25/24	Comcast	224.06
	9/25/24	Wellbeats	249.00
	9/30/24	Wells Fargo Credit Card	5,614.54
Total			\$ 22,442.32

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50982	12	ANGELA MARIE ANDREWS	184.70	9/26/2024
50983	17	HARRIET S CLARKE	184.70	9/26/2024
50984	15	LAUREN Q EGGLESTON	184.70	9/26/2024
50985	18	PAUL R FOGEL	184.70	9/26/2024
50986	16	THOMAS G MARMO	184.70	9/26/2024

TOTAL FOR REGISTER 923.50

ABER ABERDEEN DLAUGHLIN

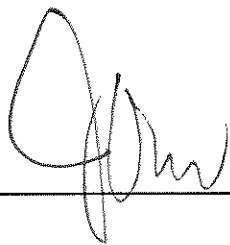
ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 09.24.24

	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:

 9/24/2024

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/03/24	00240	8/21/24 08212024	202408 320-57200-46000	TOP GRILLE RESET	*	282.48	
				ABERDEEN AIR, LLC			282.48 004991
9/03/24	00286	7/15/24 6583533	202407 310-51300-48000	FY25 BUDGET;MTG #10396014	*	359.40	
		7/15/24 6583533	202407 310-51300-48000	JUL MTG #10364227	*	70.00	
				GANNETT MEDIA CORP DBA GANNETT FL			429.40 004992
9/03/24	00266	8/21/24 10674	202408 320-53800-46300	RMV PINE TREE BACKYARD	*	2,100.00	
				TREECO DBA			2,100.00 004993
9/13/24	00259	8/21/24 10993861	202408 320-53800-45918	AUG PROPERTY MANAGER	*	726.00	
		8/21/24 10993861	202408 320-53800-45915	AUG FRONT DESK	*	726.00	
		8/21/24 10993861	202408 320-53800-45506	AUG JANITORIAL	*	726.00	
		8/21/24 10993861	202408 320-53800-45921	AUG MAINTENANCE CREW	*	726.00	
		8/21/24 10993861	202408 320-53800-46000	AUG MAINT SUPERVISOR	*	726.00	
				FIRST SERVICE RESIDENTIAL			3,630.00 004994
9/13/24	00259	8/30/24 10998026	202408 320-53800-45918	AUG PROPERTY MANAGER	*	3,680.00	
		8/30/24 10998026	202408 320-53800-45915	AUG FRONT DESK	*	3,198.53	
		8/30/24 10998026	202408 320-53800-45506	AUG JANITORIAL	*	1,680.89	
		8/30/24 10998026	202408 320-53800-46000	AUG SUPVSR BUILDING MAINT	*	2,762.41	
		8/30/24 10998026	202408 320-53800-45917	AUG BUILDING MAINT	*	2,001.88	
				FIRST SERVICE RESIDENTIAL			13,323.71 004995
9/13/24	00213	8/30/24 85575	202408 320-53800-46100	AUG LAKE MAINTENANCE	*	2,675.00	
				FUTURE HORIZONS, INC			2,675.00 004996
9/13/24	00017	9/01/24 711	202409 310-51300-34000	SEP MANAGEMENT FEES	*	4,663.67	
		9/01/24 711	202409 310-51300-35100	SEP INFO TECH	*	159.00	

ABER ABERDEEN BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/24		711		202409	310	51300	31300		SEP DISSEM AGENT SRVCS	*	689.00		
9/01/24		711		202409	310	51300	51000		OFFICE SUPPLIES	*	.81		
9/01/24		711		202409	310	51300	42000		POSTAGE	*	58.73		
9/01/24		711		202409	310	51300	42500		COPIES	*	122.85		
9/01/24		711		202409	310	51300	41000		TELEPHONE	*	19.62		
GOVERNMENTAL MANAGEMENT SERVICES												5,713.68	004997
9/13/24	00309	9/01/24	JAK09240	202409	320	53800	45927		SEP JANITORIAL SERVICES	*	1,200.00		
JANI-KING OF JACKSONVILLE												1,200.00	004998
9/13/24	00320	7/05/24	2017	202409	320	57200	49400		9/14 5PC POLYNESIAN PKG	*	2,050.00		
NATHAN POKIPALA DBA LANAKILAS												2,050.00	004999
9/13/24	00079	9/01/24	13129562	202409	320	53800	45507		SEP POOL CHEMICALS	*	2,875.80		
POOLSURE												2,875.80	005000
9/13/24	00319	8/31/24	66421	202408	320	53800	46200		SEP LANDSCAPE MAINTENANCE	*	22,193.80		
RUPPERT LANDSCAPE LLC DBA TREE												22,193.80	005001
9/13/24	00221	9/01/24	3073	202409	320	53800	45919		SEP MAINT & NEWS LETTER	*	150.00		
ROBERTA G NAGLE DBA UNICORN												150.00	005002
9/30/24	00286	8/06/24	6641474	202408	310	51300	48000		FY25 BUD/O&M #10396014	*	361.40		
8/06/24		6641474		202408	310	51300	48000		FY25 MTG SCHED #10448184	*	89.04		
GANNETT MEDIA CORP DBA GANNETT FL												450.44	005003
9/30/24	00259	8/16/24	10992919	202408	320	53800	45918		AUG PROPERTY MANAGER	*	3,780.00		
8/16/24		10992919		202408	320	53800	45915		AUG FRONT DESK	*	2,826.22		
8/16/24		10992919		202408	320	53800	45506		AUG JANITORIAL	*	1,670.68		
8/16/24		10992919		202408	320	53800	46000		AUG SUPVSR BUILDING MAINT	*	2,749.30		

ABER ABERDEEN BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
		8/16/24	10992919	202408	320	53800	45917			*	1,988.25			
			AUG BUILDING MAINT											
			FIRST SERVICE RESIDENTIAL										13,014.45	005004
9/30/24	00259	9/01/24	11000542	202409	320	53800	45921			*	1,129.00			
			SEP MANAGEMENT FEE											
		9/01/24	11000542	202409	320	53800	45918			*	50.00			
			SEP GEN MGR PHONE BILL											
		9/01/24	11000542	202409	320	53800	46000			*	50.00			
			SEP MAINT SUPV PHONE BILL											
			FIRST SERVICE RESIDENTIAL										1,229.00	005005
9/30/24	00259	9/13/24	11002127	202409	320	53800	45918			*	3,680.00			
			SEP PROPERTY MANAGER											
		9/13/24	11002127	202409	320	53800	45915			*	2,751.48			
			SEP FRONT DESK											
		9/13/24	11002127	202409	320	53800	45506			*	1,532.55			
			SEP JANITORIAL											
		9/13/24	11002127	202409	320	53800	46000			*	2,711.92			
			SEP SUPVSR BUILDING MAINT											
		9/13/24	11002127	202409	320	53800	45917			*	1,999.25			
			SEP BUILDING MAINT											
			FIRST SERVICE RESIDENTIAL										12,675.20	005006
9/30/24	00271	9/26/24	3453869	202406	310	51300	31500			*	1,796.91			
			JUN GENERAL SERVICES											
			KUTAK ROCK LLP										1,796.91	005007
9/30/24	00271	9/26/24	3453870	202406	310	51300	31500			*	3,162.42			
			JUN MONTHLY MEETING											
			KUTAK ROCK LLP										3,162.42	005008
9/30/24	00275	9/12/24	178428	202409	320	57200	46000			*	411.00			
			QRTLTY PREVENTATION MAINT											
			HEARTLINE FITNESS DBA LIVUNLTD										411.00	005009
9/30/24	00312	9/12/24	191856	202408	310	51300	31100			*	560.00			
			AUG ENGINEERING SERVICES											
			MATTHEWS DESIGN GROUP LLC										560.00	005010
9/30/24	00082	8/31/24	88	202408	320	53800	45913			*	6,762.42			
			AUG/SEP LIFEGUARD SERVICE											
			RIVERSIDE MANAGEMENT SERVICES, INC										6,762.42	005011
9/30/24	00183	8/02/24	12863	202409	320	57200	46000			*	300.00			
			NEW WATER MIST EXT											

ABER ABERDEEN BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/02/24	12863	202409	320	57200	46000		SERVICE CHARGE	*	75.00		
									ST JOHNS FIRE EQUIPMENT			375.00	005012
9/30/24	00183	9/09/24	12855	202409	320	57200	46000		FIRE EXTINGUISHER INSPECT	*	30.00		
		9/09/24	12855	202409	320	57200	46000		SERVICE CHARGE	*	75.00		
									ST JOHNS FIRE EQUIPMENT			105.00	005013
9/30/24	00319	6/28/24	211027	202406	320	53800	46200		JUN LANDSCAPE MAINTENANCE	*	22,193.80		
									RUPPERT LANDSCAPE LLC DBA TREE			22,193.80	005014
9/30/24	00319	7/28/24	211261	202407	320	53800	46200		JUL LANDSCAPE MAINTENANCE	*	22,193.80		
									RUPPERT LANDSCAPE LLC DBA TREE			22,193.80	005015
9/30/24	00060	9/13/24	61954302	202409	320	53800	45926		SEP PEST CONTROL	*	112.42		
									TURNER PEST CONTROL LLC			112.42	005016
9/30/24	00060	9/13/24	61954560	202409	320	53800	45926		SEP PEST CONTROL AMENITY	*	101.97		
									TURNER PEST CONTROL LLC			101.97	005017
TOTAL FOR BANK A											141,767.70		
TOTAL FOR REGISTER											141,767.70		

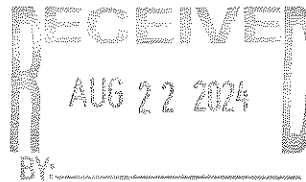
ABER ABERDEEN BPEREGRINO

HVAC REPAIR INVOICE

AMOUNT DUE: \$282.48

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

August 21, 2024



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

Date of service: August 21, 2024

Service performed: Service call due to noise from condenser. Top grille reset, foam seal tape added.

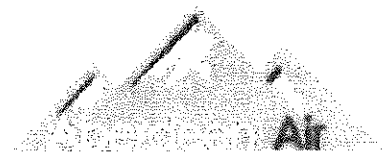
Total due:

August 21, 2024 Service call fee	\$ 89.00
(1) Labor	\$ 175.00
Miscellaneous parts	\$ 18.48
TOTAL:	\$ 282.48

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

R & M
300.572.46000
KA

SERVICE ■ INSTALLATION ■ CONTROLS



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



ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	PAGE # 1 of 1
INVOICE # 0006583533	BILLING PERIOD Jul 1- Jul 31, 2024	PAYMENT DUE DATE August 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$429.40	

BILLING ACCOUNT NAME AND ADDRESS Aberdeen Cdd/Gms 393 Palm Coast Pkwy. S.W. Unit 4 Palm Coast, FL 32137-4774 [Barcode]	<p>Legal Entity: Gannett Media Corp.</p> <p>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.</p> <p>All funds payable in US dollars.</p>
---	---

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.

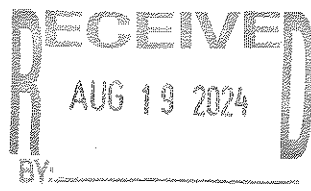
Date	Description	Amount
7/1/24	Balance Forward	\$204.56
7/9/24	PAYMENT - THANK YOU	-\$134.56
7/30/24	PAYMENT - THANK YOU	-\$70.00

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/30/24	SAG St Augustine Record	10396014	FY 25 Combined Budget Hearing/O&M Assessment/Regular Meetings		1	2.0000 x 15 in	\$359.40

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/15/24	10364227	SAG St Augustine Record	Aberdeen CDD - July Meeting	Aberdeen NOM 7/23/24	\$70.00



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	\$429.40
Service Fee 3.99%	\$17.13
*Cash/Check/ACH Discount	-\$17.13
*Payment Amount by Cash/Check/ACH	\$429.40
Payment Amount by Credit Card	\$446.53

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT NUMBER 764138		INVOICE NUMBER 0006583533		AMOUNT PAID \$429.40
CURRENT DUE \$429.40	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* \$429.40
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocalIQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$446.53
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000764138000000000000065835330004294067177

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting Aberdeen CDD
GMS, LLC
Aberdeen CDD c/o GMS, LLC
475 W. Town Place, Suite 114
St. Augustine FL 32092

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:

07/15/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/15/2024

Legal Clerk

Regan Clever

Notary, State of WI, County of Brown

[Signature]

8.25.26

My commission expires

Publication Cost: \$70.00
Tax Amount: \$0.00
Payment Cost: \$70.00
Order No: 10364227 # of Copies:
Customer No: 764138 1
PO #: Aberdeen NOM 7/23/24

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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, July 23, 2024 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.

Marilee Giles
District Manager
#10364227; 7/15/2024

MARIAH VERHAGEN
Notary Public
State of Wisconsin

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting Aberdeen CDD
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 Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/30/2024, 08/06/2024

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 08/06/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$720.80 → **\$359.40**
Tax Amount: \$0.00
Payment Cost: \$720.80
Order No: 10396014 # of Copies:
Customer No: 764138 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF
THIRTY (30) DAYS BUDGET NOTICE PUBLIC HEARING TO CONSIDER
THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL
ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE
LEVY, COLLECTION, AND ENFORCEMENT OF THE SAID, AND
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.**

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

DATE: August 27th, 2024
TIME: 6:00 p.m.
LOCATION: Aberdeen Activity Center
110 Finney of Scotland Avenue
Saint Johns, Florida 32929

The first public hearing is being held pursuant to Chapter 199, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"). The second public hearing is being held pursuant to Chapter 199, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("OM&M Assessments") upon the funds located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of OM&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy OM&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes OM&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operation, and maintenance budget. A description of the activities to be funded by the OM&M Assessments, and the properties to be improved and benefited from the OM&M Assessments, are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed OM&M Assessments is identified in the map attached herein. The table below shows the schedule of the proposed OM&M Assessments, which are subject to change at the hearing:

LAND USE	Total Area (Acres)	Average Parcel Area (Acres)	Proposed OM&M Assessment
RES	628	1.19	\$647.32
GC	257	1.54	\$757.93
79	234	1.51	\$629.64
RD	156	.60	\$329.66
CV	352	.50	\$329.66
TH	42,000	1	\$329.66
Commercial	3,000	1	\$329.66
Office		1	\$329.66

*Includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USE, NUMBER OF UNITS, BUILDING ASSESSMENT OR RESIDENTIAL UNIT ("EA/UNIT") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed OM&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.082(4), Florida Statutes, the lien annual shall serve as the "maximum rate" authorized by law for OM&M Assessments, such that no public hearing on OM&M Assessments shall be held or notice provided in future years unless the OM&M Assessments are proposed to be increased or another criterion within Section 197.082(4), Florida Statutes, is met. Note, the OM&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the OM&M Assessments imposed on certain developed property and will directly collect the OM&M Assessments on the remaining benefited property, if any, by sending out a bill no later than November of this year. It is important to pay your OM&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed OM&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect OM&M Assessments on the County tax bill or by direct billing does not preclude the District from later electing to collect these or other assessments in a different manner at a future time.

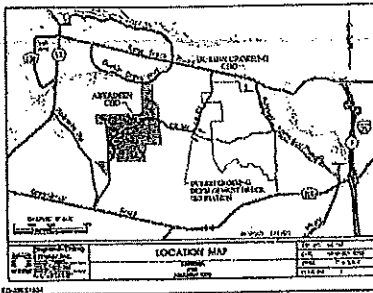
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the office of the District Manager, 470 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092, Ph (321) 941-3810 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.aberdeen.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record of the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-935-8771 (TTY) / 1-800-935-8770 (Voice), for aid in contacting the District Manager's Office.

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

Marilyn Ulmer
District Manager



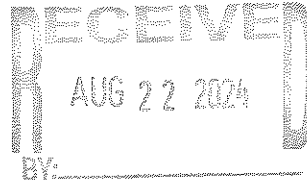
Treeco

PO Box 3247
Saint Augustine, FL 32085 US
info@treecofl.com



INVOICE

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



INVOICE 10674
DATE 08/21/2024
TERMS Net 30
DUE DATE 09/20/2024

DATE		DESCRIPTION	QTY	RATE	AMOUNT
08/21/2024	Sales	277 West Adelaide Drive / Fruit Cove, Florida 32259 Removal of dead pine tree in the back yard of 277 property. Pine is surrounded by vines, and thick brush and limbs that may require trimming to allow pathway for debris haul away Make cut of trunk at fence level (approx 4ft)	1	2,100.00	2,100.00

BALANCE DUE **\$2,100.00**



INVOICE

Invoice Number 10993861
 Invoice Date 8/21/2024
 Terms 15 ePay ACH BP
 Period Begin 8/1/2024
 Customer 100-0SNC
 Account # MED-0SNC
Total Amount Due: \$3,630.00

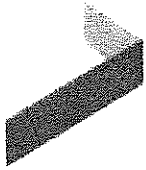
Aberdeen Community Development District
 110 Flower of Scotland Avenue
 Saint Johns, FL 32259
 kate.trivelpiece@fsresidential.com;

Medical Insurance

Date	Position	Employee	Amount
8/1/2024	Property Manager	370.53800.45918 Trivelpiece, Katherine	\$726.00
			Subtotal \$726.00
8/1/2024	Front Desk	370.53800.45915 Gibbs, Michayla	\$726.00
			Subtotal \$726.00
8/1/2024	Janitor	370.53800.49470 Henry, Brandon E	\$726.00
			Subtotal \$726.00
8/1/2024	Maintenance Crew	370.53800.45912 Newman, Joshua D	\$726.00
			Subtotal \$726.00
8/1/2024	Maintenance Supervisor	370.53800.46000 Parker, Jay	\$726.00
			Subtotal \$726.00

Subtotal \$3,630.00
 Tax \$0.00
Total \$3,630.00

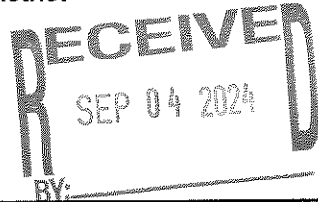
KJ



FirstService

RESIDENTIAL

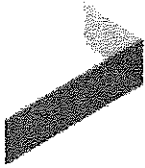
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;



INVOICE

Invoice Number 10998026
 Invoice Date 8/30/2024
 Terms 15 ePay ACH BP
 Period Start 8/10/2024
 Period End 8/23/2024
 Customer 100-OSNC
 Account # PAY-OSNC
Total Amount Due: \$13,323.71

Position	Labor Rate	Employee	Hours	Pay Rate	Amount	
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$40.00	\$3,680.00	
					Subtotal	\$3,680.00
Staff, Front Desk	25.00%	Betts, Hayleigh M	66.18 REG	\$15.00	\$1,240.89	
Staff, Front Desk	25.00%	Gibbs, Michayla	5.17 OT	\$27.00	\$174.49	
Staff, Front Desk	25.00%	Gibbs, Michayla	79.25 REG	\$18.00	\$1,783.15	
					Subtotal	\$3,198.53
Staff, Janitorial	25.00%	Henry, Brandon E	8.00 PTO	\$17.00	\$170.00	
Staff, Janitorial	25.00%	Henry, Brandon E	71.10 REG	\$17.00	\$1,510.89	
					Subtotal	\$1,680.89
Supervisor, Building Maint	25.00%	Parker, Jay	1.30 OT	\$40.95	\$66.54	
Supervisor, Building Maint	25.00%	Parker, Jay	79.00 REG	\$27.30	\$2,695.87	
					Subtotal	\$2,762.41
Staff, Building Maint	25.00%	Newman, Joshua D	0.05 OT	\$30.00	\$1.88	
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$20.00	\$2,000.00	
					Subtotal	\$2,001.88
					Subtotal	\$13,323.71



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 10998026
Invoice Date 8/30/2024
Terms 15 ePay ACH BP
Period Start 8/10/2024
Period End 8/23/2024
Customer 100-OSNC
Account # PAY-0SNC
Total Amount Due: \$13,323.71

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Tax	\$0.00
				Total	\$13,323.71
General Manager, Property Oper	320.53800	45918 48470			\$3,680.00
Staff, Building Maint	320.53800	45917			\$2,001.88
Staff, Front Desk	320.53800	45915			\$3,198.53
Staff, Janitorial	320.53800	49420			\$1,680.89
Supervisor, Building Maint	320.53800	46000			\$2,762.41

Future Horizons, Inc

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

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

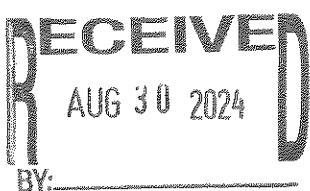
INVOICE

Invoice Number: 85575
 Invoice Date: Aug 30, 2024
 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		9/29/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in August 2024	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 #: 711

Invoice Date: 9/1/24

Due Date: 9/1/24

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 2024		4,663.67	4,663.67
Information Technology - September 2024		159.00	159.00
Dissemination Agent Services - September 2024		689.00	689.00
Office Supplies		0.81	0.81
Postage		58.73	58.73
Copies		122.85	122.85
Telephone		19.62	19.62

RECEIVED
SEP 05 2024
BY: _____

Total \$5,713.68

Payments/Credits \$0.00

Balance Due \$5,713.68



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

Invoice	
Date 09/01/2024	Number JAK09240026
Due Date 09/30/2024	Cust # 126102
Invoice Amount \$ 1,200.00	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
JAK09240026	09/01/2024	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	09/30/2024
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR SEPTEMBER				1200.00	1200.00
<p><i>Cleaning Contract</i> <i>300.53800.45927</i> <i>RS</i></p> <p>Make All Checks Payable To: JANI-KING OF JACKSONVILLE</p>						
					Amount of Sale	\$ 1,200.00
					Sales Tax	\$ 0.00
					Total	\$ 1,200.00

RECEIVED
 SEP 04 2024
 BY: _____



INVOICE

Invoice #: 2017

Date: JULY 5, 2024

Date of Event: SEPTEMBER 14, 2024

Time: 7-730PM FLEXIBLE

Client: ABERDEEN CDD

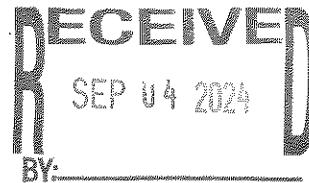
Services: (5)PC Polynesian Luau Package to include female and male Fire Dancers, and Sound Tech

Location: 110 FLOWER OF SCOTLAND AVE
ST JOHN'S, FL 32259

Cost: \$2050.00
Two Thousand- and Fifty-Dollars NO/100

Terms: COD

Payable To: Nathan Pokipala
PO 770162 Orlando, FL 382877-0162
(407) 222-0430



Lanakilas PO 770162 Orlando, FL 32877-0162-lanakila.net-(407) 222-0430

* Special Events * - Check Requested -
320.572.49400 to be picked up



Invoice

Date
Invoice#

9/1/2024
131295624128

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

Terms	Net 20
Due Date	9/21/2024
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	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$2,805.33
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	\$10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$60.47

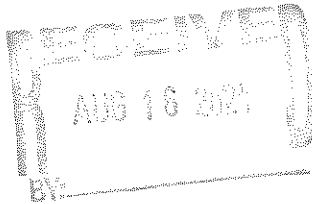
Subtotal \$2,875.80

Tax \$0.00

Total \$2,875.80

Amount Paid/Credit Applied \$0.00

Balance Due \$2,875.80



131295624128



RUPPERT
LANDSCAPE

Tree Amigos
Outdoor Services

INVOICE

Please Remit Payment to:
23601 Laytonsville Road
Laytonsville, MD 20882

Date	Invoice #
Aug 31, 2024	664241

Kate Trivelpiece
Aberdeen CDD
475 W Town Place
#114
St. Augustine, FL 32092

Agreement with:
Aberdeen CDD
475 W Town Place
#114
St. Augustine, FL 32092

Property Name	Terms	Due Date
Aberdeen CDD (261012)	Net 30 Days	Sep 30, 2024

QTY	Description	Price	Total
1	Landscape Management Installment For August As Per Contract, Due Sep 30, 2024	\$22,193.80	\$22,193.80

Maint. Contract
320.53800, 46200
102

RECEIVED

SEP 04 2024

BY: _____

For billing questions contact Tel: 904-778-1030

For customer service contact Kyle Carasea Tel: 999-999-9999

Thank you for your business!

Subtotal:	\$22,193.80
Sales Tax:	\$0.00
Amount Due:	\$22,193.80

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.

Invoice



P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
9/1/2024	3073

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

RECEIVED
SEP 05 2024
BY: _____

P.O. No.	Terms	Project


Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - ABERDEEN CDD	150.00	150.00
Total			\$150.00



ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	PAGE # 1 of 1
INVOICE # 0006641474	BILLING PERIOD Aug 1- Aug 31, 2024	PAYMENT DUE DATE September 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included In amt due) \$0.00	TOTAL CASH AMT DUE* \$879.84	

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.

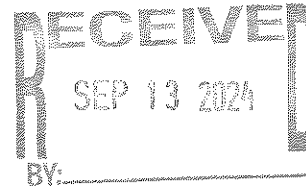
Date	Description	Amount
8/1/24	Balance Forward	\$429.40

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/6/24	SAG St Augustine Record	10396014	FY 25 Combined Budget Hearing/O&M Assessment/Regular Meetings		1	2.0000 x 15 in	\$361.40

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/8/24	10448184	SAG St Augustine Record	Aberdeen CDD - FY25 Meeting Schedule		\$89.04



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	\$879.84
Service Fee 3.99%	\$35.11
*Cash/Check/ACH Discount	-\$35.11
*Payment Amount by Cash/Check/ACH	\$879.84
Payment Amount by Credit Card	\$914.95

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT NUMBER 764138		INVOICE NUMBER 0006641474		AMOUNT PAID \$450.44
CURRENT DUE \$450.44	30 DAYS PAST DUE \$429.40	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* \$879.84
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$914.95
				To sign up for E-mailed Invoices and online payments please contact abgspecial@gannett.com		

0000764138000000000000000066414740008798467176

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Palm Coast FL 32137

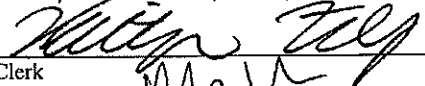
STATE OF WISCONSIN, COUNTY OF BROWN

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 Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/30/2024, 08/06/2024

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 08/06/2024



Legal Clerk

Notary, State of WI, County of Brown
8.25.26

My commission expires

Publication Cost:	\$720.80	→ \$361.40
Tax Amount:	\$0.00	
Payment Cost:	\$720.80	
Order No:	10396014	# of Copies:
Customer No:	764138	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

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

DATE: August 27th, 2024
 TIME: 6:00 p.m.
 LOCATION: Aberdeen Amenity Center
 110 Flower of Scotland Avenue
 Saint Johns, Florida 32959

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Number of Units	EAU/PERC Factor	Proposed O&M Assessment
32	278	1.10	\$644,34
33	357	1.10	\$727,03
34	290	1.25	\$590,54
35	233	1.51	\$574,43
CO	150	.50	\$322,00
TH	252	.50	\$522,00
Commercial	42,000	?	\$322,00
Office	7,000	?	\$322,00

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/PERC") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County ("County"), Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held *in* notice provided or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefited property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect these or other assessments in a different manner at a future time.

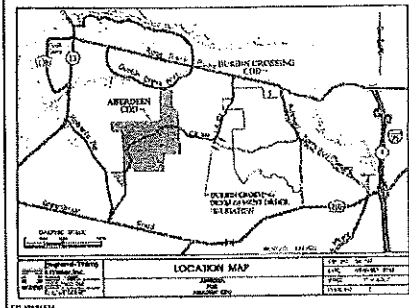
Additional Provisions

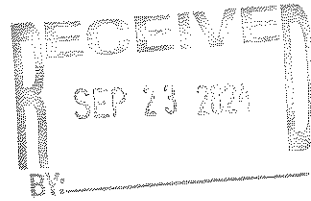
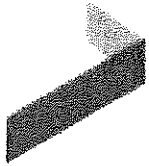
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32089, Ph: (384) 940-3880 ("District Manager's Office"), during normal business hours, or by visiting the District's website at aberdeen.com. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

Marilee Gilles
 District Manager





INVOICE

FirstService

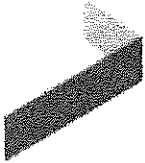
RESIDENTIAL

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

Invoice Number 10992919
Invoice Date 8/16/2024
Terms 15 ePay ACH BP
Period Start 7/27/2024
Period End 8/9/2024

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,014.45

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$40.00	\$3,680.00
General Manager, Property Oper	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00
Subtotal					\$3,780.00
Staff, Front Desk	25.00%	Betts, Hayleigh M	0.40 OT	\$22.50	\$11.25
Staff, Front Desk	25.00%	Betts, Hayleigh M	67.27 REG	\$15.00	\$1,261.32
Staff, Front Desk	25.00%	Gibbs, Michayla	0.58 OT	\$27.00	\$19.58
Staff, Front Desk	25.00%	Gibbs, Michayla	60.18 REG	\$18.00	\$1,354.07
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 VACATION	\$18.00	\$180.00
Subtotal					\$2,826.22
Staff, Janitorial	25.00%	Henry, Brandon E	78.62 REG	\$17.00	\$1,670.68
Subtotal					\$1,670.68
Supervisor, Building Maint	25.00%	Parker, Jay	71.10 REG	\$27.30	\$2,426.30
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 VACATION	\$27.30	\$273.00
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
Subtotal					\$2,749.30
Staff, Building Maint	25.00%	Newman, Joshua D	79.53 REG	\$20.00	\$1,988.25



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 10992919
Invoice Date 8/16/2024
Terms 15 ePay ACH BP
Period Start 7/27/2024
Period End 8/9/2024
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,014.45

Position	Labor Rate	Employee	Hours	Pay Rate	Amount	
					Subtotal	\$1,988.25
					Subtotal	\$13,014.45
					Tax	\$0.00
					Total	\$13,014.45
General Manager, Property Oper	320.53800	45918			\$3,780.00	
Staff, Building Maint	320.53800	45917			\$1,988.25	
Staff, Front Desk -	320.53800	45915			\$2,826.22	
Staff, Janitorial -	320.53800	49420			\$1,670.68	
Supervisor, Building Maint	320.53800	46000			\$2,749.30	

KD



FirstService
RESIDENTIAL

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

INVOICE

Invoice Number 11000542
Invoice Date 9/1/2024
Terms 15 ePay ACH BP
Service Period 9/1/2024
Customer 100-0SNC

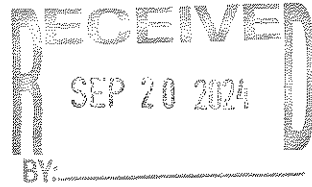
Invoice Type MGFE
Account # MGF-0SNC
Total Amount Due: \$1,229.00

Description	Total
Management Fee	\$1,129.00
Allowance Cell Phone Allowance for General Manager & Maintenance Supervisor	\$100.00

320.53800.45912 W

Subtotal	\$1,229.00
Tax	\$0.00
Total	\$1,229.00

RECEIVED
SEP 10 2024
BY: _____



INVOICE

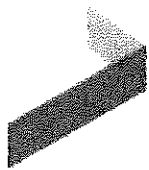
FirstService

RESIDENTIAL

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

Invoice Number 11002127
Invoice Date 9/13/2024
Terms 15 ePay ACH BP
Period Start 8/24/2024
Period End 9/6/2024
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$12,675.20

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 HOLIDAY	\$40.00	\$368.00
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	72.00 REG	\$40.00	\$3,312.00
Subtotal					\$3,680.00
Staff, Front Desk	25.00%	Betts, Hayleigh M	0.90 OT	\$22.50	\$25.31
Staff, Front Desk	25.00%	Betts, Hayleigh M	49.25 REG	\$15.00	\$923.45
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 HOLIDAY	\$18.00	\$180.00
Staff, Front Desk	25.00%	Gibbs, Michayla	3.90 OT	\$27.00	\$131.63
Staff, Front Desk	25.00%	Gibbs, Michayla	66.27 REG	\$18.00	\$1,491.09
Subtotal					\$2,751.48
Staff, Janitorial	25.00%	Henry, Brandon E	8.00 HOLIDAY	\$17.00	\$170.00
Staff, Janitorial	25.00%	Henry, Brandon E	8.00 PTO	\$17.00	\$170.00
Staff, Janitorial	25.00%	Henry, Brandon E	56.12 REG	\$17.00	\$1,192.55
Subtotal					\$1,532.55
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$27.30	\$273.00
Supervisor, Building Maint	25.00%	Parker, Jay	71.47 REG	\$27.30	\$2,438.92
Subtotal					\$2,711.92



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11002127
Invoice Date 9/13/2024
Terms 15 ePay ACH BP
Period Start 8/24/2024
Period End 9/6/2024
Customer 100-OSNC
Account # PAY-OSNC
Total Amount Due: \$12,675.20

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 HOLIDAY	\$20.00	\$200.00
Staff, Building Maint	25.00%	Newman, Joshua D	71.97 REG	\$20.00	\$1,799.25
Subtotal					\$1,999.25

Subtotal \$12,675.20
Tax \$0.00
Total \$12,675.20

General Manager, Property Oper	320.53800.45918	\$3,680.00
Staff, Building Maint	- 320.53800.45917	\$1,999.25
Staff, Front Desk	320.53800.45915	\$2,751.48
Staff, Janitorial	320.53800.49420	\$1,532.55
Supervisor, Building Maint	320.53800.45917	\$2,711.92

KJ
9.20.24

KUTAK ROCK LLP

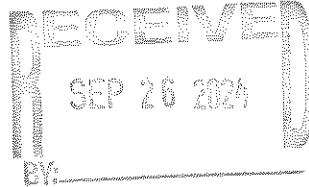
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 26, 2024



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

Reference: Invoice No. 3453869
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. 3453869
223-1

Re: General

For Professional Legal Services Rendered

06/03/24	W. Haber	0.20	58.00	Review correspondence regarding public records request
06/03/24	K. Magee	1.20	318.00	Review proposed public records request responses and advise on changes
06/04/24	K. Magee	0.50	132.50	Draft combined budget and o&m published notices
06/05/24	K. Magee	2.10	556.50	Draft mailed assessment notice; draft agreement with GlowBug
06/13/24	K. Magee	0.30	79.50	Review water cannon proposal and pool repair documents
06/14/24	K. Magee	0.60	159.00	Prepare for and attend staff conference call
06/17/24	K. Magee	0.20	53.00	Review correspondence regarding resident fishing in District ponds
06/26/24	K. Magee	0.20	53.00	Correspondence with district manager regarding District lake policies
07/02/24	K. Magee	0.10	26.50	Review draft board of supervisor meeting minutes

KUTAK ROCK LLP

Aberdeen CDD

September 26, 2024

Client Matter No. 223-1

Invoice No. 3453869

Page 2

07/15/24	G. Lovett	0.10	25.00	Research matters relating to district rules of procedure and incorporation of new legislation
07/16/24	K. Magee	0.40	106.00	Correspondence with district staff regarding lighting agreement
07/17/24	W. Haber	0.40	116.00	Review audit and confer with district accountant regarding same
07/26/24	W. Haber	0.20	58.00	Confer with Oliver regarding Department of Commerce notice regarding audit
07/31/24	K. Jusevitch	0.30	43.50	Prepare budget hearing documents and correspond with district manager regarding same

TOTAL HOURS 6.80

TOTAL FOR SERVICES RENDERED \$1,784.50

DISBURSEMENTS

Freight and Postage 12.41

TOTAL DISBURSEMENTS 12.41

TOTAL CURRENT AMOUNT DUE \$1,796.91

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

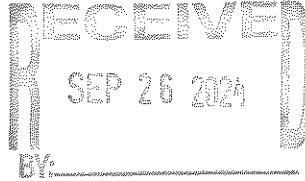
September 26, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3453870

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. 3453870

223-2

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

06/25/24	W. Haber	Review agenda; confer with Magee regarding meeting preparation
06/25/24	K. Magee	Preparation, travel, and attendance at Board of Supervisors meeting
07/15/24	K. Magee	Staff call for monthly meeting agenda items
07/23/24	W. Haber	Confer with Magee regarding meeting agenda
07/23/24	K. Magee	Prepare for and participate in Board of Supervisors meeting
07/29/24	K. Magee	Review draft meeting minutes

TOTAL FOR SERVICES RENDERED \$3,000.00

DISBURSEMENTS

Travel Expenses 162.42

TOTAL DISBURSEMENTS 162.42

TOTAL CURRENT AMOUNT DUE \$3,162.42



[Download our W-9](#)

Invoice #178428

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

Date: 09/12/2024

Due By: 10/12/2024
Terms: Net 30
Customer PO:

Bill To

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

Ship To

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

Electronic Payments

JP Morgan Chase Bank NA
4 New York Plaza, NY 10004
LIVunLtd
Routing NO. 071000013
Checking Account: 306837391
Remittance: accountingusa@livunltd.com

Technician

618 Mike Agostini

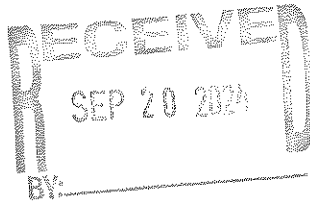
Related Quote

Completed Date

Sep 12, 2024 2:49:35 PM

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

Subtotal	\$411.00
Discount	
Shipping	\$0.00
Tax(6.5%)	\$0.00
Total	\$411.00
Amount Paid	\$0.00
Amount Due	\$411.00



Service Notes

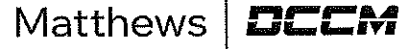
Work Completed: Completed PM, vacuumed motor compartment, and ill tread mills, vacuumed under treadmill's, dusted, elevation, arms, lubricated, jack screws on treadmill's. Lubricated deck in belt. Cleaned and inspected and tested all other cardio equipment. No issues to report. Inspected all cables, clips belts, and handles on strength equipment no additional problems to be found.

Recommended Work: LIFE FITNESS MULTI GYM:

Triceps cable is damaged, recommend replacing
HHT300500:
Motor cover is cracked, recommend replacing
HHT137168:
Motor has a low growl, TECH WILL MONITOR
Cup holder is missing
Sm5270120400106:
Needs a hot bar
Sm5270120410122:
Needs a hot bar

*Quant. -
Maint.
320.57200.46000
K2*

Project Manager Alex Acree



Aberdeen Community Development District
Oksana Kuzmuk
475 West Town Place, Suite 114
St. Augustine, FL 32092

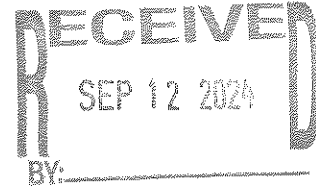
Engineering - Architecture - Planning - Surveying

September 12, 2024
Invoice # 191856

Project 0000021848.0000 Aberdeen CDD

This invoice includes charges for tasks performed for your project, including:

- Coordinate with District Manager
- Russelwood Lane Pond Erosion
- Longleaf Pine Parkway Construction Coordination
- CDD Meeting



Please call Alex Acree if you have any questions or concerns regarding your project. For billing inquiries, please contact our Accounting Department.

Professional Services through August 31, 2024

Phase 0001 Engineering Services

	Hours	Rate	Amount
Vice President of Production	1.25	290.00	362.50
Sr. Construction Inspector	.25	210.00	52.50
Project Manager 1	.50	230.00	115.00
Project Administrator	.25	120.00	30.00
Total Labor			560.00
Total Due:			560.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	560.00	3,752.50	4,312.50
Expense	0.00	38.53	38.53
Totals	560.00	3,791.03	4,351.03

Riverside Management Services, Inc
9655 Florida Mining Blvd. W
Bldg. 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 88
Invoice Date: 8/31/2024
Due Date: 8/31/2024
Case:
P.O. Number:

Bill To:
Aberdeen CDD
9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Description	Hours/Qty	Rate	Amount
Lifeguard Services August 2024 through September 2, 2024 - Season Ended	322.02	21.00	6,762.42
RECEIVED SEP 06 2024 BY: _____			
<i>Jerry Lambert</i> 9-6-24			
Total			\$6,762.42
Payments/Credits			\$0.00
Balance Due			\$6,762.42

**ABERDEEN CDD
LIFEGUARD INVOICE DETAIL**

Quantity	Description	Rate	Amount
322.02	Lifeguard Services for Aberdeen Covers August 2024 to September 2, 2024 GL # 001.320.53800.45913	\$ 21.00	\$ 6,762.42
	TOTAL DUE:		<u>\$ 6,762.42</u>

**ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS AUGUST 2024 TO SEPTEMBER 2, 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/24	4.25	B.C.	Lifeguarding
8/1/24	7.02	J.K.	Lifeguarding
8/1/24	6.85	A.L.	Lifeguarding
8/1/24	4.35	D.W.	Lifeguarding
8/2/24	4.43	N.G.	Lifeguarding
8/2/24	4.47	J.K.	Lifeguarding
8/2/24	6.88	K.M.	Lifeguarding
8/2/24	6.73	L.M.	Lifeguarding
8/3/24	4.2	B.C.	Lifeguarding
8/3/24	6.83	P.K.	Lifeguarding
8/3/24	6.77	K.M.	Lifeguarding
8/3/24	4.27	L.M.	Lifeguarding
8/4/24	4.23	E.D.	Lifeguarding
8/4/24	6.65	L.F.	Lifeguarding
8/4/24	6.67	K.M.	Lifeguarding
8/4/24	4.33	D.W.	Lifeguarding
8/7/24	6.82	E.D.	Lifeguarding
8/7/24	6.8	K.M.	Lifeguarding
8/7/24	4.37	D.W.	Lifeguarding
8/7/24	3.23	I.Y.	Lifeguarding
8/8/24	4.28	L.F.	Lifeguarding
8/8/24	6.9	J.K.	Lifeguarding
8/8/24	6.82	K.M.	Lifeguarding
8/8/24	4.43	I.Y.	Lifeguarding
8/9/24	6.8	E.D.	Lifeguarding
8/9/24	6.75	N.G.	Lifeguarding
8/9/24	3.28	L.M.	Lifeguarding
8/9/24	4.33	I.Y.	Lifeguarding
8/10/24	4.4	B.C.	Lifeguarding
8/10/24	4.3	E.D.	Lifeguarding
8/10/24	6.77	N.G.	Lifeguarding
8/10/24	6.78	L.M.	Lifeguarding
8/11/24	6.73	E.D.	Lifeguarding
8/11/24	6.72	N.G.	Lifeguarding
8/11/24	4.27	L.M.	Lifeguarding
8/11/24	4.3	D.W.	Lifeguarding
8/17/24	4.25	A.L.	Lifeguarding
8/17/24	6.8	L.M.	Lifeguarding
8/17/24	6.88	I.Y.	Lifeguarding
8/18/24	6.78	B.C.	Lifeguarding
8/18/24	3.05	N.G.	Lifeguarding
8/18/24	6.47	A.L.	Lifeguarding
8/24/24	4.28	E.D.	Lifeguarding
8/24/24	6.83	A.L.	Lifeguarding
8/24/24	6.73	L.M.	Lifeguarding
8/24/24	4.2	D.W.	Lifeguarding
8/25/24	5.95	L.F.	Lifeguarding
8/25/24	4.33	L.M.	Lifeguarding
8/25/24	1.25	T.W.	Lifeguarding
8/31/24	4.25	L.F.	Lifeguarding
8/31/24	4.45	L.M.	Lifeguarding
9/1/24	6.75	E.D.	Lifeguarding
9/1/24	6.75	A.L.	Lifeguarding
9/1/24	6.77	L.M.	Lifeguarding
9/2/24	6.78	N.G.	Lifeguarding
9/2/24	6.83	K.G.	Lifeguarding
9/2/24	6.83	A.L.	Lifeguarding
9/2/24	6.8	L.M.	Lifeguarding

TOTAL 322.02

St. John's Fire Equipment, Inc.
50 Muller Dr Unit 3
Saint Augustine, FL 32084 US
+1 9043259010
ar.sjfe@gmail.com
www.stjohnsfireequipment.com



INVOICE

BILL TO

Kate Trivelpiece
Aberdeen Amenities Center
110 Flower of Scotland Ave.
St. Johns, Florida 32259

SHIP TO

Kate Trivelpiece
Aberdeen Amenities Center
110 Flower of Scotland Ave.
St. Johns, Florida 32259

INVOICE # 12863

DATE 08/02/2024

DUE DATE 09/16/2024

TERMS Payment Terms

JOB LOCATION

Aberdeen Amenities Center

PMT METHOD

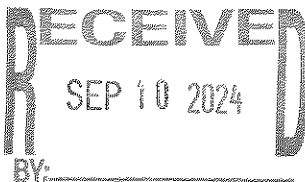
Credit Card

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/09/2024	Misc New Water Mist EXT	1	300.00	300.00T
09/09/2024	Service:SC Service Charge	1	75.00	75.00

Preferred Payment Options:

- 1) Credit or Debit Card, Please process via:
<https://stjohnsfire.securepayments.cardpointe.com/pay>
- 2) ACH E-Check: Please click on the "Review & Pay"
box in the invoice email.
- 3) PHONE: Please call 904-325-9010 extension 1.
WO New water mist ext

SUBTOTAL	375.00
TAX	19.50
TOTAL	394.50
BALANCE DUE	\$394.50

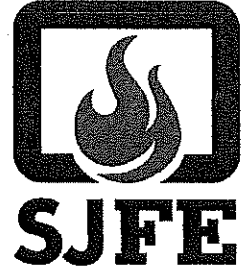


Ris M
300.57200.46000
ES

ALL SALES ARE FINAL

Thank you for your business!
License # FED24-000037
License # FED16-000036

St. John's Fire Equipment, Inc.
50 Muller Dr Unit 3
Saint Augustine, FL 32084 US
+1 9043259010
ar.sjfe@gmail.com
www.stjohnsfireequipment.com



INVOICE

BILL TO

Kate Trivelpiece
Aberdeen Amenities Center
110 Flower of Scotland Ave.
St. Johns, Florida 32259

SHIP TO

Kate Trivelpiece
Aberdeen Amenities Center
110 Flower of Scotland Ave.
St. Johns, Florida 32259

INVOICE # 12855

DATE 09/09/2024

DUE DATE 09/16/2024

TERMS Payment Terms

JOB LOCATION

Aberdeen Amenities Center

PMT METHOD

Credit Card

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/06/2024	Extinguisher :F EX INSP Fire Extinguisher Inspection	3	10.00	30.00
09/06/2024	Service :SC Service Charge	1	75.00	75.00

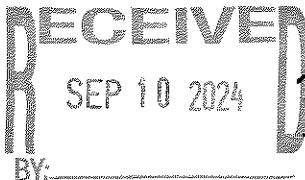
Preferred Payment Options:

1) Credit or Debit Card, Please process via:
<https://stjohnsfire.securepayments.cardpointe.com/pay>

2) ACH E-Check: Please click on the "Review & Pay"
box in the Invoice email.

3) PHONE: Please call 904-325-9010 extension 1.
Annual EXT IN

SUBTOTAL	105.00
TAX	0.00
TOTAL	105.00
BALANCE DUE	\$105.00



B 20,572.00, 46,000
ks

ALL SALES ARE FINAL

Thank you for your business!
License # FED24-000037
License # FED16-000036



Tree Amigos

Outdoor Services

Invoice

Invoice#: 211027

Date: 06/28/2024

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
June Monthly Landscaping Maintenance Services	1.00	22,193.80	22,193.80

Notes:

Invoice Total: \$22,193.80

Maint. Contract
320.53800.46200
KJ

RECEIVED
 SEP 16 2024
 BY: _____



Tree Amigos

Outdoor Services

Invoice

Invoice#: 211261

Date: 07/28/2024

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

*Maint. Contract
320.53820.46200
WS*

RECEIVED
SEP 16 2024
BY: _____



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: 619543028
DATE: 09/13/2024
ORDER: 619543028

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
09/13/2024	10:58 AM			10:58 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/13/2024	121:C5	11:29 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$112.42
		SUBTOTAL \$112.42
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$112.42
		AMOUNT DUE \$112.42

RECEIVED
 SEP 16 2024
 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

Service Slip/Invoice



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1489 • Toll Free: 800-226-5305 • turnerpest.com

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

INVOICE: 619545607
DATE: 09/13/2024
ORDER: 619545607

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
09/13/2024	10:58 AM	ANTS, FIRE ANT, ROA		10:58 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/13/2024		11:29 AM

Service	Description	Price
---------	-------------	-------

CPCM	Commercial Pest Control - Monthly Service	\$101.97
SUBTOTAL		\$101.97
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$101.97

AMOUNT DUE \$101.97

RECEIVED
 SEP 16 2024
 BY: _____

[Handwritten Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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