

ABERDEEN

Community Development District

NOVEMBER 26, 2024

AGENDA

Aberdeen
Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

November 19, 2024

Board of Supervisors
Aberdeen Community Development District

Dear Board Members:

The Aberdeen Community Development District Meeting is scheduled for **Tuesday, November 26, 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. Organizational Matters
 - A. Oath of Office for Newly Elected Supervisors
 - B. Election of Officers, Resolution 2025-01
- IV. Consideration of Resolution 2025-02, Amending the Fiscal Year 2024 General Fund Budget
- V. Ratification of Agreement with Future Horizons, Inc. for Aquatic Management Services for Fiscal Year 2025
- VI. Discussion of Invoice from Crown Pools for Dive Block Anchor Replacement
- VII. Staff Reports
 - A. Attorney
 - B. Engineer

- C. Manager
- D. Operation Manager - Report
- E. Amenity Center Manager - Report

VIII. Supervisor's Request and Public Comments

IX. Approval of Consent Agenda

- A. Approval of the Minutes of the October 22, 2024 Meeting
- B. Balance Sheet as of October 31, 2024 and Statement of Revenues and Expenses for the Period Ending October 31, 2024
- C. Assessment Receipt Schedule
- D. Approval of Check Register

X. Next Scheduled Meeting – 12/17/24 @ 6:00 p.m. @ Aberdeen Amenity Center

XI. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2025-01

**A RESOLUTION DESIGNATING OFFICERS OF THE
ABERDEEN COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Aberdeen Community Development District at a regular business meeting held on November 26, 2024 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairperson
_____	Vice-Chairman
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Marilee Giles</u>	Assistant Treasurer(s)
<u>Darrin Mossing</u>	
<u>Daniel Laughlin</u>	
<u>Matthew Biagetti</u>	
<u>Marilee Giles</u>	Assistant Secretary(s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>Matthew Biagetti</u>	

PASSED AND ADOPTED THIS 26TH DAY OF NOVEMBER, 2024.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FIFTH ORDER OF BUSINESS

**AGREEMENT BETWEEN ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
AND FUTURE HORIZONS, INC. REGARDING
THE PROVISION OF AQUATIC MANAGEMENT SERVICES**

THIS AGREEMENT (“Agreement”) is effective this 1st day of October 2024, by and between:

Aberdeen Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, World Golf Village St. Augustine, Florida 32092 (“District”); and

Future Horizons, Inc., a Florida corporation, whose address is P.O. Box 1115, Hastings, Florida 32145 (hereinafter “Contractor”, together with District, “Parties”).

RECITALS

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes.

WHEREAS, as a District improvement, the District currently owns, operates, and maintains stormwater management facilities located throughout the boundaries of the District.

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide maintenance services, including inspection and treatment for control of noxious aquatic weeds and algae, at each of the District's separate stormwater management facilities.

WHEREAS, Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications of this Agreement.

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Contractor’s Obligation. Contractor shall inspect and treat, as necessary, each of the thirty-eight (38) stormwater management facilities (ponds) located throughout the District and indicated on the attached Contractor’s proposed scope of services, which are incorporated by reference herein and attached hereto as **Exhibit A**. Specifically, Contractor shall

provide the following services: 1) maintain a monthly aquatic plant management program for thirty-eight (38) ponds located within Aberdeen CDD; 3) provide all labor, equipment, herbicides and technology to control filamentous algae, duckweed, southern Naiad, needle rush, pennywort, alligator weed, torpedo grass, cattail, and bladderwort in the designated area; 4) pollution liability insurance; and 5) permitting and installation of required fish barriers for triploid grass carp stocking (together, the "Work"). Inspections and treatments provided for within the obligations stated above shall occur no less than 24 times per year, during the term of this Agreement. Contractor shall perform the Work for Two Thousand Six Hundred and Seventy-Five Dollars and No Cents (\$2,675.00) per month for as total of Thirty-Two Thousand One Hundred Dollars and No Cents (\$32,100.00) per year. Stocking of grass carp, as determined to be needed by Contractor and/or District and approved by the District, shall be provided at a cost of Ten Dollars and No Cents (\$10.00) per fish.

This Agreement may be renewed at the discretion of the District for two (2) additional one (1) year terms. Such renewal shall be contingent upon satisfactory performance evaluations by the District and subject to the availability of funds. Should the District desire to renew this Agreement, the District shall so notify Contractor in writing within thirty (30) days of the expiration of this Agreement.

Contractor shall provide all labor and equipment necessary to complete the Work. Further, Contractor shall conduct the Work with environmentally safe water management practices and in accordance with all local, state, and federal laws, regulations, rules, and requirements.

Section 3. Billing and Payment. The Contractor shall invoice the District monthly for services provided pursuant to the terms of this Agreement. Additional services may be provided by the Contractor upon explicit, written authorization from the District. Fees for such additional services shall be as negotiated between the Parties. The District shall provide payment within thirty (30) days of receipt of invoices.

Section 4. Care of the Property. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

Section 5. Insurance.

A. The Contractor and any subcontractor hired by Contractor to perform lake maintenance services shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and

including, at least, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, and supervisors shall be named as additional insured parties. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

Section 6. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

Section 7. Indemnification. Contractor agrees to indemnify, defend, and hold harmless the District and its officers, agents, and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the Work to be performed by Contractor.

Section 8. Recovery of Costs and Fees. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

Section 9. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to

the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 10. Negotiation at Arms' Length. This Agreement has been negotiated fully between the parties as an arms' length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

Section 11. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

Section 12. Cancellation. The District shall have the right to cancel this Agreement at any time for cause or no reason at all. Contractor shall have the right to terminate this Agreement upon sixty (60) days written notice to the District. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor. Contractor shall not be entitled to lost profits or consequential damages of any kind, and, instead, Contractor's sole recourse for termination of this Agreement shall be as set forth in the preceding sentence.

Section 13. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

Section 14. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

Section 15. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

Section 16. Notices. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the parties, as follows:

- A. If to Contractor: Future Horizons, Inc.
P.O. Box 1115
Hastings, Florida 32145
Attn: _____

- B. If to District: Aberdeen Community Development District
475 West Town Place, Suite 114

World Golf Village St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Section 17. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors, and assigns.

Section 18. Assignment. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District.

Section 19. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

Section 20. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO

THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, JOLIVER@GMSNF.COM, OR AT 475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE ST. AUGUSTINE, FLORIDA 32092.

Section 21. Effective Date and Term. The term of this Agreement shall be from the date first written above through September 30, 2025.

Section 22. E-Verify Requirements. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Section 23. Compliance with Section 20.055, *Florida Statutes*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

Section 24. Scrutinized Companies Statement. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran

Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

Signed by:
Marilee Giles
A38999D0EDC14F4...
Secretary / Assistant Secretary

**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:
[Signature]
1E5D81F280B94CF
Chairperson, Board of Supervisors

ATTEST:

[Signature]
Emma R. Jean
Printed Name of Witness

FUTURE HORIZONS, INC.

[Signature]
Vice President
Title

Exhibit A: Scope of Services

Exhibit A
Scope of Services

Proposal

FUTURE HORIZONS, INC.
 "Tomorrow's Products & Services Today"
 P.O. Box 1115
 HASTINGS, FL 32145
 Phone: 1-800-682-1187

PROPOSAL SUBMITTED TO: Aberdeen CDD		PHONE: 804-627-9271	DATE: 03/24/2022
STREET: 475 West Town Place		JOB NAME: Aquatic Weed Control	
CITY, STATE AND ZIP CODE: St. Augustine, FL 32092		JOB LOCATION: Attn: Jay Parker	
ARCHITECT:	DATE OF PLACE: October 2022	JOB PHONE:	

We Propose hereby to furnish material and labor complete in accordance with specifications below, for the sum of:

Thirty Two Thousand One Hundred and No/100----- dollars (\$ 32,100.00)

Payment to be made as follows:

Monthly payments of \$2,675.00; invoiced at the end of each month and payable within thirty days.

All material is guaranteed to be as specified. All work to be completed to a workmanlike manner according to standard practices. Any addition or deviation from specifications by the involving extra costs will be estimated only upon written orders, and will become final when change order and above the estimate. All agreements contingent upon above, ACCORDANCE or change order are void. Owner to carry exp. permits and other necessary insurance. Our services are fully covered by Worker's Compensation Insurance.

Authorized Signature: *[Signature]* Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

FUTURE HORIZONS, INC. will continue to maintain a monthly Aquatic Plant management program for 38 ponds located within Aberdeen CDD located in St. Johns, Florida.

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control filamentous algae, duckweed, southern Naiad, needlerush, pennywort, alligator weed, torpedo grass, cattail, and bladderwort in the designated area.

FUTURE HORIZONS, INC will inspect and/or apply the herbicides on 38 ponds 24 times per year to control and prevent the vegetation from reestablishing in the designated area. Six ponds will be treated 2 times per year in the growing season to keep nuisance vegetation under control.

FUTURE HORIZONS, INC. will deliver triploid grass carp, 9"-11" size, at a cost of \$10.00 per fish, pending proof of FWC permit and approval by Aberdeen CDD.

FUTURE HORIZONS, INC. will use only State approved herbicides, application techniques and certified applicators in treating the designated area.

FUTURE HORIZONS, INC. will furnish proof of one million dollars liability and vehicle insurance and workers compensation upon request.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay each invoice within sixty (60) days. Once delinquent invoices are paid in full, there will be an additional start up fee of ten percent of the remaining contract balance. This start up fee will be paid before additional treatments are made by the Contractor. This start up fee is necessary because of regrowth of aquatic vegetation.

This contract maybe canceled by either party with a sixty day written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this Proposal and retain a copy for your files. 1.5 % interest will be added to payments for every thirty days past the due date.

Acceptance of Proposal Credit card transactions over \$1,000.00 will incur a 2% processing fee.

The above terms, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: *9-22-22* Signature: *[Signature]*

SIXTH ORDER OF BUSINESS



3002 PHILIPS HWY
JACKSONVILLE, FL 32207

Invoice

Phone #	904-858-4300
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Date	Invoice #
10/2/2024	ANCHOR
Terms	Due Date
Due upon receipt	10/2/2024

Bill To
ABERDEEN CDD-REMODEL 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL 32092

Quantity	Description	Rate	Serviced	Amount
1	TEMPORARY REINSTALL ANCHOR FOR DIVE PLATFORM	485.00		485.00
<small>A non-refundable credit card convenience fee of 3% will be added to all American Express, Visa, MasterCard and Discover card transactions on the total invoice balance over \$700.00 and will be collected at the time of settlement.</small>			Total	5485.00

Customer Total Balance

5485.00

SEVENTH ORDER OF BUSINESS

E.

Aberdeen CDD Operations, GM/LD Monthly Report – November 26, 2024

Operations Manager Update:

- Lights in the Social Hall updated with LED lights. (Photo)
- Parking Lot Lights Covers reattached and lights replaced. (Photo)
- Bathroom light repaired and replaced.
- Punching Bag replaced in the Fitness Center (Photo)
- Chord fixed on Lat pulldown machine. (Photo)
- Handicap chairs extension arms replaced. (Photo)
- AC Unit repaired at the Fitness Center, temporary unit taken out.
- Awnings cleaned over Pool equipment.
- Trash picked up Longleaf left from road construction.
- Trees removed at 605 Fort Williams Drive & Common Area on Longleaf

GM/Lifestyle Update:

Facility Update:

- Glowbug completed installation at the Pool Tower, main entrance sign and working currently on the monument signs.
- Additional holiday lights for trees and wreaths were installed by M&G Lighting.
- The new awnings were installed to the shade structures. (Photos)

Facility Concerns:

- One of the slides received damage at the Amenity Center Playground. A replacement part has been ordered. (Photo)

Lifestyle Events Recap:

- The 50+ Group held their monthly Friendsgiving themed social in the Social Hall.
- Voting took place in the Social Hall on November 5th with a very large turnout.
- We held the Fall Spooktacular Community Event on 10.26.24 (Photos Attached)

Lifestyle Upcoming Events:

- The Snow Time with Santa event will be held on 12.15.24 from 2-5pm.
- We will be holding out Annual Polar Plunge on January 1st at the pool.

Operations & Facility Update



SH Replaced with LED Lights



Parking Lot Lights Repaired—Lift Required



New Boxing Bag



Lat Cable Replaced



ADA Chair Actuator Replaced



Broken Slide—Replacement Part Ordered

Awning Replacement: Before & After





Spooktacular Fall Festival







NINTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, October 22, 2024 at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Kyle Magee	District Counsel
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential

The following is a summary of the actions taken at the October 22, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 4:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Ratification of Agreement with Hi-Tech for Security Camera Monitoring Services

Mr. Magee stated it took us a little time to sort out the contracts we talked about at the last meeting. Unfortunately, the one I found in our system was never signed and we were still bound by the Envera contract from 2016. There is a 15-day notice clause for unacceptable service. We provided them that notice and given the fact that some of the cameras have been out of here for months I can't imagine they are going to get someone out here in 15 days, but we were still bound

by that contract. Worst case scenario they get someone out here to get the cameras fixed and we provide them 30-days notice to cancel the contract at the end of this year. Best case scenario we cancel the contract for cause and get somebody else in there.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor if there is no response from Envera within 15-days then district counsel will terminate the contract for cause and staff will work with Supervisor Marmo to execute a new contract with Hi-Tech.

FOURTH ORDER OF BUSINESS Fiscal Year 2025 Contract Renewals

A. Consideration of RMS Fiscal Year 2025 Lifeguard Services

Ms. Giles stated I had RMS send a proposal for a placeholder so that we could have this discussion about lifeguards going into FY 25. The proposal is below your budget and staff is looking for guidance from the board if they want to stay with RMS or have staff seek other proposals.

On MOTION by Ms. Andrews seconded by Mr. Marmo with all in favor the proposal from RMS for fiscal year 2025 lifeguard services was approved.

**FIFTH ORDER OF BUSINESS Recognition of Supervisor Angela Andrews
Outstanding Service as Aberdeen CDD Board
Member (2012-2024)**

Ms. Egleston stated I would like to recognize Angela for her 12 years of unwavering dedication to our community. Her caring and considerate nature shines through, always putting the needs of others first. Angela has provided distinguished service to the residents demonstrating commitment that truly sets her apart. Angela’s values are rooted in deep passion for our community and her dedicated service inspires respect from those who know her. We are grateful for Angela’s unyielding advocacy and genuine concern for this community and its residents. Thank you for all that you have done for Aberdeen.

Ms. Giles stated on behalf of GMS I want to thank you for your dedication and service to this board.

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

There being none, the next item followed.

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 stated last year we talked about the turkey trot, questions as to putting up signage advertising it. What are your thoughts on signage? I know we don't want to advertise in the newsletter. They were looking to have a banner prior to and after the turkey trot.

Mr. Marmo stated I thought we agreed they could do that.

Ms. Egleston stated I just want to make sure we are still on the same page.

EIGHTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the September 24, 2024 Meeting

<p>On MOTION by Mr. Marmo seconded by Mr. Fogel with all in favor the minutes of the September 24, 2024 meeting were approved as presented.</p>

- 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**

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

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – 11/26/24 @ 4:00 p.m. @ Aberdeen Amenity Center

Ms. Giles stated the next meeting is scheduled for November 26th, which is two days before Thanksgiving.

It was the consensus of the board to keep the meeting as scheduled.

On MOTION by Ms. Andrews seconded by Ms. Egleston with all in favor the meeting adjourned at 4:43 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen
Community Development District

Unaudited Financial Reporting
October 31, 2024



Aberdeen
Community Development District
Combined Balance Sheet
October 31, 2024

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 104,806	\$ -	\$ 91,880	\$ -	\$ 196,686
Assessment Receivable	4,938	8,507	-	-	13,446
Due from General Fund	-	-	9,370	-	9,370
Investments:					
State Board of Administration (SBA)	55,573	-	118,168	-	173,742
Custody	15,331	-	480,957	-	496,288
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	9,408	-	-	9,408
Prepayment A-1	-	3,313	-	-	3,313
Revenue	-	573,333	-	-	573,333
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	5,423	-	-	5,423
Prepayment A-2	-	414	-	-	414
General Redemption	-	261	-	-	261
Series 2018					
Reserve	-	66,450	-	-	66,450
Revenue	-	57,417	-	-	57,417
Prepayment	-	1,410	-	-	1,410
Redemption	-	1,956	-	-	1,956
Construction	-	-	-	52,085	52,085
Prepaid Expenses	1,488	-	-	-	1,488
Total Assets	\$ 182,137	\$ 1,324,768	\$ 700,375	\$ 52,085	\$ 2,259,366
Liabilities:					
Accounts Payable	\$ 97,664	\$ -	\$ 4,443	\$ -	\$ 102,107
Due to Capital Reserve	9,370	-	-	-	9,370
Total Liabilities	\$ 107,034	\$ -	\$ 4,443	\$ -	\$ 111,477
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,488	\$ -	\$ -	\$ -	\$ 1,488
Restricted for:					
Debt Service - Series	-	1,324,768	-	-	1,324,768
Capital Project - Series	-	-	-	52,085	52,085
Assigned for:					
Capital Reserve Fund	-	-	695,933	-	695,933
Unassigned	73,615	-	-	-	73,615
Total Fund Balances	\$ 75,103	\$ 1,324,768	\$ 695,933	\$ 52,085	\$ 2,147,889
Total Liabilities & Fund Balance	\$ 182,137	\$ 1,324,768	\$ 700,375	\$ 52,085	\$ 2,259,366

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Amended Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,207,029	\$ 4,938	\$ 4,938	\$ -
Interest Income	15,000	1,250	827	(423)
Amenities Revenue/Misc	15,000	1,250	1,278	28
Total Revenues	\$ 1,237,029	\$ 7,438	\$7,043	\$ (395)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ -
FICA Expense	918	77	77	-
Assessment Administration	5,618	5,618	5,618	-
Engineering Fees	7,000	583	-	583
Arbitrage	1,200	100	-	100
Dissemination Agent	8,764	730	830	(100)
Attorney Fees	27,000	2,250	-	2,250
Annual Audit	3,475	290	-	290
Trustee Fees	9,000	750	3,125	(2,375)
Management Fees	59,322	4,943	4,944	(0)
Information Technology	2,022	169	169	0
Telephone	700	58	22	37
Postage	2,000	167	41	126
Printing and Binding	1,000	83	37	46
Insurance	12,839	12,839	12,489	350
Legal Advertising	2,000	167	-	167
Office Supplies	200	17	119	(103)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 155,233	\$ 30,015	\$ 28,644	\$ 1,371
Operations & Maintenance				
Amenity Center				
Insurance	\$ 56,057	\$ 56,057	\$ 52,374	\$ 3,683
Repairs & Replacements	75,000	6,250	7,208	(958)
Special Events	25,000	2,083	2,043	40
Staff Uniforms	1,225	102	-	102
Recreational Supplies	900	75	-	75
Recreational Passes	1,500	125	-	125
Other Current Charges	500	42	-	42
Permit Fees	2,500	208	-	208
Office Supplies	3,000	250	391	(141)
Credit Card Machine Fees	900	75	68	7
Pest Control	3,000	250	214	36
Pool Chemicals - Poolsure	33,000	2,750	2,876	(126)
Refuse Service	13,000	1,083	1,245	(162)
Security	18,796	1,566	250	1,316
Website	1,800	150	150	-
Holiday Decorations	12,000	1,000	-	1,000
Subscriptions	8,000	667	368	299

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Amended Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Utilities				
Water & Sewer	\$ 20,000	\$ 1,667	\$ 1,615	\$ 51
Electric	39,600	3,300	2,837	463
Cable/Internet/Phone	16,000	1,333	1,474	(140)
Management Contracts				
Field Operations Management - FirstService	74,516	6,210	6,250	(41)
Pool Attendants/Lifeguards - RMS	53,000	4,417	-	4,417
Facility Management - FirstService	101,421	8,452	8,236	216
Janitorial Services - FirstService	44,200	3,683	4,148	(465)
General Facility Maintenance - FirstService	54,600	4,550	3,400	1,150
Resident Services Coordinator- FirstService	74,360	6,197	6,033	163
Management Fee - FirstService	14,220	1,185	1,911	(726)
Fitness Center Cleaning - Jani King	14,400	1,200	1,200	-
Subtotal Amenity Center	\$ 762,495	\$ 114,927	\$ 104,293	\$ 10,633
Ground Maintenance				
Electric	\$ 14,426	\$ 1,202	\$ 820	\$ 382
Streetlighting	33,652	2,804	2,705	100
Lake Maintenance	35,000	2,917	-	2,917
Landscape Maintenance	271,653	22,638	-	22,638
Landscape Contingency	30,000	2,500	3,250	(750)
Common Area Maintenance	15,000	1,250	-	1,250
Reuse Water	40,000	3,333	2,995	338
Miscellaneous	1,000	83	-	83
Irrigation Repairs	9,060	755	-	755
Subtotal Ground Maintenance	\$ 449,791	\$ 37,483	\$ 9,770	\$ 27,713
Total Operations & Maintenance	\$ 1,212,286	\$ 152,409	\$ 114,063	\$ 38,346
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,407,519	\$ 182,425	\$ 142,708	\$ 39,717
Excess (Deficiency) of Revenues over Expenditures	\$ (170,490)	\$ (174,986)	\$ (135,664)	\$ (40,112)
Fund Balance - Beginning	\$ 170,490		\$ 210,767	
Fund Balance - Ending	\$ -		\$ 75,103	

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 October 31, 2024

	Amended Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 7,956	\$ 7,956	\$ -
Interest Income	10,000	833	4,530	3,697
Total Revenues	\$ 1,938,685	\$ 8,789	\$ 12,486	\$ 3,697
Expenditures:				
<u>2020A-1</u>				
Interest 11/1	\$ 271,050	\$ -	\$ -	\$ -
Interest 5/1	271,050	-	-	-
Principal 5/1	990,000	-	-	-
<u>2020A-2</u>				
Interest 11/1	89,350	-	-	-
Interest 5/1	89,350	-	-	-
Principal 5/1	240,000	-	-	-
Total Expenditures	\$ 1,950,800	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (12,115)	\$ 8,789	\$ 12,486	\$ 3,697
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (12,115)	\$ 8,789	\$ 12,486	\$ 3,697
Fund Balance - Beginning	\$ 549,181		\$ 1,184,498	
Fund Balance - Ending	\$ 537,067		\$ 1,196,984	

Aberdeen
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

	Amended Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 133,250	\$ 551	\$ 551	\$ -
Interest Income	5,000	417	488	71
Total Revenues	\$ 138,250	\$ 968	\$ 1,039	\$ 71
Expenditures:				
Interest 11/1	\$ 46,238	\$ -	\$ -	\$ -
Interest 5/1	46,238	-	-	-
Principal 5/1	40,000	-	-	-
				-
Total Expenditures	\$ 132,475	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,775	\$ 968	\$ 1,039	\$ 71
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,775	\$ 968	\$ 1,039	\$ 71
Fund Balance - Beginning	\$ 56,020		\$ 126,745	
Fund Balance - Ending	\$ 61,796		\$ 127,784	

Aberdeen
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
Impact fees	-	-	9,370	9,370
Interest	5,000	417	2,553	2,136
Total Revenues	\$ 45,000	\$ 417	\$ 11,923	\$ 11,506
Expenditures:				
Capital Outlay	\$ 50,000	\$ 4,167	\$ -	\$ 4,167
Repair and Replacements	50,000	4,167	4,443	(276)
Total Expenditures	\$ 100,000	\$ 8,333	\$ 4,443	\$ 3,891
Excess (Deficiency) of Revenues over Expenditures	\$ (55,000)	\$ (7,917)	\$ 7,480	\$ 7,615
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (55,000)		\$ 7,480	
Fund Balance - Beginning	\$ 658,411		\$ 688,453	
Fund Balance - Ending	\$ 603,411		\$ 695,933	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Actual
	Thru 10/31/24
Revenues	
Interest Income	\$ 202
Total Revenues	\$ 202
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 202
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ -
Total Other Financing Sources (Uses)	\$ -
Net Change in Fund Balance	\$ 202
Fund Balance - Beginning	\$ 51,883
Fund Balance - Ending	\$ 52,085

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 2025 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2020 DEBT ASMT	SERIES 2018 DEBT ASMT	FY25 O&M ASMT
NET ASSESSMENTS TAX ROLL	50,936	3,286,302.59	1,944,490.93	134,782.60	1,207,029.06
TAX ROLL RECEIVED		13,445.55	7,955.67	551.45	4,938.43
BALANCE DUE		3,272,857.04	1,936,535.26	134,231.15	1,202,090.63

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	11/5/2024	13,445.55	7,955.67	551.45	4,938.43
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
TOTAL TAX ROLL RECEIPTS		13,445.55	7,955.67	551.45	4,938.43
PERCENT COLLECTED TAX ROLL		0.41%	0.41%	0.41%	0.41%

D.

Aberdeen

Community Development District

Check Run Summary

October 31, 2024

	Check Date	Check No.		Amount
General Fund - Wells Fargo				
Payroll	10/23/24	50987-50991	\$	923.50
Total				\$ 923.50
General Fund - Wells Fargo				
Accounts Payable	10/16/24	5018-5027	\$	35,337.17
	10/23/24	5028-5036		40,832.14
			\$	76,169.31
Capital Reserve Fund - Wells Fargo				
Accounts Payable			\$	-
			\$	-
Total				\$ 76,169.31
Autopayments - Wells Fargo				
	10/2/24	Hi-Tech System	\$	250.00
	10/2/24	GFL Environmental		1,245.26
	10/7/24	Comcast		525.13
	10/11/24	JEA Utilities		10,972.39
	10/17/24	Comcast		714.90
	10/25/24	Comcast		233.55
	10/25/24	Wellbeats		249.00
	10/30/24	Wells Fargo Credit Card		6,463.19
	10/30/24	GFL Environmental		1,239.32
Total				\$ 21,892.74

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50987	12	ANGELA MARIE ANDREWS	184.70	10/23/2024
50988	17	HARRIET S CLARKE	184.70	10/23/2024
50989	15	LAUREN Q EGGLESTON	184.70	10/23/2024
50990	18	PAUL R FOGEL	184.70	10/23/2024
50991	16	THOMAS G MARMO	184.70	10/23/2024
TOTAL FOR REGISTER			923.50	

ABER ABERDEEN

DLAUGHLIN

ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 10.22.24

	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: Maude Bl

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/16/24	00259	9/25/24	11005084	202409 320-53800-45918	SEP PROPERTY MANAGER	*	726.00		
		9/25/24	11005084	202409 320-53800-45915	SEP FRONT DESK	*	726.00		
		9/25/24	11005084	202409 320-53800-45506	SEP JANITORIAL	*	726.00		
		9/25/24	11005084	202409 320-53800-45917	SEP MAINTENANCE CREW	*	726.00		
		9/25/24	11005084	202409 320-53800-46000	SEP MAINT SUPERVISOR	*	726.00		
								3,630.00	005018

10/16/24	00259	9/27/24	11006004	202409 320-53800-45918	SEP PROPERTY MANAGER	*	3,780.00		
		9/27/24	11006004	202409 320-53800-45915	SEP FRONT DESK	*	2,895.03		
		9/27/24	11006004	202409 320-53800-45506	SEP JANITORIAL	*	1,692.98		
		9/27/24	11006004	202409 320-53800-46000	SEP SUPVSR BUILDING MAINT	*	2,663.96		
		9/27/24	11006004	202409 320-53800-45917	SEP BUILDING MAINT	*	2,000.00		
								13,031.97	005019

10/16/24	00213	9/30/24	86083	202409 320-53800-46100	SEP LAKE MAINTENANCE	*	2,675.00		
								2,675.00	005020

10/16/24	00017	9/15/24	712	202410 310-51300-31000	FY25 ASSESSMENT ROLL CERT	*	5,618.00		
								5,618.00	005021

10/16/24	00017	10/01/24	713	202410 310-51300-34000	OCT MANAGEMENT FEES	*	4,943.50		
		10/01/24	713	202410 310-51300-35100	OCT INFO TECH	*	168.50		
		10/01/24	713	202410 310-51300-31300	OCT DISSEM AGENT SRVCS	*	730.33		
		10/01/24	713	202410 310-51300-51000	OFFICE SUPPLIES	*	.39		
		10/01/24	713	202410 310-51300-42000	POSTAGE	*	40.58		
		10/01/24	713	202410 310-51300-42500	COPIES	*	37.20		
		10/01/24	713	202410 310-51300-41000	TELEPHONE	*	21.51		
								5,942.01	005022

					ABER ABERDEEN			OKUZMUK	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/16/24	00309	10/01/24	JAK10240	202410	320-53800	45927		OCT JANITORIAL SERVICES JANI-KING OF JACKSONVILLE	*	1,200.00	1,200.00	005023
10/16/24	00079	10/01/24	13129562	202410	320-53800	45507		OCT POOL CHEMICALS POOLSURE	*	2,875.80	2,875.80	005024
10/16/24	00060	10/01/24	61965838	202410	320-53800	45926		OCT PEST CONTROL TURNER PEST CONTROL LLC	*	112.42	112.42	005025
10/16/24	00060	10/01/24	61966051	202410	320-53800	45926		OCT PEST CONTROL AMENITY TURNER PEST CONTROL LLC	*	101.97	101.97	005026
10/16/24	00221	10/01/24	3086	202410	320-53800	45919		OCT MAINT & NEWS LETTER ROBERTA G NAGLE DBA UNICORN	*	150.00	150.00	005027
10/23/24	00314	10/15/24	747-010	202410	320-57200	49400		FALL FESTIVAL DJ 3HR CANDACE MINNICKS	*	450.00	450.00	005028
10/23/24	00169	10/11/24	65096	202410	310-51300	51000		ROSEWOOD GAVEL & CASE CROWN TROPHY	*	118.90	118.90	005029
10/23/24	00321	10/26/24	09282016	202410	320-57200	49400		FALL FESTIVAL FACE PAINT CRYSTAL RODRIGUEZ	*	360.00	360.00	005030
10/23/24	00259	10/01/24	11008873	202410	320-53800	45921		OCT MANAGEMENT FEE	*	1,185.00		
		10/01/24	11008873	202410	320-53800	45918		OCT GEN MGR PHONE BILL	*	50.00		
		10/01/24	11008873	202410	320-53800	46000		OCT MAINT SUPV PHONE BILL FIRST SERVICE RESIDENTIAL	*	50.00	1,285.00	005031
10/23/24	00259	10/11/24	11010296	202410	320-53800	45918		OCT PROPERTY MANAGER	*	3,680.00		
		10/11/24	11010296	202410	320-53800	45915		OCT FRONT DESK	*	2,665.15		
		10/11/24	11010296	202410	320-53800	45506		OCT JANITORIAL	*	1,709.15		

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
10/11/24		11010296	202410 320-53800-46000	OCT SUPV BUILDING MAINT	*	2,712.26		
10/11/24		11010296	202410 320-53800-45917	OCT BUILDING MAINT	*	1,800.38		
							12,566.94	005032
10/23/24	00312	10/10/24 191964	202409 310-51300-31100	SEP ENGINEERING SERVICES	*	247.50		
							247.50	005033
10/23/24	00322	10/26/24 09282016	202410 320-57200-49400	FALL FESTIVAL FACE PAINT	*	360.00		
							360.00	005034
10/23/24	00319	9/30/24 670731	202409 320-53800-46200	SEP LANDSCAPE MAINTENANCE	*	22,193.80		
							22,193.80	005035
10/23/24	00323	10/11/24 3670	202410 320-53800-46300	TREE TRIMMING & REMOVAL	*	3,250.00		
							3,250.00	005036
TOTAL FOR BANK A						76,169.31		
TOTAL FOR REGISTER						76,169.31		



FirstService
RESIDENTIAL

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

INVOICE

Invoice Number 11005084
Invoice Date 9/25/2024
Terms 15 ePay ACH BP
Period Begin 9/1/2024
Customer 100-0SNC
Account # MED-0SNC
Total Amount Due: \$3,630.00

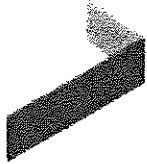
Medical Insurance

Date	Position	Employee	Amount
9/1/2024	Property Manager	Trivelpiece, Katherine	\$726.00
	3 20 . 53800 . 45918		Subtotal \$726.00
9/1/2024	Front Desk	Gibbs, Michayla	\$726.00
	3 20 . 53800 . 45915		Subtotal \$726.00
9/1/2024	Janitor	Henry, Brandon E	\$726.00
	3 20 . 53800 . 49420		Subtotal \$726.00
9/1/2024	Maintenance Crew	Newman, Joshua D	\$726.00
	3 20 . 53800 . 45917		Subtotal \$726.00
9/1/2024	Maintenance Supervisor	Parker, Jay	\$726.00
	320 . 53800 . 46000		Subtotal \$726.00

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

KD

RECEIVED
OCT 02 2024
BY: _____



FirstService

RESIDENTIAL

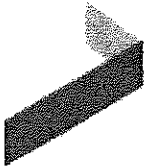
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;

RECEIVED
OCT 02 2024
BY: _____

INVOICE

Invoice Number 11006004
Invoice Date 9/27/2024
Terms 15 ePay ACH BP
Period Start 9/7/2024
Period End 9/20/2024
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,031.97

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	59.30 REG	\$15.00	\$1,111.88
Staff, Front Desk	25.00%	Gibbs, Michayla	71.25 REG	\$18.00	\$1,603.15
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 VACATION	\$18.00	\$180.00
Subtotal					\$2,895.03
Staff, Janitorial	25.00%	Henry, Brandon E	79.67 REG	\$17.00	\$1,692.98
Subtotal					\$1,692.98
Supervisor, Building Maint	25.00%	Parker, Jay	76.60 REG	\$27.30	\$2,613.96
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
Subtotal					\$2,663.96
Staff, Building Maint	25.00%	Newman, Joshua D	16.00 PTO	\$20.00	\$400.00
Staff, Building Maint	25.00%	Newman, Joshua D	64.00 REG	\$20.00	\$1,600.00
Subtotal					\$2,000.00
Subtotal					\$13,031.97



INVOICE

FirstService

RESIDENTIAL

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

Invoice Number 11006004
Invoice Date 9/27/2024
Terms 15 ePay ACH BP
Period Start 9/7/2024
Period End 9/20/2024

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,031.97

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Tax	\$0.00
				Total	\$13,031.97
General Manager, Property Oper	320.53800	45918			\$3,780.00
Staff, Building Maint	320.53800	45917			\$2,000.00
Staff, Front Desk	320.53800	45915			\$2,895.03
Staff, Janitorial	320.53800	49420			\$1,692.98
Supervisor, Building Maint	320.53800	46000			\$2,663.96

KS

Future Horizons, Inc

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

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

INVOICE

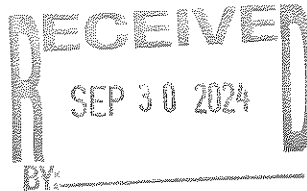
Invoice Number: 86083
 Invoice Date: Sep 30, 2024
 Page: 1

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		10/30/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in September 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 #: 712

Invoice Date: 9/15/24

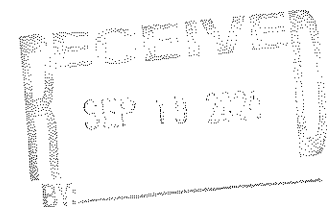
Due Date: 9/15/24

Case:

P.O. Number:

Bill To:

Aberdeen CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2025		5,618.00	5,618.00
		Total	\$5,618.00
Payments/Credits			\$0.00
Balance Due			\$5,618.00

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

Invoice

Invoice #: 713
Invoice Date: 10/1/24
Due Date: 10/1/24
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 - October 2024		4,943.50	4,943.50
Information Technology - October 2024		168.50	168.50
Dissemination Agent Services - October 2024		730.33	730.33
Office Supplies		0.39	0.39
Postage		40.58	40.58
Copies		37.20	37.20
Telephone		21.51	21.51
Total			\$5,942.01
Payments/Credits			\$0.00
Balance Due			\$5,942.01

RECEIVED
OCT 02 2024
BY: _____



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

Invoice	
Date 10/01/2024	Number JAK10240026
Due Date 10/31/2024	Cust # 126102
Invoice Amount \$ 1,200.00	Amount Remitted

Sold To:
 ABERDEEN COMMUNITY DEVELOPMENT

For:
 ABERDEEN COMMUNITY DEVELOPMENT

475 WEST TOWER PLACE
 STE 114
 ST AUGUSTINE FL 32092

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
JAK10240026	10/01/2024	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	10/31/2024
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR OCTOBER				1200.00	1200.00
<p>320.53800.45927 ps</p> <p>RECEIVED OCT 02 2024 BY: _____</p>						
					Amount of Sale	\$ 1,200.00
					Sales Tax	\$ 0.00
					Total	\$ 1,200.00
<p>Make All Checks Payable To: JANI-KING OF JACKSONVILLE</p>						



Invoice

Date
Invoice#

10/1/2024
131295624950

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

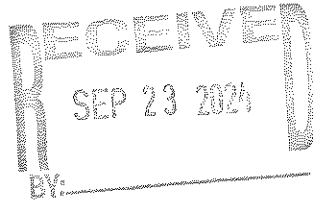
Terms	Net 20
Due Date	10/21/2024
PO #	

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



131295624950



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-6305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 619658383
DATE: 10/01/2024
ORDER: 619658383

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

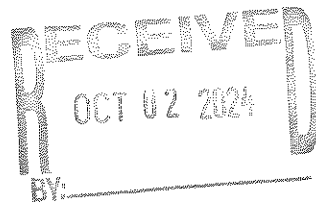
Work Location: [139845] 904-626-0375
 Aberdeen
 Aberdeen - CDD
 110 Flower Of Scotland Ave
 Saint Johns, FL 32259-6937

Work Date	Time	Target Pest	Technician	Time In
10/01/2024	11:47 AM			11:47 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/01/2024	121:C5	12:43 PM

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

GPCM	Commercial Pest Control - Monthly Service	\$112.42
SUBTOTAL		\$112.42
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$112.42

AMOUNT DUE \$112.42



[Handwritten Signature]

TECHNICIAN SIGNATURE

[Handwritten Signature]

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-6300 • Fax: 904-353-1499 • Toll Free: 800-226-6395 • turnerpest.com

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

Service Slip/Invoice

INVOICE:	619660516
DATE:	10/01/2024
ORDER:	619660516

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
10/01/2024	11:48 AM	ANTS, FIRE ANT, ROA		11:48 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/01/2024		12:44 PM

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
 OCT 02 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

Invoice



P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
10/1/2024	3086

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - ABERDEEN CDD	150.00	150.00
RECEIVED OCT 04 2024 BY: _____			
Total			\$150.00

INVOICE

Candace Minnicks c/o Rockstar Party Productions
231 East Teague Bay Drive
St. Augustine, Florida 32092
United States

BILL TO
Aberdeen CDD
Kate Trivelpiece

904-217-0925
Kate.Trivelpiece@fsresidential.com

Invoice Number: 747-010

Invoice Date: October 15, 2024

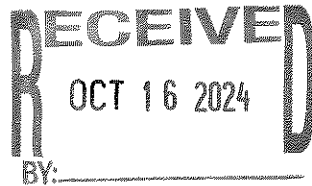
Payment Due: October 26, 2024

Amount Due (USD): \$450.00

Items	Quantity	Price	Amount
Fall Festival DJ - Setup/Play/Breakdown - 3 hours	1	\$450.00	\$450.00

Total: \$450.00

Amount Due (USD): \$450.00



Notes / Terms

Please make checks payable to Candace Minnicks



CROWN TROPHY #106
 Email:orders@crownjacksonville.com
 Phone:904-260-4871
 11792 San Jose Blvd
 Jacksonville, FL 32223

INVOICE

NATIONALLY KNOWN LOCALLY OWNED

Invoice No.
65096
Date
10/11/2024

Business Name
Aberdeen CDD
Bill TO
Aberdeen CDD 475 West Town Place, Suite 114 St. Augustine, FL 32092

Ship TO
Sarah Sweeting 904-940-5850 x 402 ssweeting@gmsnf.com

P.O. NO.	Terms	Payment Due Date	Order Complete
	Due on receipt	10/11/2024	

Quantity	Item	Description	Rate	Amount	Tax
1.00	F-GV-RW12	(CR # 808) American Rosewood Gavel Set with Satin-lined Presentation Case ENGR: Angela Andrews Aberdeen CDD Board 2012-2024	99	99.00	Non
1.00	Engraving-Pla/Acryli c/Glass	Engraving Charge on Plaques, Glass/Crystal Awards, Gift Items, or Acrylic Awards	10%	9.90	Non
1.00	Proof	Proof Design Emailed for Approval ssweeting@gmsnf.com	0	0.00	Non
1.00	SHIPPING OUTBOUND	SHIPPING CHARGES OUTBOUND Aberdeen CDD 475 West Town Place, Suite 114 St. Augustine, FL 32092	10	10.00	Non

RECEIVED
 OCT 14 2024
 BY: _____

Sub Total	118.90
Sales Tax 7.5% 2021	0.00
Total	118.90
Payment Applied	0.00
Balance Due	118.90

Memo: Gavel Set for Angela Andrews_sweeting

INVOICE

*Check Needed
Fall Festival
320.57200.49400

Crystal Rodriguez

INVOICE NUMBER: 09282016-09

5351 TROUT RIVER BLVD.
JACKSONVILLE, FL 32208
(904) 571-2467

Date: 10.26.24

RECEIVED
OCT 16 2024
BY: _____

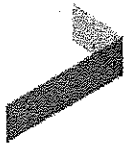
Contact: Kate Trivelpiece
Jacksonville FL

DESCRIPTION OF SERVICES :	AMOUNT
Face Painting 3 hours	\$120/hr
1 artist 1-4 pm	3 hours
Total	\$360.00

Please Make Check Payable to:

Crystal Rodriguez
5351 TROUT RIVER BLVD.
JACKSONVILLE, FL 32208

THANK YOU



FirstService
RESIDENTIAL

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

INVOICE

Invoice Number 11008873
Invoice Date 10/1/2024
Terms 15 ePay ACH BP
Service Period 10/1/2024
Customer 100-0SNC

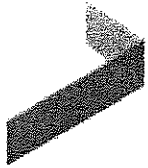
Invoice Type MGFE
Account # MGF-0SNC
Total Amount Due: \$1,285.00

Description	Total
Management Fee	\$1,185.00
Allowance Cell Phone Allowance for General Manager & Maintenance Supervisor	\$100.00

Subtotal \$1,285.00
Tax \$0.00
Total \$1,285.00

320.53800.45912
KJ

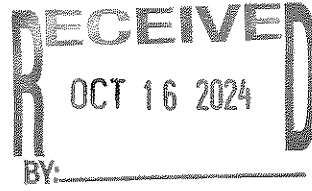
RECEIVED
OCT 16 2024
BY: _____



FirstService

RESIDENTIAL

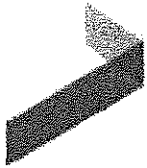
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;



INVOICE

Invoice Number	11010296
Invoice Date	10/11/2024
Terms	15 ePay ACH BP
Period Start	9/21/2024
Period End	10/4/2024
Customer	100-OSNC
Account #	PAY-OSNC
Total Amount Due:	\$12,566.94

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	70.62 REG	\$15.00	\$1,324.13	
Staff, Front Desk	25.00%	Gibbs, Michayla	3.50 PTO	\$18.00	\$78.75	
Staff, Front Desk	25.00%	Gibbs, Michayla	56.10 REG	\$18.00	\$1,262.27	
					Subtotal	\$2,665.15
Staff, Janitorial	25.00%	Henry, Brandon E	0.40 OT	\$25.50	\$12.75	
Staff, Janitorial	25.00%	Henry, Brandon E	79.83 REG	\$17.00	\$1,696.40	
					Subtotal	\$1,709.15
Supervisor, Building Maint	25.00%	Parker, Jay	69.48 REG	\$27.30	\$2,371.01	
Supervisor, Building Maint	25.00%	Parker, Jay	10.00 VACATION	\$27.30	\$341.25	
					Subtotal	\$2,712.26
Staff, Building Maint	25.00%	Newman, Joshua D	0.03 OT	\$30.00	\$1.13	
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 PTO	\$20.00	\$200.00	
Staff, Building Maint	25.00%	Newman, Joshua D	63.97 REG	\$20.00	\$1,599.25	
					Subtotal	\$1,800.38



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number	11010296
Invoice Date	10/11/2024
Terms	15 ePay ACH BP
Period Start	9/21/2024
Period End	10/4/2024
Customer	100-OSNC
Account #	PAY-OSNC
Total Amount Due:	\$12,566.94

Position	Labor Rate	Employee	Hours	Pay Rate	Amount	
					Subtotal	\$12,566.94
					Tax	\$0.00
					Total	\$12,566.94
General Manager, Property Oper	320.53800.45918				\$3,680.00	
Staff, Building Maint	320.53800.45917				\$1,800.38	
Staff, Front Desk	320.53800.45915				\$2,665.15	
Staff, Janitorial	320.53800.49470				\$1,709.15	
Supervisor, Building Maint	1.320.53800.46000				\$2,712.26	

ks

Project Manager Alex Acree

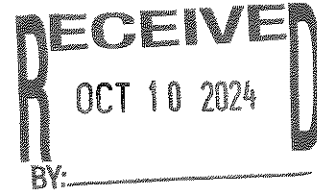
Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

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

October 10, 2024
Invoice # 191964

Project 0000021848.0000 Aberdeen CDD



This invoice includes charges for tasks performed for your project, including:
• 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 September 30, 2024

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Vice President of Production	.75	290.00	217.50	
Project Administrator	.25	120.00	30.00	
Total Labor				247.50
			Total Due:	247.50

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	247.50	4,312.50	4,560.00
Expense	0.00	38.53	38.53
Totals	247.50	4,351.03	4,598.53

Fall Festival *Check Needed
320.57200.49400
\$2

INVOICE

Tiffany Rodriguez
5351 TROUT RIVER BLVD.
JACKSONVILLE, FL 32208
904-463-0940

INVOICE NUMBER: 09282016-10

Date: 10.26.24

RECEIVED
OCT 16 2024
BY: _____

Contact: Kate Trivelpiece
Jacksonville FL

DESCRIPTION OF SERVICES :	AMOUNT
Face Painting 3 hours	\$120/hr
1 artist 1-4 pm	3 hours
Total	\$360.00

Please Make Check Payable to:
Tiffany Rodriguez
5351 TROUT RIVER BLVD.
JACKSONVILLE, FL 32208

THANK YOU



RUPPERT
LANDSCAPE

Tree Amigos
Landscape Services

INVOICE

Date	Invoice #
Sep 30, 2024	670731

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

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	Oct 30, 2024

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

320.53800.46200
RS

RECEIVED
OCT 16 2024
BY: _____

For billing questions contact Tel: 904-778-1030

For customer service contact Kyle Carasea Tel: 813-293-0587

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 #3670

ISSUED:
Oct 11, 2024

DUE:
Oct 26, 2024

RECIPIENT:

Aberdeen CDD Community

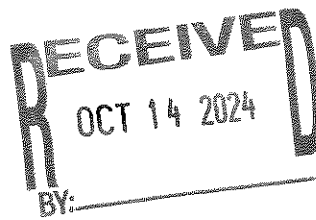
110 Flower Of Scotland Avenue
Fruit Cove, Florida 32259
Phone: (904) 303-7366

662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819
Email: mitchdrake04@yahoo.com
Website:
<https://www.treeworkbymitchdrakeandsons.com/>

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Oct 07, 2024				
Tree trimming and removal	Cut up and haul away several blown over trees on lake next to amenity center Cut up and haul away several blown over tree in preserve area across from 568 Gramplan highlands drive Raise canopy and cut back away from sidewalks 4 live oaks at entrances to sterling bridge Haul debris	1	\$2,250.00	\$2,250.00*
Tree Removal	cut down and leave 5 pines in preserve	1	\$1,000.00	\$1,000.00



* Non-taxable

Make checks payable to "Tree Work by Mitch Drake & Sons" and mail to 4019 Cove Saint Johns Rd Jacksonville, FL 32277
We accept all major credit cards with a 1.5% convenience fee. Please advise if you intend to pay via credit card.
Thank you for your business. Please contact us with any questions regarding this invoice.

Total \$3,250.00
Account balance \$3,250.00

Pay Now