

ABERDEEN

Community Development District

DECEMBER 16, 2024

AGENDA

Aberdeen
Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

December 9, 2024

Board of Supervisors
Aberdeen Community Development District

Dear Board Members:

The Aberdeen Community Development District Meeting is scheduled for **Monday, December 16, 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. Discussion of Trees Blocking Entry Sign at Braewick
- IV. Consideration of Proposals: (*Will be sent under separate cover*)
 - A. Dive Block Repairs Proposals
 - B. Dive Block Covers
- V. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Discussion of July Meeting Date
 - D. Operation Manager - Report
 - E. Amenity Center Manager - Report

VI. Supervisor's Request and Public Comments

VII. Approval of Consent Agenda

A. Approval of the Minutes of the November 26, 2024 Meeting

B. Balance Sheet as of November 30, 2024 and Statement of Revenues and Expenses for the Period Ending November 30, 2024

C. Assessment Receipt Schedule

D. Approval of Check Register

VIII. Next Scheduled Meeting – 01/28/25 @ 4:00 p.m. @ Aberdeen Amenity Center

IX. Adjournment

Board Oversight

Landscape Maintenance: *Supervisor Egleston*

Amenity Center: *Supervisor Egleston*

Security: *Supervisor Marmo*

Pond Maintenance: *Supervisor Perez*

Finance & Accounting: *Supervisor Clarke*

FIFTH ORDER OF BUSINESS

E.

Aberdeen CDD Operations, GM/LD Monthly Report – December 17, 2024

Operations Manager Update:

- Five pallets of sod was replaced on Prince Albert. (No cost incurred)
- The awning poles were painted on the pool deck. (Photo)
- Trees and overgrowth were removed on Longleaf and in front of the Braewick Monument for better sight lines. (Photos)
- Irrigation Issues were repaired on Longleaf Parkway.
- The Gator was repaired and returned after recall on a part.
- The landscape light on the Clubhouse sign was repaired.
- The lap lane reel cover was replaced. (Photo)

GM/Lifestyle Update:

Facility Update:

- All the permanent LED lights were completed by Glowbug and additional holiday lights by M&G.
- The quarterly maintenance in the Fitness Center was performed by Liv Fitness and they had no issues to report.
- The Amenity Center and Fitness Center were decorated for the holidays. (Photos)
- The furniture order that was placed back in March was cancelled and a new order was placed. The new furniture is set to arrive in 10-12 weeks.

Facility Concerns:

- No concerns to currently report

Lifestyle Events Recap:

- The 50+ Group held their monthly Holiday themed social in the Social Hall on December 13th.
- Our community Snow Time with Santa event was held on Sunday, December 15th at the Amenity Center.

Lifestyle Upcoming Events:

- We will be holding our Annual Polar Plunge on January 1st at the pool at 10am sharp. We will have complimentary coffee, hot chocolate, Dunkin' doughnuts, and raffle giveaways for all the brave plungers.

Operations & Facility Update



Lap lane reel cover replaced



Poles painted



Landscaping cleared in front of Braewick Monument sign for better visibility.



Amenity Center Holiday Decorating

SEVENTH 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, November 26, 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
Thomas Marmo	Supervisor
Susie Clarke	Supervisor
Richard Perez	Supervisor

Also present were:

Marilee Giles	District Manager
Kyle Magee	District Counsel by telephone
Kate Trivelpiece	FirstService Residential by telephone
Jay Parker	First Service Residential
Several Residents	

The following is a summary of the actions taken at the November 26, 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

Organizational Matters

A. Oath of Office for Newly Appointed Supervisors

Ms. Giles being a notary public of the State of Florida administered the oath of office to Ms. Egleston and Mr. Perez.

Ms. Giles gave an overview of the sunshine law and public records law.

Mr. Magee stated I will provide you with the new supervisor packet that has all the information in it.

B. Election of Officers, Resolution 2025-01

Ms. Giles stated Lauren Egleston is chair, Paul Fogel is vice chair, Susie Clarke and Thomas Marmo are assistant secretaries.

On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor Resolution 2025-01 was approved adding Mr. Perez as an assistant secretary, Marilee Giles as Secretary and Treasurer, Daniel Laughlin, Jim Oliver, Darrin Mossing and Matt Biagetti as assistant secretaries and assistant treasurers.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02 Amending the Fiscal Year 2024 General Fund Budget

Ms. Giles stated Resolution 2025-02 amends the fiscal year 2024 general fund budget. Expenses are projected and as you can see some of the lines were underspent and some were overspent, and this trues up the budget.

On MOTION by Ms. Egleston seconded by Ms. Clarke with all in favor Resolution 2025-02 was approved.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Future Horizons, Inc. for Aquatic Management Services for Fiscal Year 2025

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor the agreement with Future Horizons, Inc. for fiscal year 2025 services was ratified.

SIXTH ORDER OF BUSINESS

Discussion of Invoice from Crown Pools for Dive Block Anchor Replacement

Ms. Giles stated this invoice is to repair one of the anchors and is within the staffs spend limit so I don't need approval for that but I used it as a placeholder and we can talk about the pool, the five anchors and blocks going forward. Staff took a deep dive into this topic, and we found

that the five anchors, the blocks are district property and it is the responsibility of the district to maintain these going forward. The anchors are loose, and we have one quote from Crown. Jay can get more proposals to have those anchors repaired. The recommendation would be once those are repaired to put the dive blocks in place and leave them and just cover them, not take them in and out.

Ms. Egleston stated if we are going to look at covers for the blocks it may behoove us to get the triangle shaped so people can't get on top of the dive block. What we have is fine but if you want to look at something more robust you can have something that stops people from being on the blocks.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee updated the board on the Envera contract and stated we have the same contract the district has had for the last couple of years.

Ms. Giles stated typically our agreements are on fiscal years that align with the budget, the Envera agreement is not. Staff has it marked on their calendars and GMS staff has it marked on their calendars to put it in your April agenda. The existing contract is from commencement date and that date is July. We are going to put that in your April agenda for discussion and we can make any changes the board wants. You have one other agreement that is out of the norm, and it is on a five year cycle with auto renewals of the same terms. That comes up in 2028 and we have both of those on a watch list and we will make sure they are on the appropriate agenda for the supervisors to talk about.

B. Engineer

Ms. Giles stated Lauren pointed out that there is still a concern for some trees in the median and lighting. If there is anything with that project that affects district property, the engineer is happy to engage with the county to make sure that our property is taken care of.

Ms. Egleston stated I have a draft email for all the commissioners about lighting and landscaping.

Ms. Giles stated there is also strength in numbers if the residents would do the same.

Ms. Egleston stated we need to have the trees replaced that were taken out by mistake.

C. Manager

Ms. Giles stated if you have not completed your ethics training you need to complete that by December 31st.

Some of our districts have board oversight and we can do that here if you wish. As an example, security supervisor Marmo, amenity center supervisor Egleston, pond maintenance, finance and accounting. No decisions can be made outside this meeting but if there is a certain area that a supervisor would like to be the point person on, we can identify that on the agendas so Jay would know if it is landscape who to talk to. It gives us a supervisor to go to.

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 gave an overview of the amenity center activities and maintenance items, that were outlined on the monthly memorandum, which was included as part of the agenda package.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Mr. Browne asked does the CDD and HOA ever collaborate on projects in the community?

Ms. Egleston stated it depends on the project you are looking at. We work hand in hand when we need to, but we have two specific realms that we function in.

Mr. Browne stated I'm concerned about the parents who park their cars at the entrance of the Seaton Manor subdivision that creates a safety hazard. At the last HOA meeting there were questions about cars on the driveway and street. Is there a way to have additional parking spaces in the subdivisions on community property that is not being utilized?

Ms. Egleston stated we have heard the same concerns. It is a longstanding issue, and the streets are owned by the county. The green spaces have easements for the county and JEA.

I want to thank staff, there is no water collected on Shetland.

Mr. Parker stated someone must have had a key to the irrigation box and caused the water to come on ½ an hour in the morning and at night. It has been fixed and locked and it was done again so he took that lock out and fixed it.

Ms. Egleston stated I was here for the HOA meeting, and we had 50 people in here and it was very loud. I’m giving you information on a company to get some buffering.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the October 22, 2024 Meeting

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the minutes of the October 22, 2024 meeting were approved as presented.

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

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

TENTH ORDER OF BUSINESS

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

Ms. Giles stated the next meeting is scheduled for December 17, 2024 at 6 p.m. in the same location.

On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor the meeting adjourned at 5:13 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen
Community Development District

Unaudited Financial Reporting
November 30, 2024



Aberdeen
Community Development District
Combined Balance Sheet
November 30, 2024

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 49,833	\$ -	\$ 87,437	\$ -	\$ 137,270
Assessment Receivable	100,897	173,809	-	-	274,705
Due from Capital Reserve Fund	15,164	-	-	-	15,164
Due from General Fund	-	-	9,370	-	9,370
Investments:					
State Board of Administration (SBA)	55,796	-	118,641	-	174,437
Custody	33,295	-	482,882	-	516,177
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	1,476	-	-	1,476
Prepayment A-1	-	3,326	-	-	3,326
Revenue	-	336,118	-	-	336,118
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	851	-	-	851
Prepayment A-2	-	416	-	-	416
General Redemption	-	262	-	-	262
Series 2018					
Reserve	-	66,450	-	-	66,450
Revenue	-	15,162	-	-	15,162
Prepayment	-	10	-	-	10
Redemption	-	2,217	-	-	2,217
Construction	-	-	-	52,283	52,283
Prepaid Expenses	249	-	-	-	249
Total Assets	\$ 255,235	\$ 1,196,971	\$ 698,330	\$ 52,283	\$ 2,202,819
Liabilities:					
Accounts Payable	\$ 86,211	\$ -	\$ 17,610	\$ -	\$ 103,821
Due to Capital Reserve Fund	9,370	-	-	-	9,370
Due to General Fund	-	-	15,164	-	15,164
Total Liabilities	\$ 95,581	\$ -	\$ 32,774	\$ -	\$ 128,356
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 249	\$ -	\$ -	\$ -	\$ 249
Restricted for:					
Debt Service - Series	-	1,196,971	-	-	1,196,971
Capital Project - Series	-	-	-	52,283	52,283
Assigned for:					
Capital Reserve Fund	-	-	665,556	-	665,556
Unassigned	159,404	-	-	-	159,404
Total Fund Balances	\$ 159,653	\$ 1,196,971	\$ 665,556	\$ 52,283	\$ 2,074,463
Total Liabilities & Fund Balance	\$ 255,235	\$ 1,196,971	\$ 698,330	\$ 52,283	\$ 2,202,819

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Amended Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,207,029	\$ 166,850	\$ 166,850	\$ -
Interest Income	15,000	2,500	1,061	(1,439)
Amenities Revenue/Misc	15,000	2,500	1,253	(1,247)
Total Revenues	\$ 1,237,029	\$ 171,850	\$169,163	\$ (2,686)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,000	\$ 1,000
FICA Expense	918	153	77	77
Assessment Administration	5,618	5,618	5,618	-
Engineering Fees	7,000	1,167	-	1,167
Arbitrage	1,200	200	-	200
Dissemination Agent	8,764	1,461	1,561	(100)
Attorney Fees	27,000	4,500	-	4,500
Annual Audit	3,475	579	-	579
Trustee Fees	9,000	1,500	3,125	(1,625)
Management Fees	59,322	9,887	9,887	(0)
Information Technology	2,022	337	337	0
Telephone	700	117	64	53
Postage	2,000	333	416	(83)
Printing and Binding	1,000	167	63	104
Insurance	12,839	12,839	12,489	350
Legal Advertising	2,000	333	-	333
Office Supplies	200	33	120	(87)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 155,233	\$ 41,399	\$ 34,931	\$ 6,468
Operations & Maintenance				
Amenity Center				
Insurance	\$ 56,057	\$ 56,057	\$ 52,374	\$ 3,683
Repairs & Replacements	75,000	12,500	10,613	1,887
Special Events	25,000	4,167	6,264	(2,098)
Staff Uniforms	1,225	204	-	204
Recreational Supplies	900	150	-	150
Recreational Passes	1,500	250	-	250
Other Current Charges	500	83	-	83
Permit Fees	2,500	417	-	417
Office Supplies	3,000	500	391	109
Credit Card Machine Fees	900	150	145	5
Pest Control	3,000	500	429	71
Pool Chemicals - Poolsure	33,000	5,500	5,752	(252)
Refuse Service	13,000	2,167	2,485	(318)
Security	18,796	3,133	500	2,633
Website	1,800	300	300	-
Holiday Decorations	12,000	2,000	5,121	(3,121)
Subscriptions	8,000	1,333	736	597

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Amended Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Utilities				
Water & Sewer	\$ 20,000	\$ 3,333	\$ 3,272	\$ 61
Electric	39,600	6,600	5,569	1,031
Cable/Internet/Phone	16,000	2,667	2,948	(281)
Management Contracts				
Field Operations Management - FirstService	74,516	12,419	9,017	3,403
Pool Attendants/Lifeguards - RMS	53,000	8,833	-	8,833
Facility Management - FirstService	101,421	16,904	11,966	4,938
Janitorial Services - FirstService	44,200	7,367	5,819	1,548
General Facility Maintenance - FirstService	54,600	9,100	6,126	2,974
Resident Services Coordinator- FirstService	74,360	12,393	8,823	3,570
Management Fee - FirstService	14,220	2,370	2,370	-
Fitness Center Cleaning - Jani King	14,400	2,400	1,200	1,200
Subtotal Amenity Center	\$ 762,495	\$ 173,797	\$ 142,220	\$ 31,577
Ground Maintenance				
Electric	\$ 14,426	\$ 2,404	\$ 1,663	\$ 741
Streetlighting	33,652	5,609	5,365	244
Lake Maintenance	35,000	5,833	2,675	3,158
Landscape Maintenance	271,653	45,275	22,194	23,082
Landscape Contingency	30,000	5,000	3,900	1,100
Common Area Maintenance	15,000	2,500	-	2,500
Reuse Water	40,000	6,667	5,677	989
Miscellaneous	1,000	167	-	167
Irrigation Repairs	9,060	1,510	-	1,510
Subtotal Ground Maintenance	\$ 449,791	\$ 74,965	\$ 41,474	\$ 33,491
Total Operations & Maintenance	\$ 1,212,286	\$ 248,762	\$ 183,693	\$ 65,068
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,407,519	\$ 290,161	\$ 218,624	\$ 71,536
Excess (Deficiency) of Revenues over Expenditures	\$ (170,490)	\$ (118,311)	\$ (49,461)	\$ (74,223)
Fund Balance - Beginning	\$ 170,490		\$ 209,114	
Fund Balance - Ending	\$ -		\$ 159,653	

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 November 30, 2024

	Amended Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 268,790	\$ 268,790	\$ -
Interest Income	10,000	1,667	8,977	7,310
Total Revenues	\$ 1,938,685	\$ 270,457	\$ 277,767	\$ 7,310
Expenditures:				
<u>2020A-1</u>				
Interest 11/1	\$ 271,050	\$ 271,050	\$ 271,050	\$ -
Interest 5/1	271,050	-	-	-
Principal 5/1	990,000	-	-	-
<u>2020A-2</u>				
Interest 11/1	89,350	89,350	89,350	-
Interest 5/1	89,350	-	-	-
Principal 5/1	240,000	-	-	-
Total Expenditures	\$ 1,950,800	\$ 360,400	\$ 360,400	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (12,115)	\$ (89,943)	\$ (82,633)	\$ 7,310
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (12,115)	\$ (89,943)	\$ (82,633)	\$ 7,310
Fund Balance - Beginning	\$ 549,181		\$ 1,184,498	
Fund Balance - Ending	\$ 537,067		\$ 1,101,865	

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

	Amended Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 133,250	\$ 18,631	\$ 18,631	\$ -
Interest Income	5,000	833	966	133
Total Revenues	\$ 138,250	\$ 19,465	\$ 19,597	\$ 133
Expenditures:				
Interest 11/1	\$ 46,238	\$ 46,238	\$ 46,238	\$ -
Principal Prepayment 11/1	-	-	5,000	(5,000)
Interest 5/1	46,238	-	-	-
Principal 5/1	40,000	-	-	-
Total Expenditures	\$ 132,475	\$ 46,238	\$ 51,238	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,775	\$ (26,773)	\$ (31,640)	\$ (4,867)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,775	\$ (26,773)	\$ (31,640)	\$ (4,867)
Fund Balance - Beginning	\$ 56,020		\$ 126,745	
Fund Balance - Ending	\$ 61,796		\$ 95,105	

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

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues				
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
Impact fees	-	-	9,370	9,370
Interest	5,000	833	4,950	4,117
Total Revenues	\$ 45,000	\$ 833	\$ 14,320	\$ 13,487
Expenditures:				
Capital Outlay	\$ 50,000	\$ 8,333	\$ 17,610	\$ (9,277)
Repair and Replacements	50,000	8,333	19,607	(11,274)
Total Expenditures	\$ 100,000	\$ 16,667	\$ 37,217	\$ (20,550)
Excess (Deficiency) of Revenues over Expenditures	\$ (55,000)	\$ (15,833)	\$ (22,897)	\$ 34,037
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (55,000)		\$ (22,897)	
Fund Balance - Beginning	\$ 658,411		\$ 688,453	
Fund Balance - Ending	\$ 603,411		\$ 665,556	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Actual
	Thru 11/30/24
Revenues	
Interest Income	\$ 400
Total Revenues	\$ 400
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 400
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ -
Total Other Financing Sources (Uses)	\$ -
Net Change in Fund Balance	\$ 400
Fund Balance - Beginning	\$ 51,883
Fund Balance - Ending	\$ 52,283

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)
Less: Principal Prepayment - 11/1/24	(5,000)
Current Bonds Outstanding	\$ 1,845,000

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		454,271.35	268,790.38	18,631.24	166,849.73
BALANCE DUE		2,832,031.24	1,675,700.55	116,151.36	1,040,179.33

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
2	11/15/2024	77,443.77	45,823.14	3,176.24	28,444.39
3	11/20/2024	88,676.55	52,469.53	3,636.93	32,570.09
4	12/6/2024	274,705.48	162,542.04	11,266.62	100,896.82
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		454,271.35	268,790.38	18,631.24	166,849.73

PERCENT COLLECTED TAX ROLL	13.82%	13.82%	13.82%	13.82%
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D.

Aberdeen

Community Development District

Check Run Summary

November 30, 2024

	Check Date	Check No.		Amount
General Fund - Wells Fargo				
Payroll			\$	-
Total				\$ -
General Fund - Wells Fargo				
Accounts Payable	11/5/24	5037-5042	\$	83,218.16
				\$ 83,218.16
Capital Reserve Fund - Wells Fargo				
Accounts Payable	11/5/24	160	\$	4,442.50
				\$ 4,442.50
Total				\$ 87,660.66
Autopayments - Wells Fargo				
	11/4/24	Hi-Tech System	\$	250.00
	11/7/24	Comcast		525.25
	11/8/24	JEA Utilities		10,573.78
	11/18/24	Comcast		715.18
	11/25/24	Comcast		233.55
	11/25/24	Wellbeats		249.00
	11/29/24	Wells Fargo Credit Card		7,106.29
Total				\$ 19,653.05

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/05/24	00324	10/28/24	10002800	202410	320	57200	46000		CLEAN WINDOWS INSIDE/OUT DARRYL HALL	*	410.00	410.00	005037
11/05/24	00188	10/16/24	19	202410	310	51300	31300		SE2018 AMORT SCHED PREPAY DISCLOSURE SERVICES LLC	*	100.00	100.00	005038
11/05/24	00074	8/27/24	24864	202410	310	51300	45000		FY25 INSURANCE RENEWAL EGIS INSURANCE ADVISORS, LLC	*	12,489.00	64,863.00	005039
		8/27/24	24864	202410	320	53800	45504		FY25 INSURANCE RENEWAL	*	52,374.00		
11/05/24	00259	10/22/24	11012053	202410	320	53800	45918		OCT PROPERTY MANAGER OCT FRONT DESK	*	726.00		
		10/22/24	11012053	202410	320	53800	45915		OCT JANITORIAL	*	726.00		
		10/22/24	11012053	202410	320	53800	45506		OCT JANITORIAL	*	726.00		
		10/22/24	11012053	202410	320	53800	45921		OCT MAINTENANCE CREW	*	726.00		
		10/22/24	11012053	202410	320	53800	46000		OCT MAINTENANCE SUPVSR	*	726.00		
									FIRST SERVICE RESIDENTIAL			3,630.00	005040
11/05/24	00259	10/25/24	11014096	202410	320	53800	45918		OCT PROPERTY MANAGER	*	3,780.00		
		10/25/24	11014096	202410	320	53800	45915		OCT FRONT DESK	*	2,642.07		
		10/25/24	11014096	202410	320	53800	45506		OCT JANITORIAL	*	1,713.17		
		10/25/24	11014096	202410	320	53800	45917		OCT SUPVSR BUILDING MAINT	*	1,600.00		
		10/25/24	11014096	202410	320	53800	46000		OCT BUILDING MAINT	*	2,761.92		
									FIRST SERVICE RESIDENTIAL			12,497.16	005041
11/05/24	00213	10/24/24	86501	202410	320	57200	46000		AERATOR SERVICE	*	1,718.00		
									FUTURE HORIZONS, INC			1,718.00	005042

TOTAL FOR BANK A 83,218.16
 TOTAL FOR REGISTER 83,218.16

ABER ABERDEEN OKUZMUK

Windows at Aberdeen

From Darryl Hall <d.hall126@yahoo.com>

Date Mon 10/28/2024 2:48 PM

To Kate Trivelpiece <kate.trivelpiece@fsresidential.com>

10/28/24

Invoice # 1000280024

Darryl Hall
168 Prince Phillip Dr.
St. Augustine, Fl. 32092

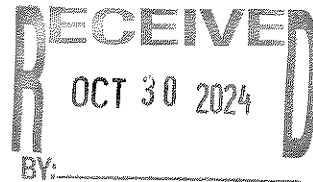
Bill To

Kate Trivelpiece
CDD General Manager
Aberdeen Fitness Center
110 Flower of Scotland Ave,
St. Johns, Fl. 32259

Description	Terms	Amount
10/25/24		
Clean windows inside & out	upon receipt	\$410.00

Thank you,

Darryl Hall



1.320.53800.45927
Windows
Cleaning
LS

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/16/2024	19

Bill To
Aberdeen CDD c/o GMS, LLC

Terms	Due Date
Net 30	11/15/2024

Description	Amount
Amortization Schedule Series 2018 11-1-24 Prepay \$5,000	100.00

RECEIVED
OCT 23 2024
BY: _____

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

INVOICE



Customer	Aberdeen Community Development District
Acct #	275
Date	08/27/2024
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 64,863.00
Payment Amount	
Payment for:	Invoice#24864
100124538	

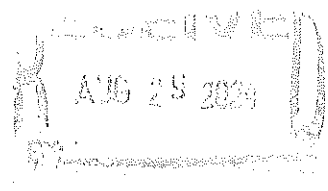
Thank You

Please detach and return with payment



Customer: Aberdeen Community Development District

Invoice	Effective	Transaction	Description	Amount
24864	10/01/2024	Renew policy	Policy #100124538 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/27/2024	64,863.00



Total
\$ 64,863.00

Thank You

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

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	Date
		08/27/2024



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

INVOICE

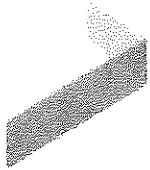
Invoice Number 11012053
 Invoice Date 10/22/2024
 Terms 15 ePay ACH BP
 Period Begin 10/1/2024
 Customer 100-0SNC
 Account # MED-0SNC
Total Amount Due: \$3,630.00

Medical Insurance

Date	Position	Employee	Amount
10/1/2024	Property Manager	Trivelpiece, Katherine	\$726.00
	<i>320.53800.45918</i>		Subtotal \$726.00
10/1/2024	Front Desk	Gibbs, Michayla	\$726.00
	<i>320.53800.45915</i>		Subtotal \$726.00
10/1/2024	Janitor	Henry, Brandon E	\$726.00
	<i>320.53800.49420</i>		Subtotal \$726.00
10/1/2024	Maintenance Crew	Newman, Joshua D	\$726.00
	<i>320.53800.45912</i>		Subtotal \$726.00
10/1/2024	Maintenance Supervisor	Parker, Jay	\$726.00
	<i>320.53800.46000</i>		Subtotal \$726.00

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

RECEIVED
 OCT 30 2024
 BY: _____



FirstService
RESIDENTIAL

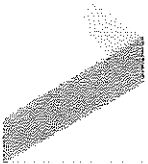
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;

RECEIVED
OCT 30 2024
BY: _____

INVOICE

Invoice Number 11014096
 Invoice Date 10/25/2024
 Terms 15 ePay ACH BP
 Period Start 10/5/2024
 Period End 10/18/2024
 Customer 100-0SNC
 Account # PAY-0SNC
Total Amount Due: \$12,497.16

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	57.93 REG	\$15.00	\$1,086.19
Staff, Front Desk	25.00%	Gibbs, Michayla	61.15 REG	\$18.00	\$1,375.88
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 VACATION	\$18.00	\$180.00
Subtotal					\$2,642.07
Staff, Janitorial	25.00%	Henry, Brandon E	72.62 REG	\$17.00	\$1,543.17
Staff, Janitorial	25.00%	Henry, Brandon E	8.00 VACATION	\$17.00	\$170.00
Subtotal					\$1,713.17
Supervisor, Building Maint	25.00%	Parker, Jay	63.47 REG	\$27.30	\$2,165.92
Supervisor, Building Maint	25.00%	Parker, Jay	16.00 VACATION	\$27.30	\$546.00
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
Subtotal					\$2,761.92
Staff, Building Maint	25.00%	Newman, Joshua D	64.00 REG	\$20.00	\$1,600.00
Subtotal					\$1,600.00



INVOICE

FirstService RESIDENTIAL

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

Invoice Number 11014096
Invoice Date 10/25/2024
Terms 15 ePay ACH BP
Period Start 10/5/2024
Period End 10/18/2024

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$12,497.16

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$12,497.16
				Tax	\$0.00
				Total	\$12,497.16
General Manager, Property Oper	320.53800	.45918			\$3,780.00
Staff, Building Maint	320.53800	.45917			\$1,600.00
Staff, Front Desk	320.53800	.45915			\$2,842.07
Staff, Janitorial	320.53800	.49420			\$1,713.17
Supervisor, Building Maint	320.53800	.45918			\$2,761.92

62
10.29.24

Future Horizons, Inc

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

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

INVOICE

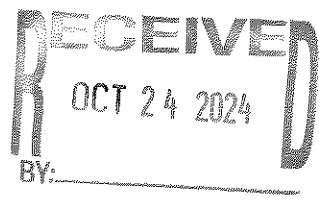
Invoice Number: 86501
 Invoice Date: Oct 24, 2024
 Page: 1

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 Quote	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver		11/23/24

Quantity	Item	Description	Unit Price	Amount
250.00	34-0002	Cable Power 8/3 1Ph	4.39	1,097.50
1.00	646236K	Shore side of Quick Disconnect	230.50	230.50
1.00	Aerator Service	Aerator Repair, 5.1 J, Serial #6146J516652 Unit not running ,meg tested it, failed indicating a short. Water had gotten into the oil due to seal failure and the water shorted out one of the capacitors. Water had also gotten into the cable but could not find any cuts to explain how. Because the motor unit was rebuilt earlier this year all parts needed to repair it are covered under warranty. The cable was not worked on at that time, unfortunately, it is not covered by warranty.	390.00	390.00



Subtotal	1,718.00
Sales Tax	
Freight	
Total Invoice Amount	1,718.00
Payment/Credit Applied	
TOTAL	1,718.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/05/24	00120	10/21/24 8341D	202410 600-53800-60100 50% DEP 3 AWNING W/FABRIC	ADVANCED AWNING & DESIGN, LLC	*	4,442.50	4,442.50 000160
TOTAL FOR BANK B						4,442.50	
TOTAL FOR REGISTER						4,442.50	



Advanced Awning & Design, LLC
 2155 Corporate Square Blvd.
 Building 100
 Jacksonville, FL 32216

Invoice

DATE	INVOICE #
10/21/2024	8341D

BILL TO
Kate Travelpiece FS Residential

SHIP TO
Aberdeen CDD 110 Flower of Scotland ave. St. Johns, FL 32259

P.O. NUMBER	TERMS	REP	SHIP	VIA	PROJECT
	50% Deposit/...	JMS		Installed	Aberdeen Recovers 2024
QTY	ITEM	DESCRIPTION		PRICE EACH	AMOUNT
0.5	RECOVER	RECOVER 3 EXISTING AWNINGS WITH NEW FABRIC		8,885.00	4,442.50

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 OCT 22 2024
 BY: _____

50% DEPOSIT INVOICE/BALANCE UPON INSTALLATION	Total	\$4,442.50
WARNING (PER FBC 2014) DURING PERIODS OF HIGH WIND IN EXCESS OF 75 MPH, FABRIC MUST BE REMOVED FROM THE FRAMING	Payments/Credits	\$0.00
	Balance Due	\$4,442.50

Phone #	Fax #	E-mail	Web Site
9047245567	904-724-1323	JSMITH@ADVANCED-AWNING.C...	www.advanced-awning.com

*R.R. or Capt.?
 320.57200.46000 DJ*