

ABERDEEN

Community Development District

MARCH 25, 2025

AGENDA

Aberdeen
Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

March 18, 2025

Board of Supervisors
Aberdeen Community Development District

Dear Board Members:

The Meeting of the Aberdeen Community Development District Meeting is scheduled for **Tuesday, March 25, 2025 at 6:00 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. Consideration of Outfall Pipe Repair at Shetland Boulevard
- IV. Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2026 Budget
- V. Consideration of Proposal from Jani King for Increase in Services
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Form 1 Filing
 - D. Operation Manager - Report
 - E. Amenity Center Manager - Report

VII. Supervisor's Request and Public Comments

VIII. Approval of Consent Agenda

- A. Approval of the Minutes of the February 25, 2025 Meeting
- B. Balance Sheet as of February 28, 2025 and Statement of Revenues and Expenses for the Period Ending February 28, 2025
- C. Assessment Receipt Schedule
- D. Approval of Check Register

IX. Next Scheduled Meeting – 04/22/25 @ 4:00 p.m. @ Aberdeen Amenity Center

X. Adjournment

Board Oversight

Landscape Maintenance: *Supervisor Fogel*

Amenity Center: *Supervisor Egleston*

Security: *Supervisor Marmo*

Pond Maintenance: *Supervisor Perez*

Finance & Accounting: *Supervisor Clarke*

FOURTH ORDER OF BUSINESS

Aberdeen CDD

Amenity / Operations Mgmt	Pool Maintenance	Janitorial	Landscape	Pond	Security	Other	Any Leases
First Services: Second Amendment #258 eff 10/01/23 and terminates 09/30/25 for General Manager, Maint Supr (Ops Manager), Maint Tech, Janitorial (Facility Attendant), Resident Serv (Front Desk), and Front Desk.	Poolsure #75 (chemicals) initial term 11/01/09.	Jani-King #255 for Fitness Center initial term started 10/13/23 and expires 09/30/24 w/auto renewal of 5 one-year terms.	Tree Amigos #237: initial term 06/10/22 and expires 06/09/25 w/ 2 one-year renewals.	Future Horizons #268 initial term 10/01/24 thru 09/30/25 w/2 one-year terms.	<p>1. Hi-Tech (Alpha Dog) #211 and Service Agreement 213. Agreement 11/19/20 and 01/27/21 for 3 years and renews month to month.</p> <p>2. Envera Agreements 62 and Amended Agreement 153 dated 07/27/16 for 36 months w/1 year automatic renewal from commencement date (Jul 27, 2016) . Can terminate only during 30 day period just prior (so on JUN 26 of any given year).</p>	<p>1. RMS for Lifeguard #269 for FY25 entered 10/23/2024.</p> <p>2. GFL has just a Service Agreement #254 started 07/31/2023 w/a term of 60 months (5 yrs) and w/auto renewal of like terms. Can terminate ONLY during the 60-180 day just prior to July of any given year after 2028.</p> <p>3. SESAC (Music License) entered agreement 01/01/2015 w/auto renewals for one-year terms. Can terminate ONLY during 30 day period just prior to end of term Dec 31,2025 (so on Nov 31, 2025).</p>	SOFITCO Service Agreement #208 started Oct 2022 for 36 months.

FIFTH ORDER OF BUSINESS

Increase cleaning days

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

Date Mon 3/17/2025 8:10 PM

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

March 17, 2025

PROPOSAL/ 7 Day per week cleaning

TO: Kate Trivelpiece
CDD General Manager
Aberdeen,

Per your request, the amount that will be added for eight (8) additional days of service at your facility each month will be \$432.00.

If you have any questions, please don't hesitate to contact me.

Thank You,

Darryl Hall

SIXTH ORDER OF BUSINESS

E.

Aberdeen CDD Operations, GM/LD Monthly Report – March 25, 2025

Operations Manager Update:

- The front safety curb of the Amenity Center was repainted. (Photo)
- The slide was sanded and waxed in preparation for the opening during Spring Break.
- A new TV was purchased and installed to replace existing broken TV at the Fitness Center.
- The leg press and chest press machines were repaired.
- The lights were fixed at Grandholm and Wellington Monuments by Liv Electrical.
- Trees have been removed along Longleaf Pine Parkway as requested.
- Replacement of broken pool valve was completed.

Current Operations Projects/ Areas of Concerns:

- There is a undetermined broken pipe under pool tank #1. **Repairs In Progress**
- Tree Amigos hit a reclaimed water line while grinding the remaining Cypress Trees stumps/roots. The rotting roots were causing washout and paver issues to the pool deck. This area will require a drain, dirt and fixing pavers. -**Repairs COMPLETED (Photo)**
- We have reached out to Pella Doors for estimates to repair or replace existing gym doors.
- We are working with Com Pac to replace broken tank cover . (Photos)

GM/Lifestyle Update:

Facility Updates:

- Lins have removed old lighting fixtures and have installed all new lighting at the Amenity Center and in bathrooms. (Photos)
- Two new fans were installed at the Amenity Center Pool. (Photo)
- The new tabletops and side tables arrived from Pool Furniture Supply. (Photos)
- New tables were purchased for the Fitness Center breezeway to replace existing broken tables. (Photo)
- The RMS lifeguarding contract commenced on 3.15.25 with the opening of the slide during Spring Break. The slide will be open on weekends only beginning April 5 and will be open daily beginning May 30, 2025 once school is out.
- Certa Pro began their painting of the amenity pool and slide fence this Monday and will complete by next week.
- C. Buss will be installing the new dive block anchors the week of 3.25.25. Once they are installed, the new covers will be placed on them.
- Tree Amigos installed new plants and mulch to backside of pool caused by washout. (Photo)
- Liv came and completed their quarterly maintenance of the Fitness Center.
- Aberdeen Air completed their Quarterly inspection. They replaced an old broken thermostat.
- Tree Amigos completed the dirt buildup and quarterly changing of the flowers.

Lifestyle Events Recap:

- The 50+ Group held their St. Patrick's Day themed social in the Social Hall on March 14th.

Lifestyle Upcoming Events:

- The Aberdeen Rays Spring Swim Clinic began this Tuesday, 5.26.25. The clinics will be held Tuesdays, Wednesday and Thursdays 5pm-6:30pm.
- The Spring Community Wide Yard Sale date is set for Saturday, April 5th.
- The Spring "Egg"stravaganza will be held on Saturday, April 19th from 11am-2pm.

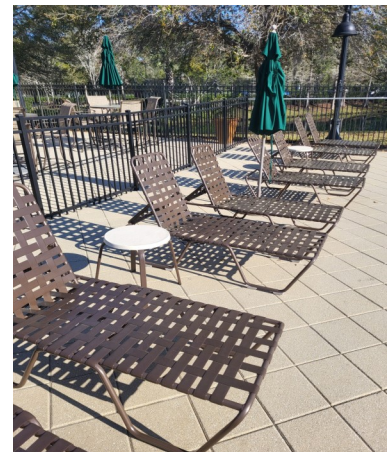
Operations & Facility Update



Safety Curb Painted



New LED Lighting and Fans Installed



New Table Tops and Side Tables at Amenity Center Pool



New Tables at the Fitness Center



New Plants Installed to Prevent Washout

Operations Projects/ Concerns



BEFORE



AFTER

Pool Deck Washout Due to Rotting Cypress Roots was Repaired - COMPLETED



Broken Lid and Fiberglass on Slide Tank in Need of Repair– IN PROGRESS

EIGHTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, February 25, 2025 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
Mike Silverstein	District Engineer
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential

The following is a summary of the actions taken at the February 25, 2025 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

Consideration of Proposals

A. Tree Work

On MOTION by Ms. Egleston seconded by Ms. Clarke with all in favor the proposal from Tree Work by Mitch Drake & Sons in an amount not to exceed \$5,000 was approved.

B. Capital Reserve Report

Ms. Giles stated you have two proposals, one from Community Advisors to update your reserve study in the amount of \$2,300 and the second proposal is from Reserve Study Institute to prepare a new reserve study in the amount of \$8,850.

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor the proposal from Community Advisors, LLC to prepare a Level II reserve study update in the amount of \$2,300 was approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-03 Disposal of District Property**

Ms. Giles stated Resolution 2025-03 is for disposal of district property. This resolution has property listed on Exhibit A as surplus and uneconomical to maintain or it serves no useful purpose. This allows the district to dispose of those items.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor Resolution 2025-03 was approved.

FIFTH ORDER OF BUSINESS**Consideration of Agreement with Aberdeen Rays Swim Team**

Ms. Giles stated next is consideration of agreement with Aberdeen Rays Swim Team. This is the standard agreement we have used in years past. Exhibit A is an abbreviated schedule and we have been provided an update to that schedule to provide for a little more time in the evening.

Mr. Silverstein joined the meeting at this time.

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor the agreement with the Aberdeen Rays Swim Team was approved.

The next item taken out of order.

SEVENTH ORDER OF BUSINESS**Discussion of Yard Erosion on Shetland Boulevard**

Mr. Silverstein stated we went out February 6th to 778 Shetland Boulevard to look at some erosion concerns. There were a few things not very typical of a normal drainage design, one being

that the discharge point appeared to be in their yard. The second page of the handout shows the mitered end of that control structure connecting to pond 27 in their backyard. There are two sets of drawings that we were able to pull for this same development, one was from 2004 and came from the water management district's website and is what I used for reference when I was onsite. Another drawing shows the back of the mitered end structure but up to the property line so the discharge wouldn't happen in their yard. The more permanent design by Dunn & Associates is discharging into their backyard. I have never seen a discharge into someone's yard.

I don't have a clear indicator of how this was designed and built, I have conflicting information that shows it both ways. The as-builts would be the next thing we want to refer to that shows how it was built. The as-built came from Vallencourt and it shows it. Aside from being a drainage mistake we often see this coming from a survey layout and construction error where in design the version we would use to design storm systems doesn't necessarily pick up that mitered end as part of pipeline but sometimes it does, it depends on how it is set up. That mitered end for that size pipe would be 12-15 feet in length. When the surveyor comes to stake it out the end of the mitered end is what they stake, in this case I feel that the end of the pipe is probably what was staked for the mitered end and that is why it finished here.

These are all assumptions and on the as-built it is showing the same pipe length that I measured in the field within a couple of feet. The original design shows that length to be 8 feet, which makes me think the mitered end discrepancy and the stakeout, which is where it was placed is what actually happened. It is not a safe condition; the fence is installed up against a pretty harsh one to one or less slope into this drainage area. If I were making a recommendation as to what to do to correct it, I would say the pipe should be extended out a few more feet into that backside of the adjacent park so that they have a safe backyard.

Ms. Giles asked is this a CDD problem or does the homeowner start with the builder?

Mr. Magee stated if the pipe is part of the stormwater management, and I think it is probably a CDD issue as part of our stormwater management. We need to figure out when that pipe went in. There is a four-year limitation on construction defects in Florida Law. The maximum timeframe for that would be seven years. Depending on when that pipe actually went in, you may be coming up on those timeframes if the district wants to reach towards getting compensation for any work done. I'm not sure if you can reach out to D.R. Horton and try to get more information.

Mr. Silverstein stated the design from Dunn looks like it started May 2015, the as-built is dated May 14, 2018 so you are looking for an official storm network completion, this as-built date would signify that. If you are looking for when that particular pipe went in the way most contractors keep track of progress is going to be a black hole.

Ms. Egleston stated by 2019 the house was already build so it was probably closer to that date.

Mr. Silverstein stated at least three sections of their fence has to go back into their property. That fence was done through the builder.

Mr. Marmo stated the issue is the drainage is stopping in the backyard.

Ms. Giles asked does this sound like a CDD problem?

Mr. Magee stated the stormwater system is not built correctly and is taking out a homeowner's yard unfortunately it is a CDD issue.

Ms. Giles asked what is the way ahead? Obviously, we need to communicate with the homeowner and get proposals to repair this.

Mr. Magee stated there is no motion to make at this point, staff will start gathering proposals for the fix and coordinate with the homeowner. If you want staff to reach out to D.R. Horton to gather more information if you can, see if they would be willing to potentially cover some of the expenses once we have proposals.

Mr. Silverstein stated they built the pipe seven feet short of the design and if you are going to try to get something from D.R. Horton, that is the leg you have. Also, there is no rip rap to support the pipe.

Ms. Giles stated it sounds like with the board's guidance, staff can work together on this. Staff being Mike, Kyle, Jay and Kate and I however we can help out, get the proposals, send the letter to D.R. Horton as soon as possible. Is there anything we need to send to the homeowner to let them know where we are in this?

Mr. Magee stated until we have proposals I'm not sure there is anything to tell the homeowner. There is nothing to update the homeowner on except the board is taking steps and gathering proposals.

Mr. Marmo stated if we are close to the seven-year window I recommend we send a letter to D.R. Horton immediately and not wait for a proposal, just to put them on notice.

Ms. Egleston asked is another good tactic to have the homeowner approach D.R. Horton as well as the CDD?

Mr. Magee stated yes. I talked to Wes regarding this prior to the meeting and I want to make you aware that if we get in the litigation posture with D.R. Horton and I don't know if we would but our firm is conflicted out of any litigation with D.R. Horton and you would have to engage outside counsel for any litigation.

Ms. Giles stated we will send the letter and also contact the homeowner.

Mr. Silverstein left the meeting at this time.

SIXTH ORDER OF BUSINESS

Appointment of Audit Committee

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the board members were appointed to sit as the audit committee.

SEVENTH ORDER OF BUSINESS

Discussion of Yard Erosion on Shetland Boulevard

This item taken earlier in the meeting.

EIGHTH 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

Ms. Giles stated I will send out the email that has the ethics link in it and you can just click on to do the ethics training.

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, and presented proposals to do maintenance on the slide replace the steps and replace the playground fence.

On MOTION by Mr. Fogel seconded by Ms. Clarke with all in favor staff was authorized to proceed with Certa Pro for the pool step and painting in an amount not to exceed \$12,000.

NINTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Ms. Egleston asked can we put up a big sign that says we have an Easter Eggstravaganza along Seaton?

Ms. Giles stated we can do that.

TENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the January 28, 2025 Meeting

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor the minutes of the January 28, 2025 meeting were approved as presented.

B. Balance Sheet as of January 31, 2025 and Statement of Revenues and Expenses for the Period Ending January 31, 2025

C. Assessment Receipt Schedule

D. Approval of Check Register

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

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – 03/25/25 @ 6:00 p.m. @ Aberdeen Amenity Center

Ms. Giles stated the next meeting will be held March 25, 2025 at 6:00 p.m. in the same location.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the meeting adjourned at 5:25 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen
Community Development District

Unaudited Financial Reporting
February 28, 2025



Aberdeen
Community Development District
Combined Balance Sheet
February 28, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 120,749	\$ -	\$ 58,378	\$ -	\$ 179,127
Investments:					
State Board of Administration (SBA)	883	-	119,994	-	120,877
Custody	807,381	-	437,886	-	1,245,267
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	5,478	-	-	5,478
Prepayment A-1	-	7,198	-	-	7,198
Revenue	-	2,138,208	-	-	2,138,208
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	3,158	-	-	3,158
Prepayment A-2	-	1,440	-	-	1,440
General Redemption	-	264	-	-	264
Series 2018					
Reserve	-	65,938	-	-	65,938
Revenue	-	137,907	-	-	137,907
Prepayment	-	437	-	-	437
Redemption	-	480	-	-	480
Construction	-	-	-	52,834	52,834
Prepaid Expenses	874	-	-	-	874
Total Assets	\$ 929,887	\$ 2,957,382	\$ 616,258	\$ 52,834	\$ 4,556,361
Liabilities:					
Accounts Payable	\$ 100,632	\$ -	\$ 8,818	\$ -	\$ 109,450
Total Liabilities	\$ 100,632	\$ -	\$ 8,818	\$ -	\$ 109,450
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 874	\$ -	\$ -	\$ -	\$ 874
Restricted for:					
Debt Service - Series	-	2,957,382	-	-	2,957,382
Capital Project - Series	-	-	-	52,834	52,834
Assigned for:					
Capital Reserve Fund	-	-	607,440	-	607,440
Unassigned	828,381	-	-	-	828,381
Total Fund Balances	\$ 829,255	\$ 2,957,382	\$ 607,440	\$ 52,834	\$ 4,446,911
Total Liabilities & Fund Balance	\$ 929,887	\$ 2,957,382	\$ 616,258	\$ 52,834	\$ 4,556,361

Aberdeen
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 1,207,029	\$ 1,179,502	\$ 1,179,502	\$ -
Interest Income	15,000	6,250	3,684	(2,566)
Amenities Revenue/Misc	15,000	6,250	5,295	(955)
Total Revenues	\$ 1,237,029	\$ 1,192,002	\$1,188,481	\$ (3,521)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,800	\$ 200
FICA Expense	918	383	367	15
Assessment Administration	5,618	5,618	5,618	-
Engineering Fees	7,000	2,917	2,745	172
Arbitrage	1,200	500	-	500
Dissemination Agent	8,764	3,652	3,852	(200)
Attorney Fees	27,000	11,250	8,713	2,537
Annual Audit	3,475	-	-	-
Trustee Fees	9,000	6,541	6,541	-
Management Fees	59,322	24,717	24,718	(0)
Information Technology	2,022	843	843	0
Telephone	700	292	125	166
Postage	2,000	833	589	245
Printing and Binding	1,000	417	137	279
Insurance	12,839	12,839	12,489	350
Legal Advertising	2,000	833	350	483
Office Supplies	200	83	137	(54)
Other Current Charges	-	-	20	(20)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 155,233	\$ 76,892	\$ 72,217	\$ 4,675
<u>Operations & Maintenance</u>				
Amenity Center				
Insurance	\$ 56,057	\$ 56,057	\$ 52,374	\$ 3,683
Repairs & Replacements	75,000	31,250	35,006	(3,756)
Special Events	25,000	10,417	12,077	(1,660)
Staff Uniforms	1,225	510	551	(40)
Recreational Supplies	900	375	-	375
Recreational Passes	1,500	625	365	260
Other Current Charges	500	208	-	208
Permit Fees	2,500	1,042	-	1,042
Office Supplies	3,000	1,250	391	859
Credit Card Machine Fees	900	375	298	77
Pest Control	3,000	1,250	1,187	63
Pool Chemicals - Poolsure	33,000	13,750	14,660	(910)
Refuse Service	13,000	5,417	6,193	(776)
Security	18,796	7,832	6,819	1,013
Website	1,800	750	750	-
Holiday Decorations	12,000	5,000	5,121	(121)
Subscriptions	8,000	3,333	3,611	(278)

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Utilities				
Water & Sewer	\$ 20,000	\$ 8,333	\$ 7,071	\$ 1,263
Electric	39,600	16,500	13,898	2,602
Cable/Internet/Phone	16,000	6,667	7,526	(859)
Management Contracts		-		
Field Operations Management - FirstService	74,516	31,048	32,041	(993)
Pool Attendants/Lifeguards - RMS	53,000	-	-	-
Facility Management - FirstService	101,421	42,259	41,204	1,055
Janitorial Services - FirstService	44,200	18,417	21,179	(2,762)
General Facility Maintenance - FirstService	54,600	22,750	22,754	(4)
Resident Services Coordinator- FirstService	74,360	30,983	28,532	2,451
Management Fee - FirstService	14,220	5,925	5,925	-
Fitness Center Cleaning - Jani King	14,400	6,000	6,400	(400)
Subtotal Amenity Center	\$ 762,495	\$ 328,323	\$ 325,932	\$ 2,391
Ground Maintenance				
Electric	\$ 14,426	\$ 6,011	\$ 4,929	\$ 1,082
Streetlighting	33,652	14,022	13,527	495
Lake Maintenance	35,000	14,583	13,375	1,208
Landscape Maintenance	271,653	113,189	110,969	2,220
Landscape Contingency	30,000	12,500	12,100	400
Common Area Maintenance	15,000	6,250	-	6,250
Reuse Water	40,000	16,667	11,425	5,242
Miscellaneous	1,000	417	-	417
Irrigation Repairs	9,060	3,775	2,232	1,543
Subtotal Ground Maintenance	\$ 449,791	\$ 187,413	\$ 168,557	\$ 18,856
Total Operations & Maintenance	\$ 1,212,286	\$ 515,736	\$ 494,489	\$ 21,247
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,407,519	\$ 592,628	\$ 566,706	\$ 25,922
Excess (Deficiency) of Revenues over Expenditures	\$ (170,490)	\$ 599,375	\$ 621,775	\$ (29,443)
Fund Balance - Beginning	\$ 170,490		\$ 207,480	
Fund Balance - Ending	\$ -		\$ 829,255	

Aberdeen
Community Development District
Month to Month

[illegible]

Expenditures:

General & Administrative:

[illegible]

Operations & Maintenance

Amenity Center

[illegible]

Aberdeen
Community Development District
Month to Month

[illegible]

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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 1,900,146	\$ 1,900,146	\$ -
Prepayments	-	-	4,856	4,856
Interest Income	10,000	10,000	23,521	13,521
Total Revenues	\$ 1,938,685	\$ 1,910,146	\$ 1,928,523	\$ 18,377
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)	\$ 1,549,746	\$ 1,568,123	\$ 18,377
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (12,115)	\$ 1,549,746	\$ 1,568,123	\$ 18,377
Fund Balance - Beginning	\$ 549,181		\$ 1,184,498	
Fund Balance - Ending	\$ 537,067		\$ 2,752,621	

Aberdeen
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 133,250	\$ 131,709	\$ 131,709	\$ -
Interest Income	5,000	2,083	2,172	88
Total Revenues	\$ 138,250	\$ 133,792	\$ 134,317	\$ 525
Expenditures:				
Interest 11/1	\$ 46,238	\$ 46,238	\$ 46,238	\$ -
Principal Prepayment 11/1	-	-	5,000	(5,000)
Interest 2/1	-	-	64	(64)
Principal Prepayment 2/1	-	-	5,000	(5,000)
Interest 5/1	46,238	-	-	-
Principal 5/1	40,000	-	-	-
Total Expenditures	\$ 132,475	\$ 46,238	\$ 56,301	\$ (10,064)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,775	\$ 87,555	\$ 78,016	\$ (9,539)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,775	\$ 87,555	\$ 78,016	\$ (9,539)
Fund Balance - Beginning	\$ 56,020		\$ 126,745	
Fund Balance - Ending	\$ 61,796		\$ 204,761	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Actual	
	Thru 02/28/25	
<u>Revenues</u>		
Interest Income	\$	951
Total Revenues	\$	951
<u>Expenditures:</u>		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	951
<u>Other Financing Sources/(Uses)</u>		
Transfer In/(Out)	\$	-
Total Other Financing Sources (Uses)	\$	-
Net Change in Fund Balance	\$	951
Fund Balance - Beginning	\$	51,883
Fund Balance - Ending	\$	52,834

Aberdeen
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
Impact fees	-	-	9,370	9,370
Interest	5,000	5,000	11,307	6,307
Total Revenues	\$ 45,000	\$ 5,000	\$ 20,677	\$ 15,677
Expenditures:				
Capital Outlay	\$ 50,000	\$ 50,000	\$ 67,822	\$ (17,822)
Repair and Replacements	50,000	20,833	33,867	(13,034)
Total Expenditures	\$ 100,000	\$ 70,833	\$ 101,689	\$ (30,856)
Excess (Deficiency) of Revenues over Expenditures	\$ (55,000)	\$ (65,833)	\$ (81,012)	\$ 46,533
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (55,000)		\$ (81,012)	
Fund Balance - Beginning	\$ 658,411		\$ 688,453	
Fund Balance - Ending	\$ 603,411		\$ 607,440	

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	\$ 65,938	
Reserve Fund Balance	65,938	
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)
Less: Principal Prepayment - 2/1/25		(5,000)
Current Bonds Outstanding		\$ 1,840,000

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		3,211,357.34	1,900,146.15	131,708.84	1,179,502.35
BALANCE DUE		74,945.25	44,344.78	3,073.76	27,526.71

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
5	12/19/2024	158,342.90	93,690.80	6,494.19	58,157.91
6	1/9/2025	2,402,401.07	1,421,490.25	98,530.75	882,380.07
INTEREST	1/13/2025	7,089.93	4,195.08	290.78	2,604.07
7	2/20/2025	189,252.09	111,979.64	7,761.88	69,510.57
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
TOTAL TAX ROLL RECEIPTS		3,211,357.34	1,900,146.15	131,708.84	1,179,502.35

PERCENT COLLECTED TAX ROLL	97.72%	97.72%	97.72%	97.72%
----------------------------	--------	--------	--------	--------

D.

Aberdeen

Community Development District

Check Run Summary

February 28, 2025

		Check Date	Check No.	Amount
General Fund - Wells Fargo				
	Payroll	2/25/25	51006-51010	\$ 923.50
Total				\$ 923.50
General Fund - Wells Fargo				
	Accounts Payable	2/12/25	5112-5125	\$ 38,029.95
		2/20/25	5126-5133	8,142.35
				\$ 46,172.30
Capital Reserve Fund - Wells Fargo				
	Accounts Payable			\$ -
				\$ -
Total				\$ 46,172.30
Autopayments - Wells Fargo				
	2/7/25	Comcast		\$ 568.75
	2/14/25	JEA Utilities		9,582.08
	2/18/25	Comcast		763.60
	2/25/25	Comcast		240.29
	2/25/25	Wellbeats		249.00
	2/28/25	Wells Fargo Credit Card		3,242.18
Total				\$ 14,645.90

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

PR300R

PAYROLL CHECK REGISTER

RUN 2/26/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51006	17	HARRIET S CLARKE	184.70	2/26/2025
51007	15	LAUREN Q EGLESTON	184.70	2/26/2025
51008	18	PAUL R FOGEL	184.70	2/26/2025
51009	19	RICHARD A PEREZ	184.70	2/26/2025
51010	16	THOMAS G MARMO	184.70	2/26/2025
TOTAL FOR REGISTER			923.50	

ABER ABERDEEN

DLAUGHLIN

ATTENDANCE SHEET

District: **Aberdeen**

Meeting Date: **02.25.25**

	Supervisor	In Attendance	Fees
1.	Lauren Egleston <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.	Richard Perez <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200

District Manager:

Mandi Smith

FEB 25, 2025

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 #
2/12/25	00188	1/22/25 20	202501 310-51300-31300		*	100.00	
			SE2018 AMORT SCHED PREPAY				
				DISCLOSURE SERVICES LLC			100.00 005112
2/12/25	00259	1/01/25	11031935 202501 320-53800-45921	JAN MANAGEMENT FEE	*	1,185.00	
		1/01/25	11031935 202501 320-53800-45918	JAN GEN MGR PHONE BILL	*	50.00	
		1/01/25	11031935 202501 320-53800-46000	JAN MAINT SUPV PHONE BILL	*	50.00	
				FIRST SERVICE RESIDENTIAL			1,285.00 005113
2/12/25	00259	1/17/25	11033353 202501 320-53800-45918	JAN GENERAL MANAGER	*	3,780.00	
		1/17/25	11033353 202501 320-53800-45915	JAN FRONT DESK	*	2,496.63	
		1/17/25	11033353 202501 320-53800-45506	JAN JANITORIAL	*	1,711.63	
		1/17/25	11033353 202501 320-53800-46000	JAN SPV BUILDING MAINT	*	2,980.52	
		1/17/25	11033353 202501 320-53800-45917	JAN BUILDING MAINT	*	2,067.50	
				FIRST SERVICE RESIDENTIAL			13,036.28 005114
2/12/25	00259	1/23/25	11035182 202501 320-53800-45918	JAN PROPERTY MANAGER	*	788.00	
		1/23/25	11035182 202501 320-53800-45915	JAN FRONT DESK	*	788.00	
		1/23/25	11035182 202501 320-53800-45506	JAN JANITORIAL	*	788.00	
		1/23/25	11035182 202501 320-53800-45917	JAN MAINTENANCE CREW	*	788.00	
		1/23/25	11035182 202501 320-53800-46000	JAN MAINTENANCE SUPV	*	788.00	
				FIRST SERVICE RESIDENTIAL			3,940.00 005115
2/12/25	00259	1/31/25	11038301 202501 320-53800-45918	JAN GENERAL MANAGER	*	3,680.00	
		1/31/25	11038301 202501 320-53800-45915	JAN FRONT DESK	*	2,442.75	
		1/31/25	11038301 202501 320-53800-45506	JAN JANITORIAL	*	1,714.75	
		1/31/25	11038301 202501 320-53800-46000	JAN SUPV BUILDING MAINT	*	2,887.28	
		1/31/25	11038301 202501 320-53800-45917	JAN BUILDING MAINT	*	1,733.03	
				FIRST SERVICE RESIDENTIAL			12,457.81 005116
				ABER ABERDEEN	OKUZMUK		

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 3/17/25		PAGE 2	
*** CHECK DATES 02/01/2025 - 02/28/2025 ***		ABERDEEN - GENERAL FUND													
		BANK A ABERDEEN CDD													
CHECK DATE	VEND#INVOICE.....		...EXPENSED TO...			VENDOR NAME			STATUS	AMOUNTCHECK.....			
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS				AMOUNT	#		
2/12/25	00307	8/26/24	13810	202410	320-57200-46000	ANTHONY STYLE FILTER GRID			*	2,622.00					
HENDERSON POOL SERVICE INC												2,622.00	005117		
2/12/25	00301	2/01/25	418937	202502	320-53800-45400	PROX CARD 25 PACK			*	250.00					
HI TECH SYSTEM ASSOCIATES INC												250.00	005118		
2/12/25	00079	2/01/25	12139562	202502	320-53800-45507	FEB POOL CHEMICALS			*	3,016.07					
POOLSURE												3,016.07	005119		
2/12/25	00319	11/08/24	681340	202411	320-57200-46000	FINISH UNDERBRUSHING			*	1,000.00					
RUPPERT LANDSCAPE LLC												1,000.00	005120		
2/12/25	00060	4/02/24	61894721	202410	320-53800-45926	APR PEST CONTROL AMENITY			*	101.97					
TURNER PEST CONTROL LLC												101.97	005121		
2/12/25	00060	1/25/25	62017894	202501	320-53800-45926	JAN PEST CONTROL AMENITY			*	105.30					
TURNER PEST CONTROL LLC												105.30	005122		
2/28/25	00060	1/25/25	62017894	202501	320-53800-45926	JAN PEST CONTROL AMENITY			V	105.30-					
TURNER PEST CONTROL LLC												105.30-	005122		
2/12/25	00060	1/28/25	62017688	202501	320-53800-45926	JAN PEST CONTROL			*	225.79					
TURNER PEST CONTROL LLC												225.79	005123		
2/28/25	00060	1/28/25	62017688	202501	320-53800-45926	JAN PEST CONTROL			V	225.79-					
TURNER PEST CONTROL LLC												225.79-	005123		
2/12/25	00060	1/25/25	62017894	202501	320-53800-45926	JAN PEST CONTROL AMENITY			*	105.03					
TURNER PEST CONTROL LLC												105.03	005124		
2/12/25	00060	1/28/25	62017688	202501	320-53800-45926	JAN PEST CONTROL			*	115.79					
TURNER PEST CONTROL LLC												115.79	005125		
2/20/25	00286	9/16/24	6701472	202410	310-51300-48000	9/16 NTC OF MTG #10546221			*	70.00					
GANNETT MEDIA CORP DBA GANNETT FL												70.00	005126		
ABER ABERDEEN					OKUZMUK										

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/20/25	00286	1/20/25 6930462	202501 310-51300-48000		*	70.00	
		1/20 JAN MTG #10922441		GANNETT MEDIA CORP DBA GANNETT FL			70.00 005127
2/20/25	00017	2/01/25 717	202502 310-51300-34000		*	4,943.50	
		FEB MANAGEMENT FEES					
		2/01/25 717	202502 310-51300-35100		*	168.50	
		FEB INFO TECH					
		2/01/25 717	202502 310-51300-31300		*	730.33	
		FEB DISSEM AGENT SRVCS					
		2/01/25 717	202502 310-51300-51000		*	.54	
		OFFICE SUPPLIES					
		2/01/25 717	202502 310-51300-42000		*	47.66	
		POSTAGE					
		2/01/25 717	202502 310-51300-42500		*	25.95	
		COPIES					
		2/01/25 717	202502 310-51300-41000		*	15.05	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			5,931.53 005128
2/20/25	00323	2/06/25 3864	202501 320-53800-46300		*	750.00	
		STUMP GRINDING					
				TREE WORK BY MITCH DRAKE & SONS			750.00 005129
2/20/25	00323	2/10/25 3867	202502 320-53800-46300		*	950.00	
		TREE TRIMMING AND REMOVAL					
				TREE WORK BY MITCH DRAKE & SONS			950.00 005130
2/20/25	00060	2/06/25 62029068	202502 320-53800-45926		*	115.79	
		FEB PEST CONTROL					
				TURNER PEST CONTROL LLC			115.79 005131
2/20/25	00060	2/06/25 62029234	202502 320-53800-45926		*	105.03	
		FEB PEST CONTROL AMENITY					
				TURNER PEST CONTROL LLC			105.03 005132
2/20/25	00221	2/01/25 3118	202502 320-53800-45919		*	150.00	
		FEB MAINT & NEWS LETTER					
				ROBERTA G NAGLE			150.00 005133
TOTAL FOR BANK A						46,172.30	
TOTAL FOR REGISTER						46,172.30	

ABER ABERDEEN OKUZMUK

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
1/22/2025	20

Bill To
Aberdeen CDD c/o GMS, LLC

Terms	Due Date
Net 30	2/21/2025

Description	Amount
Amortization Schedule Series 2018 2-1-25 Prepay \$5,000	100.00
<div>RECEIVED JAN 23 2025 BY: _____</div>	

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

INVOICE

FirstService
RESIDENTIAL

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

Invoice Number 11031935
Invoice Date 1/1/2025
Terms 15 ePay ACH BP
Service Period 1/1/2025
Customer 100-0SNC

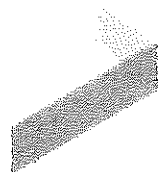
Invoice Type MGFE
Account # MGF-0SNC
Total Amount Due: \$1,285.00

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

RECEIVED
JAN 27 2025
BY: _____

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

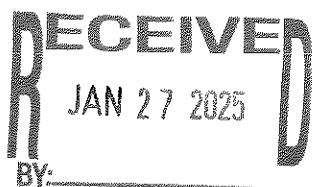
320.53800.45912
02



FirstService

RESIDENTIAL

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



INVOICE

Invoice Number 11033353
Invoice Date 1/17/2025
Terms 15 ePay ACH BP
Period Start 12/28/2024
Period End 1/10/2025

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,036.28

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 HOLIDAY	\$40.00	\$368.00
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	72.00 REG	\$40.00	\$3,312.00
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	7.00 REG	\$15.00	\$131.25
Staff, Front Desk	25.00%	Betts, Hayleigh M	18.27 REG	\$16.00	\$365.40
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 HOLIDAY	\$20.00	\$200.00
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 PTO	\$20.00	\$200.00
Staff, Front Desk	25.00%	Gibbs, Michayla	23.81 REG	\$18.00	\$535.73
Staff, Front Desk	25.00%	Gibbs, Michayla	42.57 REG	\$20.00	\$1,064.25
				Subtotal	\$2,496.63
Staff, Janitorial	25.00%	Henry, Brandon E	8.00 HOLIDAY	\$18.00	\$180.00
Staff, Janitorial	25.00%	Henry, Brandon E	0.22 OT	\$27.00	\$7.43
Staff, Janitorial	25.00%	Henry, Brandon E	24.28 REG	\$17.00	\$515.96
Staff, Janitorial	25.00%	Henry, Brandon E	44.81 REG	\$18.00	\$1,008.24
				Subtotal	\$1,711.63

INVOICE

FirstService

RESIDENTIAL

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

Invoice Number 11033353
Invoice Date 1/17/2025
Terms 15 ePay ACH BP
Period Start 12/28/2024
Period End 1/10/2025

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,036.28

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$28.67	\$286.65
Supervisor, Building Maint	25.00%	Parker, Jay	16.65 REG	\$27.30	\$568.18
Supervisor, Building Maint	25.00%	Parker, Jay	57.93 REG	\$28.67	\$2,075.69
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
Subtotal					\$2,980.52
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 HOLIDAY	\$21.00	\$210.00
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 REG	\$20.00	\$200.00
Staff, Building Maint	25.00%	Newman, Joshua D	56.00 REG	\$21.00	\$1,470.00
Staff, Building Maint	25.00%	Newman, Joshua D	7.50 VACATION	\$20.00	\$187.50
Subtotal					\$2,067.50

Subtotal \$13,036.28
Tax \$0.00
Total \$13,036.28

General Manager, Property Oper 320.53800.45918 \$3,780.00
Staff, Building Maint 320.53800.45917 \$2,067.50
Staff, Front Desk 320.53800.45915 \$2,496.63
Staff, Janitorial 320.53800.49420 \$1,711.63
Supervisor, Building Maint 320.53800.46000 \$2,980.52

[Signature]



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

INVOICE

Invoice Number 11035182
Invoice Date 1/23/2025
Terms 15 ePay ACH BP
Period Begin 1/1/2025
Customer 100-0SNC
Account # MED-0SNC
Total Amount Due: \$3,940.00

Medical Insurance

Date	Position	Employee	Amount
1/1/2025	Property Manager	320.53800.45918 Trivelpiece, Katherine	\$788.00
Subtotal			\$788.00
1/1/2025	Front Desk	320.53800.45915 Gibbs, Michayla	\$788.00
Subtotal			\$788.00
1/1/2025	Janitor	320.53800.49400 Henry, Brandon E	\$788.00
Subtotal			\$788.00
1/1/2025	Maintenance Crew	320.53800.45917 Newman, Joshua D	\$788.00
Subtotal			\$788.00
1/1/2025	Maintenance Supervisor	320.53800.46000 Parker, Jay	\$788.00
Subtotal			\$788.00

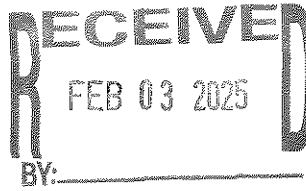
Subtotal \$3,940.00
Tax \$0.00
Total \$3,940.00

RECEIVED
JAN 27 2025
BY: _____


FirstService

RESIDENTIAL

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



INVOICE

Invoice Number 11038301
Invoice Date 1/31/2025
Terms 15 ePay ACH BP
Period Start 1/11/2025
Period End 1/24/2025

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$12,457.81

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 HOLIDAY	\$40.00	\$368.00
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	72.00 REG	\$40.00	\$3,312.00
				Subtotal	\$3,680.00
Staff, Front Desk	25.00%	Betts, Hayleigh M	21.20 REG	\$16.00	\$424.00
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 HOLIDAY	\$20.00	\$200.00
Staff, Front Desk	25.00%	Gibbs, Michayla	7.00 PTO	\$20.00	\$175.00
Staff, Front Desk	25.00%	Gibbs, Michayla	57.75 REG	\$20.00	\$1,443.75
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 VACATION	\$20.00	\$200.00
				Subtotal	\$2,442.75
Staff, Janitorial	25.00%	Henry, Brandon E	8.00 HOLIDAY	\$18.00	\$180.00
Staff, Janitorial	25.00%	Henry, Brandon E	8.00 PTO	\$18.00	\$180.00
Staff, Janitorial	25.00%	Henry, Brandon E	60.21 REG	\$18.00	\$1,354.75
				Subtotal	\$1,714.75
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$28.67	\$286.65
Supervisor, Building Maint	25.00%	Parker, Jay	2.00 PTO	\$28.67	\$71.66
Supervisor, Building Maint	25.00%	Parker, Jay	70.58 REG	\$28.67	\$2,528.97

FirstService

RESIDENTIAL

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

INVOICE

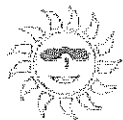
Invoice Number 11038301
Invoice Date 1/31/2025
Terms 15 ePay ACH BP
Period Start 1/11/2025
Period End 1/24/2025
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$12,457.81

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$2,887.28
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 HOLIDAY	\$21.00	\$210.00
Staff, Building Maint	25.00%	Newman, Joshua D	58.02 REG	\$21.00	\$1,523.03
				Subtotal	\$1,733.03

Subtotal \$12,457.81
Tax \$0.00
Total **\$12,457.81**

General Manager, Property Oper 320.53800.45918 \$3,680.00
Staff, Building Maint - 320.53800.45917 \$1,733.03
Staff, Front Desk - 320.53800.45915 \$2,442.75
Staff, Janitorial - 320.53800.49420 \$1,714.75
Supervisor, Building Maint 320.53800.45917 \$2,887.28
416000

WA
2.3.25



HENDERSON
POOL SERVICE, INC.

Invoice

Henderson Pool Service, Inc.
PO Box 330799
Atlantic Beach, Florida 32233
Office Phone: 904-241-7665
Mobile Phone: 904-710-5145
hendersonpools@gmail.com

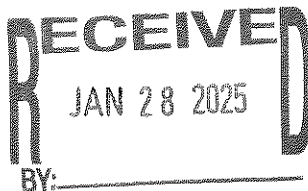
Invoice Number: 13810
Invoice Date: 08/26/2024
Payment Terms: Payment 30 days after
invoice date
Invoice Due Date: 09/25/2024 (Past Due)
Invoice Amount: 2,622.00
Created By: Cooper Jones

Bill To
Aberdeen HOA
110 Flower of Scotland Ave
St Johns, FL 32259

Ship To
Aberdeen HOA

Item #	Item Name	Quantity	Unit Price	Taxable	Total
1520	Supply 13.5" x 24" Anthony style filter grids.	69.00	38.00		2,622.00

Subtotal: \$ 2,622.00
Invoice Amount \$ 2,622.00





Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 418937
Invoice Date: 02/01/2025
Completed: 02/02/2025
Terms: Due on Aging Date
Bid#:

Bill to:

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

475 West Town Place

*Security
vs Cameras*

HiTechFlorida.com

Description	Qty	Rate	Amount
10696117-AC - Access Control System - Aberdeen CDD - 96 BUSH PL, Saint Johns, FL			
Service for Gym CCTV, Security, and Access	1.00	\$50.00	50.00
Cloud Access Control for Gym & Pool Amenity	1.00	\$100.00	100.00
10696117-CCTV - CCTV Cloud - Aberdeen CDD - 96 BUSH PL, Saint Johns, FL			
ADC-Commercial-Video-16	1.00	\$50.00	50.00
AS50-0651 - Security System - Aberdeen CDD - 96 BUSH PL, Saint Johns, FL			
ADC-Commercial	1.00	\$50.00	50.00
Sales Tax			0.00

RECEIVED
FEB 05 2025
BY: _____

Tech Resolution Note:

** Do NOT pay this invoice. It will be credited off electronically with a bank transfer. **

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

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

Total	\$250.00
Payments	\$-250.00
Balance Due	\$0.00



Invoice

Date
Invoice#

2/1/2025
131295626929

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

Terms	Net 20
Due Date	2/21/2025
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

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$2,945.60
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	\$10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$60.47

Subtotal \$3,016.07

Tax \$0.00

Total \$3,016.07

Amount Paid/Credit Applied \$0.00

Balance Due \$3,016.07

RECEIVED
JAN 23 2025
BY: _____



131295626929



RUPPERT

LANDSCAPE

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

INVOICE

Date	Invoice #
Nov 08,2024	681340

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	Order Number
Aberdeen CDD (261012)	Net 30 Days	Dec 8 2024	3928505

QTY	Description	Price	Total
1	Finish Underbrushing at Aberdeen	\$1,000.00	\$1,000.00

RECEIVED
JAN 28 2025
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:	\$1,000.00
Sales Tax:	\$0.00
Amount Due:	\$1,000.00

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.



Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-6300 • Fax: 904-353-1499 • Toll Free: 800-225-6305 • turnerpest.com

Service Slip/Invoice

INVOICE: 618947212
DATE: 04/02/2024
ORDER: 618947212

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
04/02/2024	04:01 PM	ANTS, FIRE ANT, ROA		04:01 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/25/2025		04:39 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
JAN 30 2025
BY: _____

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-363-1499 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 620178941
DATE: 01/25/2025
ORDER: 620178941

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
01/25/2025	11:14 AM	ANTS, FIRE ANT, ROA		11:14 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/25/2025		11:26 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$105.03
SUBTOTAL		\$105.03
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$105.03

AMOUNT DUE \$105.03

RECEIVED
JAN 27 2025
BY: _____

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 620176888
DATE: 01/28/2025
ORDER: 620176888


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
01/28/2025	08:45 AM			08:45 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/28/2025	121:C5	09:08 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$115.79
SUBTOTAL		\$115.79
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$115.79
AMOUNT DUE		\$115.79

RECEIVED
JAN 29 2025
BY: _____



TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



Florida

GANNETT

ACCOUNT NAME
Aberdeen Cdd/GmsACCOUNT #
764138INV DATE
09/30/24INVOICE #
0006701472INVOICE PERIOD
Sep 1- Sep 30, 2024CURRENT INVOICE TOTAL
\$70.00PREPAY
(Memo Info)
\$0.00UNAPPLIED
(included in amt due)
\$0.00TOTAL CASH AMT DUE*
\$520.44

BILLING ACCOUNT NAME AND ADDRESS

Aberdeen Cdd/Gms
SUITE 4
393 Palm Coast Pkwy Sw
Palm Coast, FL 32137

PAYMENT DUE DATE: OCTOBER 31, 2024

Legal Entity: Gannett Media Corp.

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

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

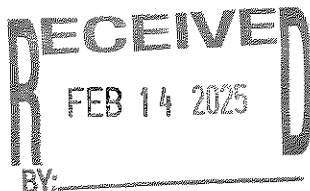
FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
9/1/24	Balance Forward	\$879.84
9/16/24	PAYMENT - THANK YOU	-\$429.40

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/16/24	10546221	SAG St Augustine Record	Notice of Meeting		\$70.00



Aug INV#6641474 for \$450.44 was processed and mailed out on 9/30/24 with check #5003
TP 2/14/25

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

Total Cash Amount Due	\$520.44
Service Fee 3.99%	\$20.77
*Cash/Check/ACH Discount	-\$20.77
*Payment Amount by Cash/Check/ACH	\$520.44
Payment Amount by Credit Card	\$541.21

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT NUMBER 764138		INVOICE NUMBER 0006701472		AMOUNT PAID \$70.00
CURRENT DUE \$70.00	30 DAYS PAST DUE \$450.44	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$520.44
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$541.21
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641380000000000000067014720005204467172

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

09/16/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/16/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$70.00
Tax Amount: \$0.00
Payment Cost: \$70.00
Order No: 10546221
Customer No: 764138
PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors (the "Board") of the Aberdeen Community Development District is scheduled to be held on Tuesday, September 24, 2024 at 4:00 p.m. located at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles
District Manager
Pub: Sept 16, 2024; #10546221



Florida

GANNETT

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	INV DATE 01/31/25
INVOICE # 0006930462	INVOICE PERIOD Jan 1- Jan 31, 2025	CURRENT INVOICE TOTAL \$70.00	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$140.00	

BILLING ACCOUNT NAME AND ADDRESS

Aberdeen Cdd/Gms
SUITE 4
393 Palm Coast Pkwy Sw
Palm Coast, FL 32137

PAYMENT DUE DATE: FEBRUARY 28, 2025

Legal Entity: Gannett Media Corp.

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

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

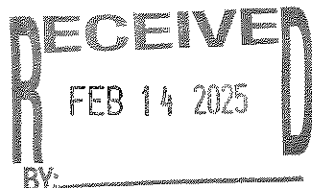
FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
1/1/25	Balance Forward	\$140.00
1/30/25	PAYMENT - THANK YOU	-\$70.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/20/25	10922441	SAG St Augustine Record	Aberdeen Jan Mtg	Aberdeen Jan Mtg	\$70.00



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

Total Cash Amount Due	\$140.00
Service Fee 3.99%	\$5.59
*Cash/Check/ACH Discount	-\$5.59
*Payment Amount by Cash/Check/ACH	\$140.00
Payment Amount by Credit Card	\$145.59

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT NUMBER 764138		INVOICE NUMBER 0006930462		AMOUNT PAID \$70.00
CURRENT DUE \$70.00	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$70.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$140.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$145.59
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641380000000000000069304620001400067171

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

01/20/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/20/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$70.00	
Tax Amount:	\$0.00	
Payment Cost:	\$70.00	
Order No:	10922441	# of Copies:
Customer No:	764138	1
PO #:	Aberdeen Jan Mtg	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors (the "Board") of the Aberdeen Community Development District is scheduled to be held on Tuesday, January 28, 2025 2024 at 4:00 p.m. located at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles
District Manager

Pub: 01/20/2025; #10922441

Governmental Management Services, LLC

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

Invoice

Invoice #: 717

Invoice Date: 2/1/25

Due Date: 2/1/25

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 - February 2025		4,943.50	4,943.50
Information Technology - February 2025		168.50	168.50
Dissemination Agent Services -February 2025		730.33	730.33
Office Supplies		0.54	0.54
Postage		47.66	47.66
Copies		25.95	25.95
Telephone		15.05	15.05

RECEIVED
FEB 06 2025
BY: _____

Total	\$5,931.53
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$5,931.53
--------------------	-------------------



Tree Work

by Mitch Drake & Sons LLC

INVOICE #3864

ISSUED:

Feb 06, 2025

DUE:

Mar 08, 2025

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

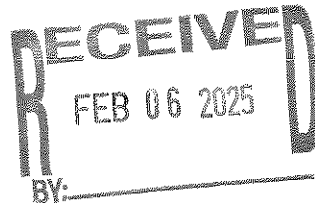
Email: mitchdrake04@yahoo.com

Website:

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jan 24, 2025				
Stump grinding	Grind 3 large stumps and exposed roots on lake bank outside pool deck where wash out is occurring	1	\$750.00	\$750.00
Please note since stump grinding is required, anything in the ground where grinding is done is a Homeowner risk. Grindings from the stumps will be left, unless otherwise agreed upon (can be removed at additional cost).				



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 **\$750.00**

Account balance **\$1,700.00**

Pay Now



INVOICE #3867

ISSUED:

Feb 10, 2025

DUE:

Mar 12, 2025

RECIPIENT:

Aberdeen CDD Community

24 Granite City Avenue
St. Johns County, Florida 32259
Phone: (904) 303-7366

662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819

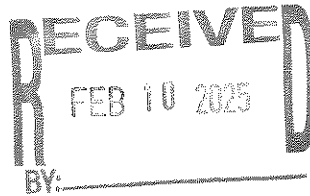
Email: mitchdrake04@yahoo.com

Website:

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Feb 07, 2025				
Tree trimming and removal	Cut down and leave in woods one dead tree leaning over fence and all underbrush growing over fence to 2' feet behind fence.	1	\$950.00	\$950.00*



* 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 **\$950.00**

Account balance **\$1,700.00**

Pay Now



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 620290686
DATE: 02/06/2025
ORDER: 620290686


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
02/06/2025	02:00 PM			02:00 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/06/2025	121:C5	02:33 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$115.79
		SUBTOTAL \$115.79
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$115.79
		AMOUNT DUE \$115.79

RECEIVED
FEB 07 2025
BY: _____



TECHNICIAN SIGNATURE



Josh
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
904-355-5300 • Fax: 904-353-1459 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 620292344
DATE: 02/06/2025
ORDER: 620292344

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
02/06/2025	02:36 PM	ANTS, FIRE ANT, ROA		02:36 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/06/2025		02:50 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$105.03
		SUBTOTAL \$105.03
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$105.03
		AMOUNT DUE \$105.03

BY: _____

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



P.O. Box 762,
Middleburg, FL 32050

Invoice

Date	Invoice #
2/1/2025	3118

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
<div>RECEIVED FEB 06 2025 BY: _____</div>			
Total			\$150.00