

Aberdeen
Community Development District

APRIL 22, 2025

AGENDA

Aberdeen Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

April 15, 2025

Board of Supervisors
Aberdeen Community Development District

Dear Board Members:

The Meeting of the Aberdeen Community Development District Meeting is scheduled for **Tuesday, April 22, 2025 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. Closed Session: Security Proposals*
- IV. Consideration of Proposals
 - A. Outfall Pipe Repair at Shetland Boulevard
 - B. First Services for Fiscal Year 2026 Services
 - C. Jani King for Fiscal Year 2026 Services
 - D. Social Hall Painting
- V. Consideration of Requests
 - A. Bartram Trail Highschool Swim Team
 - B. Art & Music Summer Camp
- VI. Discussion Regarding Green Space

VII. Staff Reports

- A. Attorney
- B. Engineer
- C. Manager
- D. Operation Manager - Report
- E. Amenity Center Manager – Report

VIII. Supervisor's Request and Public Comments

IX. Approval of Consent Agenda

- A. Approval of the Minutes of the March 25, 2025 Meeting
 - B. Balance Sheet as of March 31, 2025 and Statement of Revenues and Expenses for the Period Ending March 31, 2025
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- X. Next Scheduled Meeting – 05/27/25 @ 6:00 p.m. @ Aberdeen Amenity Center

XI. Adjournment

Board Oversight

Landscape Maintenance: *Supervisor Fogel*

Amenity Center: *Supervisor Egleston*

Security: *Supervisor Marmo*

Pond Maintenance: *Supervisor Perez*

Finance & Accounting: *Supervisor Clarke*

** Florida law requires Board discussions related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.071(3)(a) and Section 286.0113(1) of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.*

THIRD ORDER OF BUSINESS

Aberdeen CDD Proposal/Quotes Overview

Project: Security Camera & Access Control

Date: April 2025

Current Monthly Rate: Envera \$924.00 / Hi Tech \$250.00

Company: Envera

Envera currently Monitors our Amenity Center Pool & Parking Lot

Monthly/ Annual Service for the Amenity Center Pool	\$924.00 Monthly \$11,088 Annually
Upgraded 19 Cameras and Installation - Pool	\$8,265.41

Company: Hi-Tech

Hi-Tech currently monitors our Fitness Center cameras, parking lot in front of the Fitness Center and Access Control of the Fitness Center and Pool

Monthly/ Annual Service for the Amenity Center Pool & Fitness Center	\$669.00 Pool \$226.99 Fitness \$895.99 Total Monthly \$10,751.88 Annually
Upgraded/New 16 Cameras - Pool	\$16,523.50
Upgraded/New 8 Cameras - Fitness Center	\$3,829.02
TOTAL With Labor & Discount	\$20,352.52

FOURTH ORDER OF BUSINESS

B.

FirstService Residential - Renewal Pricing Proposal

Monthly Management Fee						Annual Total	New 3 Year Contract with a 5% Increase for 2026 FY
\$1,244.00						\$14,928.00	
Payroll							Remarks
Position	\$/Hr.	Hrs./Wk	Salary	Labor Rate %	Annual Total		
FT General Manager - Kate Trivelpiece	\$43.68	40	\$90,854.40	15.00%	\$104,482.56		added an average of 4% increase for 2026 FY for all positions
FT Facility/Maintenance Manager - Jay Parker	\$29.82	40	\$62,018.94	25.00%	\$77,523.68		
FT Maintenance Tech - Josh Newman	\$21.84	40	\$45,427.20	25.00%	\$56,784.00		
FT Janitorial - Brandon Henry	\$18.72	40	\$38,937.60	25.00%	\$48,672.00		
PT Resident Services Coordinator - Ivichayra Gibbs	\$20.80	40	\$43,264.00	25.00%	\$54,080.00		
PT Front Desk - Hayleigh Betts	\$16.64	24	\$20,766.72	25.00%	\$25,958.40		
PT Fitness Attendant - OPTIONAL		24	\$0.00	25.00%	\$0.00		***Optional Position Per Supervisor Request - Part-Time @ 24 hours per week \$15PH*25% labor rate per management agreement \$23,400 Per Year
Total Payroll						\$367,500.64	
Employee Healthcare Costs							
# FTE			Monthly Medical per FTE				
5			\$900.00			\$54,000.00	We anticipate a 15% increase in shared medical benefits costs FY2026
Auto / Phone Allowance for Facility Management and Field Operations						\$1,800.00	
Total Annual Investment For Fiscal Year 2026						\$438,228.64	

2025 Projected \$412,397.00
 YOY Variance **\$25,831.64** Overall YOY increase

GMS Budget Line Match to FirstService Contract	2025 ADOPTED BUDGET	Auto / Phone Allowance
Field Operation Jay Parker	\$ 74,516.00	\$ 600.00
Facility Management - Kate Trivelpiece	\$ 101,421.00	\$ 1,200.00
Maintenance Tech - Josh Newman	\$ 54,600.00	
Janitorial Service - Brandon Henry	\$ 44,200.00	
Resident Services Coordinator - Michayla Gibbs / Hayleigh Betts	\$ 74,360.00	
Medical Insurance	\$ 47,280.00	
Management Fee - FirstService Residential	\$ 14,220.00	
	\$410,597.00	\$ 1,800.00
Total Projected for 2025		\$412,397.00

C.

Jani-King of Jacksonville
5700 St. Augustine Road
Jacksonville, Florida 32207
(904) 346-3000
Fax: (904) 346-3105

United States

Albuquerque • Atlanta
Austin • Baltimore
Baton Rouge
Birmingham • Boston
Buffalo • Charleston
Charlotte • Chicago
Cincinnati • Cleveland
Colton • Columbia
Columbus • Dallas
Dayton • Denver
Detroit • Fort Worth
Greensboro
Greenville/Spartanburg
Hampton Roads
Hartford • Hawaii
Houston • Indianapolis
Jackson • Jacksonville
Kansas City
Knoxville • Las Vegas
Los Angeles • Louisville
Madison • Memphis
Miami • Milwaukee
Minneapolis • Mobile
Nashville • New Jersey
New Orleans
New York • Oakland
Oklahoma City
Orlando
Philadelphia
Phoenix • Pittsburgh
Portland
Raleigh/Durham
Rhode Island • Richmond
Sacramento
Salt Lake City
San Antonio • San Diego
San Francisco
Seattle • St. Louis
Tampa Bay • Tucson
Tulsa • Washington, D.C.

Argentina

Australia

Brazil

Canada

France

Great Britain

Hong Kong

Korea

Malaysia

Mexico

New Zealand

Singapore

Spain

Taiwan

Turkey



COMMERCIAL CLEANING SERVICES

April 14, 2025

Aberdeen CDD

Kate Trivelpiece

**110 Flower of Scotland Avenue
Saint Johns, Fl. 32259**

Dear Ms. Kate Trivelpiece,

Thank you very much for the time and interest you have afforded Jani King regarding your janitorial needs. We appreciate the opportunity.

Enclosed is our completed proposal for a customized professional cleaning program including our Cleaning Schedule designed specifically to address the complex needs of your facility.

The total monthly charge represents your only cost, and is inclusive of:

- All labor
- All supervision
- All material for cleaning
- All equipment for cleaning
- All payroll, payroll taxes, insurance, etc

Our JANI-KING franchisee is fully covered by an insurance program that protects you in several ways. The General Liability, Workers' Compensation coverage and Employee Dishonesty Policy provide protection to our customers for claims due to loss of property or personal injuries that are the result of actions by JANI-KING personnel.

Please do not hesitate to contact me for any additional information you deem necessary in assessing our proposal. I can be reached at (904) 346-3000.

Trusting we may be of service,

Darryl B. Hall

Darryl B. Hall
CEO, Franchise Owner



Service is our Statement. Clean is our mission.

As the global leader in the commercial cleaning industry, our success has stemmed from our steadfast commitment to our customers. We're proud to deliver unrivaled cleaning services each and every day. Your satisfaction is extremely important to us. We pride ourselves in becoming the best cleaning business and for you that means perfect results every time.

Jani-King's quality control system mandates that all cleaning services are scrutinized through routine inspections, ensuring accountability at all times. Jani-King's commitment to being the best cleaning business makes us your premier choice for janitorial services.

Every hour of every day, we strive to:

- Provide our customers a level of service unequalled in the cleaning industry.
- Commit to every cleaning project with 100 percent dedication.
- Create a cooperative atmosphere that reflects the personality of a successful, vibrant and enthusiastic company.
- Provide every Jani-King Franchisee the opportunity to be successful.
- Develop an organization that will encourage all people to prosper and grow to their full potential.



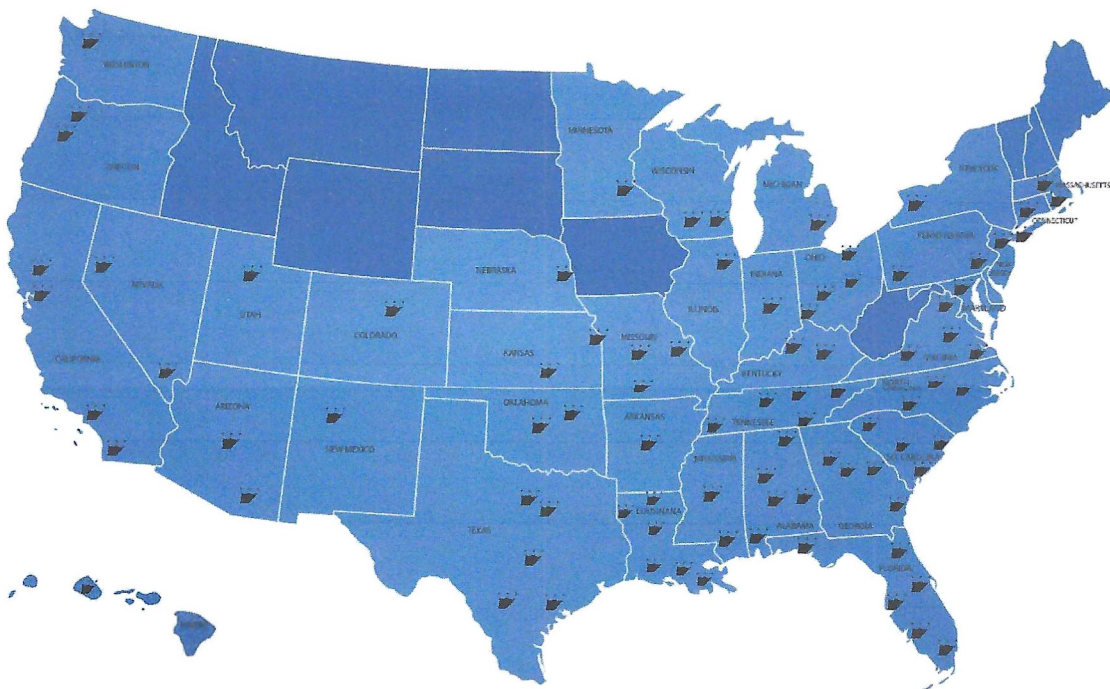
The Jani-King Difference

Experience

- Jani-King introduced its franchise concept to the commercial cleaning industry in 1969.
- With over 9,000 franchise owners and 60,000 customers, Jani-King is the largest and most respected franchised commercial cleaning company in the world.

The Jani-King Franchise Concept

- We bring your organization the "best of both worlds." You benefit from Jani-King's national/international expertise paired with the pride and dedication of a local franchise owner.
- At Jani-King, we know that the quality of service you receive depends on the motivation of the custodian on the job site. That's why we operate through a network of authorized and trained franchise owners – independent entrepreneurs whose success is directly tied to your satisfaction.
- A financial investment in a business of their own ensures that Jani-King franchise owners have a genuine concern for a job well done.



Regional Office Support

- Help is always just one phone call away!
- Although our franchise owners are motivated, flexible, and responsive to your needs, you may require additional support from time to time. A highly qualified staff of experts at our local Regional Office is available to support our franchise owners whenever necessary.
- Regional personnel make certain that our franchise owners have the training, equipment, insurance, and support necessary to provide you with consistent, quality janitorial services.



The Jani-King Difference

Professional Certifications

Our entire operations team is required to earn and maintain their RBSM certification (Registered Building Service Manager) through the Building Service Contractors Association International. As industry experts, they'll periodically inspect your facility and provide on-site training for the franchise owner to keep your facility looking its best at all times, ensuring the cleaning specifications and your expectations are consistently met or exceeded.

Communication

We understand the importance of good communication. Jani-King utilizes proactive communication tools to implement a continuous Quality Control Program that ensures your satisfaction.

- **Daily Communication** If you need special attention in a particular area, just leave us a note in the Customer Communication Logbook we provide. This log book is the first thing checked each night. Also, we'll report any maintenance or repair problem to you in this log book.
- **Inspections** To make sure that all areas are being cleaned as specified in your Maintenance Agreement, we will routinely inspect your facility.
- **Feedback** We contact you regularly, via phone or email/online surveys, to get feedback on our performance. No matter how small the concern, a Customer Service Representative from our local Regional Office will contact you and coordinate any corrective actions with the franchise owner.

Risk Management

Jani-King and our customers are protected by one of the most comprehensive insurance programs in the commercial cleaning industry.

Supporting our Veterans

Veterans are graduates of one of the best business school in the world - the military. They've learned intangible skills even the best colleges and universities can't teach - leadership, teamwork, discipline, and a never-quit attitude. Jani-King recognizes the value of these intangibles and we offer discounts to encourage veterans to join our team.





Industry Leader

We are the Industry Leader

Having achieved numerous successes and built relationships with many of the world's most trusted organizations over the last four decades, **Jani-King is considered a leading expert in the commercial cleaning industry.**

- *Entrepreneur* magazine has rated Jani-King the #1 Commercial Cleaning Franchise more than 20 times and ranked Jani-King as one of the top-10 Best Performing Franchises of all-time!
- Jani-King has been recognized as an "Inc. 500" member 4 times.
- Because of our reputation, Jani-King attracts quality franchise owners and has gained the trust of some of the world's most prestigious companies and organizations.

Some of Our Customers & Sponsorships





Maintenance Agreement

This Maintenance Agreement ("Agreement") is made as of the Effective Date below by and between **Jani-King of Jacksonville** ("Jani-King") and **Aberdeen CDD** (Client). In consideration of the mutual covenants and obligations set out in the Agreement, the parties hereby agree as follows:

1. PERFORMANCE OF SERVICES

- a. Performance of the services scheduled shall begin the 1 day of October , 2025.
- b. The services shall be performed at the following location: **110 Flower of Scotland Avenue, St. Johns, FL 32259**
- c. The premises making up the working area under this Agreement will be known further in the Agreement as the "Named Areas", which are defined as: **named areas**
- d. Jani-King agrees to service the Named Areas as scheduled: **frequencies**
- e. Jani-King agrees to furnish all equipment, tools, and paraphernalia necessary to maintain the Named Areas in a neat, clean and orderly condition as outlined in the Cleaning Schedule attached and made a part of this Agreement.

2. PAYMENT OF SERVICES

- a. Client agrees to pay to Jani-King each month the total minimum sum stated in the attached Pricing Schedule, on or before the last day of each month in which services are rendered. Additionally, Client also agrees to pay any sales or use tax levied by a taxing authority on the value of the services provided or supplies purchased. Client agrees that all payments due and owing Jani-King, for any reason, shall be properly credited only when delivered to JANI-KING OF JACKSONVILLE, 5700 St. Augustine Road, Jacksonville, FL 32207.
- b. Credits for holidays recognized by Client were pre-determined as part of the monthly charge herein. No other adjustments will be made for those holidays.
- c. The amount to be paid by Client may be increased or decreased to reflect an increase or decrease in the area of space serviced and the kind, amount or frequency of service to be rendered. Such modifications shall be binding only if in writing and signed by both parties.
- d. In the event payment for services is not received within thirty (30) days from the due date Jani-King may suspend services to Client until such payment is received. Suspension of services by Jani-King under this Section shall not deprive Jani-King of any of its remedies or action for payment of services or other rights.

3. INDEPENDENT BUSINESS RELATIONSHIP

- a. It is agreed that Jani-King will select and designate all personnel to perform its obligations under this Agreement.
- b. It is agreed that Jani-King and any of its personnel are not, and shall not be employees of Client but are independent contractors; and in this regard, such Jani-King authorized personnel will not be within the protection or coverage of Client's Workers' Compensation Insurance and no withholding of Social Security, Federal or State Income Tax or other deductions shall be made from the sums agreed to be paid to Jani-King herein, the same being contract payments and not wages.
- c. Client agrees during the term of this Agreement and within one hundred and eighty (180) days after termination that it will not employ any employees, agents, representatives or franchisees of Jani-King without the express written consent of Jani-King. Jani-King agrees during the term of this Agreement and within one hundred and eighty (180) days after termination it will not employ any employees, agents or representatives of Client without the express written consent of Client.

Customer Initials_____



Maintenance Agreement

4. TERM OF AGREEMENT

- a. The term of this Agreement shall be for a one-year basis from the date services are scheduled to begin, as stated in Section 1a, and shall be automatically renewed on each anniversary date on the same terms and conditions, unless either party shall give written notice of termination at least thirty (30) days prior to such anniversary date. If timely notice is given for termination, this Agreement shall expire at midnight of the anniversary date. Otherwise, this Agreement may only be terminated for non-performance as set out below.
- b. Non-performance is defined as the failure, neglect, or refusal to perform any act outlined in this Cleaning Schedule. Before any termination for non-performance is effective, the terminating party must give the other party written notice specifying in detail the nature of any defect or failure in performance. Upon the effective date of the receipt of notice of non-performance, Jani-King, at its election, shall have fifteen (15) days in which to cure the defect in performance to the reasonable satisfaction of Client. In the event the defect is not satisfactorily cured at the end of the fifteen (15th) day from the effective date, the terminating party shall provide written notification to the other party of the failure to satisfactorily cure the defect. This Agreement shall then terminate thirty (30) days from the date of the second notice.
- c. All notices between Client and Jani-King shall be in writing and deposited, postpaid and certified, with the United States Postal Service, or a recognized common parcel courier providing express, receipted delivery to the address as stated in this Agreement. All other notices, including notices personally delivered to individuals performing services under this Agreement, shall be ineffective.
Time is of the essence for all notices required under the terms of this Agreement.

5. GENERAL PROVISIONS

- a. In the event it becomes necessary for either party to institute suit against the other to secure or protect its rights under this Agreement, the prevailing party shall be entitled to all associated costs of the suit, including reasonable attorney's fees, administrative fees, court costs and damages as part of any judgment entered in its favor.
- b. The terms of this Agreement shall be binding upon and inure to the benefit of Jani-King and Client and their respective heirs, representatives, successors and assigns, except as otherwise herein provided.
- c. Any waiver by either party to this Agreement of a breach of any term or condition of this Agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this Agreement.
- d. Both parties agree that they have fully reviewed and discussed the terms of this Agreement, with the attached Cleaning Schedule, and acknowledge that the terms reflect the entire Agreement of the parties, and it supersedes all prior representations and understandings of the parties.
- e. Any changes or modification to this Agreement must be in writing, signed by both parties and attached hereto.

Customer Initials_____



Initial Clean (Optional)

There will be a one-time charge to complete the items initialed with approval within thirty (30) days of the Start Date of this Agreement.

AREAS / TASKS	AMOUNT	INITIALS
WAXABLE FLOORS	\$	
Existing floor finish will be removed, then the floors will be rinsed with clean water and four (4) thin even coats of floor finish will be applied. All furniture will be returned to its original position.		
CARPETED FLOORS	\$	
Carpeting will be thoroughly shampooed, taking care to get into corners and along edges		
OFFICES, KITCHENS AND BREAKROOMS	\$200	
Vertical and horizontal surfaces, including desks, files, windowsills, tables, chairs, telephones, and doors will be thoroughly damp wiped		
Carpeting will be thoroughly vacuumed, taking care to get into corners and along edges		
Partitions and lobby glass will be washed		
Light fixtures, air diffusers, and door frames will be dusted		
Countertops, cabinets, and the exterior surfaces of appliances will be wiped with an all-purpose cleaner. Sinks will be washed with a non-abrasive cleaner and bright metal fixtures will be polished		
Microwave ovens will be cleaned inside and out		
RESTROOMS	\$150	
Basins, toilets, urinals, showers, and floors will be scrubbed with a germicidal disinfectant		
Bright work will be polished		
Partitions will be cleaned with disinfectant		
Trash receptacles will be cleaned with disinfectant		
SCRUB (TILE FLOORS)	\$	
Soil will be removed using a cleaning solution and power scrubber, then the floors will be rinsed with clean water to remove any residue. All furniture will be returned to its original position		
WINDOWS	\$	
Interior and exterior window surfaces will be washed with a cleaning solution. Corners/framework will be wiped to prevent runoff of water into framework		

Customer Initials_____



Cleaning Schedule

AREAS / TASKS	DLY	WK	MO	QTR	YR
GENERAL OFFICES-COPY ROOM, CONFERENCE ROOM-LOBBY					
Trash containers: empty containers and replace liners as needed (Liners to be furnished by Client)	X				
Horizontal furniture surfaces (reasonably clear of papers): dust	X				
Desktops: spot clean to remove bottle/cup rings	X				
Carpets: spot vacuum aisles (not responsible for removal of staples/paper clips)	X				
Small carpet stains (2" diameter max): spot clean	X				
Hard floors: dust mop or sweep	X				
Hard floors: spot mop to remove spills and stains	X				
Glass partitions and doors: spot clean to remove fingerprints/smudges	X				
Carpets: thoroughly vacuum (not responsible for removal of staples/paper clips)		X			
Hard floors: damp mop with neutral cleaner		X			
Wall-hung pictures: dust and straighten		X			
Baseboards and low vents: dust		X			
Wall surfaces around light switches: spot clean		X			
Ceiling vents and ledges that can be reached from the floor: dust			X		
Telephones: clean and sanitize			X		
Upholstered furniture: vacuum			X		
Blinds: dust	X				
RESTROOMS					
Toilets and urinals: clean with a germicidal disinfectant	X				
Sinks: clean with a non-abrasive cleaner and disinfectant	X				
Doorknobs/push plates: clean with a germicidal disinfectant	X				
Bright metal parts of fixtures: polish	X				
Mirrors: clean and polish	X				
Trash containers: empty containers and replace liners (Liners to be furnished by Client)	X				
Hand towel and soap dispensers: clean and replenish	X				
Walls: spot clean to remove soap splashes, fingerprints/smudges	X				
Partition tops: dust	X				
Partition walls: spot clean with a detergent disinfectant solution	X				
Hard floors: sweep then mop with a detergent disinfectant solution	X				
Tile walls and partitions: clean and disinfect		X			
Ceiling vents and ledges that can be reached from the floor: dust		X			
Hard floors: scrub with a detergent disinfectant solution and rinse thoroughly			X		
Floor drains: add water and enzymes			X		
Re-stock any paper products as required. (Paper products to be furnished by Client)	X				

Customer Initials_____



Cleaning Schedule

AREAS / TASKS	DLY	WK	MO	QTR	YR
COMMON AREAS-TRAINING ROOM-HALLWAY					
Trash containers: empty containers and replace liners as needed (Liners to be furnished by Client)	X				
Carpets: spot vacuum aisles (not responsible for removal of staples/paper clips)	X				
Small carpet stains (2" diameter max): spot clean	X				
Hard floors: dust mopped or swept. Hard floors: spot mop spills and stains	X				
Glass partitions and doors: spot clean to remove fingerprints/smudges	X				
Entryway metal and glass: spot clean to remove fingerprints/smudges	X				
Entrance mats: vacuum (carpet) or sweep (rubber/vinyl)	X				
Wall surfaces around light switches: spot clean	X				
Water fountains: clean with a disinfectant solution, then polish	X				
Carpets: thoroughly vacuum (not responsible for removal of staples/paper clips)		X			
Hard floors: damp mop with neutral cleaner		X			
Wall-hung pictures: dust and straighten		X			
Baseboards and low vents: dust		X			
Glass partitions and doors: thoroughly clean on both sides		X			
Entryway metal and glass: thoroughly clean		X			
Ceiling vents and ledges that can be reached from the floor: dust			X		
Upholstered furniture: vacuum			X		
Ledges and handrails: dust/			X		
KITCHENS					
Trash containers: empty containers and replace liners (Liners to be furnished by Client). Police the area for trash.	X				
Trash containers and adjacent wall surfaces: wipe with all-purpose cleaner	X				
Countertops and cabinets: wipe with all-purpose cleaner	X				
Sinks: wash with non-abrasive cleaner and disinfect	X				
Bright metal parts of fixtures: polish. \Clean of any side tables	X				
Microwave ovens: clean inside and out	X				
Tables and chairs: wipe with all-purpose cleaner	X				
Hard floors: sweep and damp mop with neutral cleaner	X				
Exterior surface of refrigerator/appliances: wipe with all-purpose cleaner	X				
Wall surfaces around light switches: spot clean		X			
FLOOR MAINTENANCE PROGRAM					
Strip & Refinish all VCT flooring	N/A				
Carpet Extract all carpeted areas	N/A				
Buff all VCT Flooring	N/A				

Customer Initials_____



Service Agreement

CUSTOMER NAME & ADDRESS

Aberdeen C.D.D.
Kate Trivelpiece
110 Flower of Scottdale Avenue
St. Johns, Florida 32259

JANI-KING NAME & ADDRESS

Jani-King of Jacksonville
5700 St Augustine Rd.
Jacksonville, FL 32207

SERVICE FREQUENCY / DESCRIPTION	MONTHLY CONTRACT AMOUNT
7 Days per Week (Monday- Sunday) Between the hours of 11:00 pm – 5:00 am	\$1,632.00 (Taxes not included)


CUSTOMER

Signature of Authorized Representative

Print Name, Title

Date

JANI-KING



Signature of Authorized Representative

Darryl B. Hall, CEO

Print Name, Title

Date

Billing Information

Billing Information:

Kate Trivelpiece

Client Accounts Payable Contact
475 West Tower Place Ste.114

Accounts Payable Phone # / Extension
(904) 993-9831

Billing Address
St. Augustine, Fl. 32092

City, State, Zip

Accounts Payable Fax #
kate.trivelpiece@fsresidential.com

Accounts Payable E-Mail Address

PREFERRED PAYMENT METHOD (Please select one):

- ☒ **Client will pay invoices by check to Jani-King**
5700 Saint Augustine Rd., Jacksonville, FL 32207
- ☐ **Client will pay invoices by credit card via phone call to Jani-King**
Credit cards accepted plus convenience fee as percentage of sale:
(VISA, MasterCard, Discover plus 4% fee; American Express plus 4.5% fee)
- ☐ **Credit Card Payments will be Charged Automatically by Jani-King**
Each month or as invoices dictate, client's credit card on file will be charged and a receipt emailed to client per signed Authorization Form.
- ☐ **Jani-King will Initiate Electronic Auto-Draft (ACH) from Client's Bank**
Account Jani-King will draft by ACH client's bank account each month on the 5th for the previous month's service or current month's service as client prefers per signed Enrollment Form.
- ☐ **Client will Initiate Electronic Payments to Jani-King**
Details for the receiving Jani-King bank account will be provided to client upon request.

Customer Initials_____

D.

Aberdeen CDD Proposal/Quotes Overview
Project: Social Hall Painting
Date: April 2025

<u>Quote #1</u> Five Star Painting	<u>Painting to include:</u> <ul style="list-style-type: none">• Interior Walls, island, beams, ceiling, trim and frames• Sherwin Williams Paint	Includes Paint for 2 coats, Labor & Material Total \$ 7354.00
<u>Quote #2</u> Certa Pro	<u>Painting to include:</u> <ul style="list-style-type: none">• Interior Walls, island, beams, ceiling, trim, and frames• Sherwin Williams Paint	Includes Paint for 2 coats, Labor & Material Total: \$2975.00
<u>Quote #3</u> RP's Painting	<u>Painting to include:</u> <ul style="list-style-type: none">• Interior Walls, island, beams, ceiling, trim, and frames• Sherwin Williams Paint	Includes Paint for 2 coats, Labor & Material Total: \$6100.00

**A separate vendor will mud and skim wallpaper, sand and
ready wall for painting. \$1495.00**

***Estimate Attached - Wunderlich Drywall Repair**

Quote#: 3163 Title: Interior: Social Hall

Date: 02/19/2025

Estimator: Laura Daconceicao Cell Phone: (904) 501-4603 Office Phone: (904) 650-2096

Mailing Address: FL License # ST-9820/ ST-9819



Customer Quote

Locally Owned and Independently Operated. FL Contractor Number - ST-9820 / ST-9819

Jay Parker
jay.parker@fsresidential.com
(904) 303-7366

Billing: First Service Residential
110 Flower Of Scotland Ave
Jacksonville, FL 32259

Service: 110 Flower Of Scotland Ave
Jacksonville, FL 32259

Customer Notes: Customer would like social hall to be repainted.
Estimate includes all labor and materials. Five Star will patch any holes or wall areas as needed. No major repairs are included.
Recommend Sherwin Williams Duration for all walls for best washability.
Final colors/sheens TBD. Final colors may affect final pricing. If there are any changes, Five Star will make the customer aware prior to work starting.

Should any changes arise to the SOW, a new estimate or a change order will be issued.

All labor and materials are included. Estimate allows for 2 trips. Main painting + 4 man hours of rework.

A 25% deposit is required before work can begin. All final invoices are due within 30 days of receipt. Failure to pay by the designated time may result in legal action. Any changes to payment terms must be agreed upon prior to work starting.

Not Included: No repairs are included other than minor patching of nail holes, nail pops etc...

Details

• OUR PROCESS

ACCEPTANCE: Before the work begins, a Five Star Painting Production Manager will call to confirm project details.

START DAY: A Five Star representative will always do a thorough walk around with the customer, before the job starts, to ensure everyone has the same understanding. E.g. Colors, wall to be painted, timeframes, etc. During that initial walk-through, we will finalize the project scope to ensure a mutual understanding and the customer's expectations (e.g., anticipated repairs, completed finishes, time frames, etc). Additionally, the Production Manager will note all existing damage (e.g. damaged walls, texture issues, scratches and damage to wood floors, over-paint on ceilings, existing paint spills, etc) to avoid misunderstandings at the end of the project.

PREPARATION: We will remove all switch plates, outlet covers, and other items from walls and surfaces that will be painted. All floors and customer furniture/belongings will be covered with paper/plastic as needed. We fill small holes, as needed and patch walls as agreed. We ask that the customer move all personal belongings and electronics off of and away from the walls. We will assist with larger items if needed. While we will take precautions with items as we move them, we are not responsible for damaged flooring or broken items if we are required to move furniture or appliances in order to access the surfaces to be painted.

PAINTING: Unless specified otherwise, Five Star Painting crew will roll and brush cut using selected paint on all surfaces that will be painted.

FINAL CLEANUP: Five Star Painting crew will clean up daily and a thorough clean up at job completion.

PAYMENT: Near the end of the job, the Production Manager will conduct a final inspection and acceptance walk-around with the customer and Crew Foreman to ensure a high-quality result and customer satisfaction. Final payment is expected when job is accepted as complete.

- Estimate is based on 2 coats to achieve full coverage. Should a 3rd coat be required due to major color or sheen change, a change order will be issued to cover the labor and material difference.
- Final colors, sheens and materials to be determined prior to start based on customer preference and availability. The customer is responsible for selecting colors. Should the customer decide that the color they selected is not to their liking and they would like for an area to be repainted, a change order will be issued to cover the repaint costs.
- A 25% deposit is required before work can begin. All final invoices are due within 30 days of receipt. Failure to pay by the designated time may result in legal action. Any changes to payment terms must be agreed upon prior to work starting.
- Five Star will always ask the customer where we can clean out our gear, we will never assume we can use a specific sink or area. Our gear will always be stored in an approved area and will be covered with a drop cloth at the end of the day.
- Should the scope of work change, a new estimate or a change order will be issued.

Paint Island. Should customer prefer not to include this, remove \$1500 from total estimate. (count: 1)

Social Hall

Color 1 : Walls (2 Coats)

Color 3 : 6.00 Doors (2 Coats), 6.00
Jambs (2 Coats), 5.00 Windows (2
Coats), Baseboards (2 Coats), Chair
Rail (2 Coats), Crown Mldg. (2 Coats)

Color 2 : Ceiling (2 Coats)

Notes: Lower portion of wall is previously
painted grasscloth wallpaper. This
estimate assumes we will be painting
over existing surface. Should the
customer choose for us to remove the
wallpaper and repair any minor damage
to the wall, add \$1800 to this estimate.
Depending on what the wall condition is
behind the current wallpaper, additional
fees may apply for repairs.

Ceiling includes painting the beams.
Sound boards will be removed by
customer. Some water stains on the
ceiling will need to be primed prior to
painting.

Exterior side of doors are included in a
separate estimate. Interior side of doors
are included in this estimate.

Total

Subtotal: \$7,354.00

Total: \$7,354.00

Payment: \$0.00

Balance Due: \$7,354.00

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 1.5% per month will be applied on all past due accounts. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days.

I hereby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. I hereby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action.

I agree to the payment terms and contract stated above:

Authorization to begin work (Client): _____

Work Completed to satisfaction (Client): _____

Contractor Signature: _____ Date: _____

Customer Focused, Quality Driven™
Visit FiveStarPainting.com/warranty for details on our 2-year warranty.

JOB SITE

Aberdeen Int

110 Flower of Scotland Ave
 Fruit Cove, Florida 32259
 (904) 217-0925
info@aberdeencdd.com

PREPARED BY

Brad Davis

Franchise Owner
 904-813-4895
bdavis@certapro.com



CLIENT

Kate Trivelpiece

(904) 217-0925
info@aberdeencdd.com

CLIENT CONTACTS

PRICING:

Club Room	\$2,975.00
Subtotal:	\$2,975.00
Total:	\$2,975.00

GENERAL SCOPE OF WORK

This proposal is for interior painting of the clubhouse per the following scope:

Prep work to include priming skim coat (skimming & sanding to be done by others), caulking trim & minor drywall repair as needed.

Painting to be two coats of Sherwin Williams Superpaint to the ceilings, beams, walls, trim, frames, doors/frames, & the island. One color expected throughout as discussed.

Closets & cabinets are not included.

Proposal includes all labor & material.

CLEAN UP

To be completed in full daily in each room so as to allow customer access. The drop cloths, tools and ladders to be placed in determined location by the customer for safety. The only time cleanup not completed in full is if the customer has agreed to allow painter to leave the room in a certain state so as to allow for more efficient production.

PROPOSAL AND COLOR SPECIFICATIONS

Surface/Item	Product	Paint / Primer Coats	Color
Club Room			
Ceiling	SuperPaint-Latex-Satin	2 / 0	TBD
Walls	SuperPaint-Latex-Satin	2 / 0	TBD
Window Frame(s)	SuperPaint-Latex-Satin	2 / 0	TBD
Door(s)	SuperPaint-Latex-Satin	2 / 0	TBD
Door Frame(s)	SuperPaint-Latex-Satin	2 / 0	TBD
Baseboard	SuperPaint-Latex-Satin	1 / 0	TBD
Crown Molding & Beams	SuperPaint-Latex-Satin	2 / 0	TBD
Chair Rail	SuperPaint-Latex-Satin	1 / 0	TBD
Island			

NOTES

CUSTOMER SERVICE COMMITMENT: The goal for this job is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making the client feel part of the process with daily updates and excellent communication, by doing things right the first time, and by respecting your property.

WARRANTY ON ALL WORK: We warranty all of our work for 2 years against blistering and peeling. A copy of the warranty will be provided to you & is attached to this proposal.

CARPENTRY: All carpentry estimates are based on visual inspection. Pricing could change if there are non-visible items that would require additional work to complete.

OTHER TRADES: It is essential that the work area be available to us, free from other trades. As a result of trade interference, CertaPro Painters may leave the job & additional charges may be incurred.

PROPERLY PAINTED SURFACE: The painting contractor will produce a "properly painted surface." A "properly painted surface" is defined as uniform in appearance, color, texture, hiding and sheen. It is also free of foreign material, lumps, skins, runs, sags, holidays, misses, or insufficient coverage. It is also a surface free of drips, spatters, spills or overspray caused by the **painting contractor's workforce**. In order to determine whether a surface has been "properly painted" it shall be examined without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position.

SCHEDULING: All efforts will be made to accommodate scheduling needs by the customer, but due to items such as weather, completion of prior projects, moisture concerns, personnel availability, etc. we can not 100% guarantee completion and start dates unless otherwise stated in the contract.

EXTRA WORK & CHANGE ORDERS: Extra work and change orders become part of the contract once the order is prepared in writing or verbally agreed to by both parties prior to the commencement of any work covered by the new change order. Some work may be done on Time & Material "T&M" basis and the customer will be charged accordingly.

RENDERINGS: Renderings may be requested and are part of the original project price. If the job is not awarded customer to be charged \$250 for the rendering service unless other pricing agreed upon.

ADDITIONAL NOTES

UNFORSEEN CONDITIONS: We make our best attempt to identify every aspect of the painting project to provide you with an accurate price on the work to be performed. However, due to the nature of our business, there may be some issues that arise that are out of our control or areas that were not accessible when providing the proposal & would incur additional cost. Carpentry work can also expose additional damage during replacement. Additional carpentry work will be discussed with the owner as it is encountered. Additional work will be charged at Labor (\$75/Hour) and Materials (1.1 times the cost of materials) with prior approval from the Owner.

CREDIT CARD PAYMENTS:

We gladly accept VISA and Master Card payments, unless otherwise specified as part of the Contract but we do charge a 2% convenience fee. If planning to pay with a credit card, Customer shall provide CertaPro's Sales Associate with all the required information at the end of the project.

PAYMENT TERMS:

Final Payment is due in full upon completion of project unless other terms have been outlined & agreed upon by both parties. Accounts not paid within terms are subject to a 10% monthly finance charge. Checks can be given to the Jobsite Supervisor at job completion or mailed to the office.

DEPOSITS & SUBSTANTIAL COMPLETION:

A 30% Mobilization and Materials payment on jobs over \$3,000 will be required upon job start. Progress payments will be requested on jobs over \$10,000. Jobs that are substantially complete may be billed 90% if pride walk is post-poned or the structure is not accessible for final touch up and inspection.

VACANT HOMES & RENTALS:

Properties that are to be painted without the customer present (rentals & investment properties) are subject to a 30% deposit prior to mobilization. Customer to coordinate who will be on site to attend the Pride Walk & sign off on job completion.

COLOR SELECTION AND SAMPLES:

CertaPro will provide up to three samples at no charge for any project, additional samples may be purchased & added to the cost of work. Color approval by HOA is the responsibility of the customer & the HOA.

COLOR MATCHING:

If Customer is choosing to have a color formulated to match an existing sample, CertaPro cannot ensure 100% accuracy. Color Matching, though very accurate, is not an exact science, and human/mechanical error can come into play. If additional coatings are necessary to ensure Customer's satisfaction, a charge for the additional paint and labor may be applied to the final bill, per Customer's preapproved, written permission.

ADDITIONAL COLORS:

Pricing is dependent on the number of colors being applied within the property, the placement of the colors and the types of paint in each room. When colors and/or placement (e.g. accents) are undetermined or different to the ones agreed at the time of the estimate, the price is subject to change. This proposal assumes Customer will choose one wall color per room and no more than 3 wall colors in total. There will be an upcharge of \$150 per additional color chosen above 3 wall colors, unless otherwise stated in the proposal. Accent Walls/Split Walls will be \$100 additional per occurrence unless noted in proposal as included.

WATER / ELECTRICITY / LANDSCAPING:

Customer will provide proper water and electric service for the preparation of materials and for the equipment necessary to complete the work (power washers, sprayers, electric tools, etc.) Customer will perform any trimming or pruning of foliage required for CertaPro to properly handle the painting job.

VIBRANT COLORS:

Vibrant Colors may require the application of additional coats to ensure proper coverage which can result in additional charges as needed. This would apply if vibrant colors were not known or discussed at the time of the estimate & CertaPro reserves the right to review all colors prior to job start. Examples of these colors are High Reflective White, certain Yellows, Oranges & Reds. If you have a concern about colors please contact the office to discuss.

PRIDE WALK:

Customer to be available to meet with the Job Site Supervisor on the last day of the job (to be scheduled with the Supervisor) to inspect the job and CertaPro will address any touch ups or concerns. Customer to provide verbal and/or written notice of deficiencies within 14 calendar days of job completion.

SIGNATURES

CertaPro Painters Authorized Signature

Date

Authorized Client Signature

Date

Authorized Client Representative Name & Title

Client

PROPERTY PHOTO AND VIDEO RELEASE

☒ By checking this box, I consent to CertaPro and its agents taking photographs and videos of the property identified in the Proposal and using that content for marketing and advertising purposes. I represent that I have authority to grant this consent, either on my own behalf or on behalf of the property owner.

PAYMENT DETAILS

Payment is due: In full upon job completion

COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

RELATIONSHIP — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

COLORS — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE, IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **Brad Davis**

DATE OF TRANSACTION _____

NOT LATER THAN MIDNIGHT OF _____

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

LIMITED TWO YEAR WARRANTY

Subject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

THIS LIMITED WARRANTY DOES NOT COVER:

- Any work where the Contractor did not supply the paint or other materials.

RP's Painting

License # - ST-8669 L.L.C.

Insured by: Auto Owners Insurance Company

www.rpspaintingcompany.com

Customer's Name: Aberdeen Amenities Center

Contact Person: Kate Trivelpiece

Date of Bid: April 5, 2025

Address: St. Johns, FL 32259

INTERIOR WORK:

1. Prep work will occur first. This involves caulking cracks and filling holes in the walls and any other prep works that needs to be done before painting occurs.
 2. This project involves applying two coats of Sherwin Williams products to the following areas:
 - A. Two coats of ceiling paint to the ceilings.
 - B. Two coats to the five beams on the ceiling.
 - C. Two coats on all the walls.
 - D. Two coats on the trim pieces consisting of baseboards, chair rail, 1"x6" crown molding, and window trim.
 - E. Two coats on the island counter area in the kitchen.
 - F. Two coats on the interior side of the doors
- Kate and her team will determine the colors to be used as well as the type of sheen for each surface.
 - Payment will be made immediately after the job is completed by check.
 - The cost for the paint, the supplies, and the labor is **\$6100.00**
 - The contract must be signed and given to Richard **before** the client is placed on the work calendar.

Property Owner Signature: _____ **Date:** _____

WUNDERLICH
DRYWALL
REPAIRS
422-3634

Name: Kate Trivelpiece
Address: 110 Flower of Scotland Ave.
City & State: Saint Johns FL.
Phone: _____

DESCRIPTION OF WORK
TO BE PERFORMED

Minimum \$150.00 per job.

Mud & skim WALL PAPER, SAND
AND READY FOR PAINT. \$1,495.⁰⁰
LABOR & MAT.

ALL WORK DESCRIBED ABOVE WILL REQUIRE FULL PAYMENT UPON COMPLETION.

Drywall hanging: _____ sq. ft. Drywall Finishing: _____ sq. ft.

Signature: _____ Date: 4/4/25

*Payments must be made upon completion, all returned checks will have an additional 10% charge per month until balance is paid. If balance is not paid, owner will then receive a notice of lien on the described property above. Wunderlich Drywall is not responsible for underground utilities, water, sewer, electric or cable lines, etc. Any and all permits will be owners responsibility, unless otherwise disclosed in contract.

**CONTRACT
TOTAL**

\$1,495.⁰⁰

VISA

FREE ESTIMATES

MasterCard

FIFTH ORDER OF BUSINESS

A.



Dear Aberdeen CDD Board,

I hope this letter finds you well. I am writing to request the use of the Aberdeen lap pool for the Bartram Trail swim team for the 2025 upcoming season. We are hoping to hold our practice sessions and host home meets at your facility during the time period of August 1, 2025, to November 13, 2025.

Our practice schedule would be as follows:

Monday to Thursday


Practice times: 4:30 PM to 6:30 PM

*Only need 4 lanes

In addition to our regular practice sessions, we would also plan to host 3 home swim meets during this period, each taking place from 4:30 PM to 7:00 PM. We would need all 6 lanes to host meets.

We would greatly appreciate the opportunity to partner with you and use the pool for these important events. The swim team is excited to represent our community, and utilizing the CDD lap pool would be invaluable to the success of our program. If there are any further steps required to facilitate this request, please let us know, and we would be happy to discuss details or provide any additional documentation needed.

Thank you for considering our request. We look forward to hearing from you and working together to provide a positive and successful season for our student-athletes.

Respectfully,


Ben Windle

Athletic Director

HUMILITY PASSION UNITY SERVANTHOOD THANKFULNESS

@BT_ATHLETICS 7399 LONGLEAF PINE PARKWAY ST. JOHNS FLORIDA 32259 (904) 547-8340

B.



Art & Music Summer Camp




June 9-13 &
16-20
July 7-11 &
14-18

ARTINMOTION.CLUB
ARTINMOTIONBYD@GMAIL.COM



110 Flower of
Scotland Ave,
St. Johns, FL
32259

+New Friends
+Fun crafts
+Drawingr
+Themed Party
Fridays
All in one week



ART • THEATER • MUSIC • DANCE • ENRICHMENT

Art in Motion Summer Camp Layout Plan

ART & MUSIC

Target Audience: Ages 5–13**

Camp Duration: Weekly sessions (Monday–Friday)**

Time: 9:00 AM –2:00 PM**

Tuition: \$400 per week

Staff: Mother-daughter duo (plus optional assistant/volunteer for larger groups)

Capacity: Up to 20 kids per week for a quality experience

Location: Indoors (Aberdeen social hall) with outdoor access for certain activities

Weekly Themes

Each week will have a creative theme to keep content fresh:

- Week 1: Under the sea**
- Week 2: Nature and Bugs**
- Week 3: To the Beach**
- Week 4: Animal Kingdom**

Daily Schedule

| Time | Activity

| 9:00–9:30 | Arrival / Welcome Circle / Warm-up sketch

| 9:30–10:30 | **Art Session 1 – Guided painting or craft**

| 10:30–10:45 | Snack Break

| 10:45–12:00 | Music Session 1 – Rhythm, singing, instruments**

| 12:00–12:45 | Lunch / Free Play

| 12:45–1:45 | **Art Session 2 – Mixed media / 3D crafts**

| 1:45- 2 | Clean up and Pick up

Art Offerings

- **Mediums:** Acrylic, watercolor, clay, Pencil, recycled materials
- **Projects:** Canvas paintings, wearable art, sculptures

Music Offerings

- **Instruments:** Percussion (drums, tambourines, shakers), keyboards, ukuleles
- **Instruction:** Rhythm games, melody creation, singing, basic composition
- **Extras:** Make-your-own-instrument day, group performance at end of week

What's Included

- **All art supplies**
- **Instruments for use**
- **Art apron**
- **Drawing Journal**
- **Drawstring bag**
- **End-of-week -Art Show & Music Recital** (Fridays at 1:00 PM)**

Optional Add-ons

- T-shirts with custom camper designs (\$15)
- Take-home art kits (\$25)
- Extended care (8–9 AM, 2-3 PM) at \$10/hr

Marketing Ideas

- “Mom & Me Magic” – Emphasize the warm, family-led environment
- Homeschool program for the fall
- Early bird discount for signups before May 15
- Sibling discount (\$15 off per sibling)

SIXTH ORDER OF BUSINESS

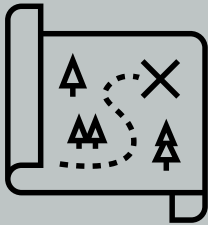


GREEN SPACE

UPDATE

APRIL 22, 2025

7 Green Spaces Identified



Aberdeen CDD – Irish Tartan Way

Aberdeen CDD – River Dee

Aberdeen CDD – Sterling Bridge

Aberdeen CDD – Fort William Drive

Aberdeen CDD – Prince Albert Avenue

Aberdeen CDD – Sutherland Forest

Aberdeen CDD – Braewick

719 OR 723 Irish Tartan Way

By Pam Moore





Aberdeen CDD – River Dee

Aberdeen CDD – Sterling Bridge (existing)

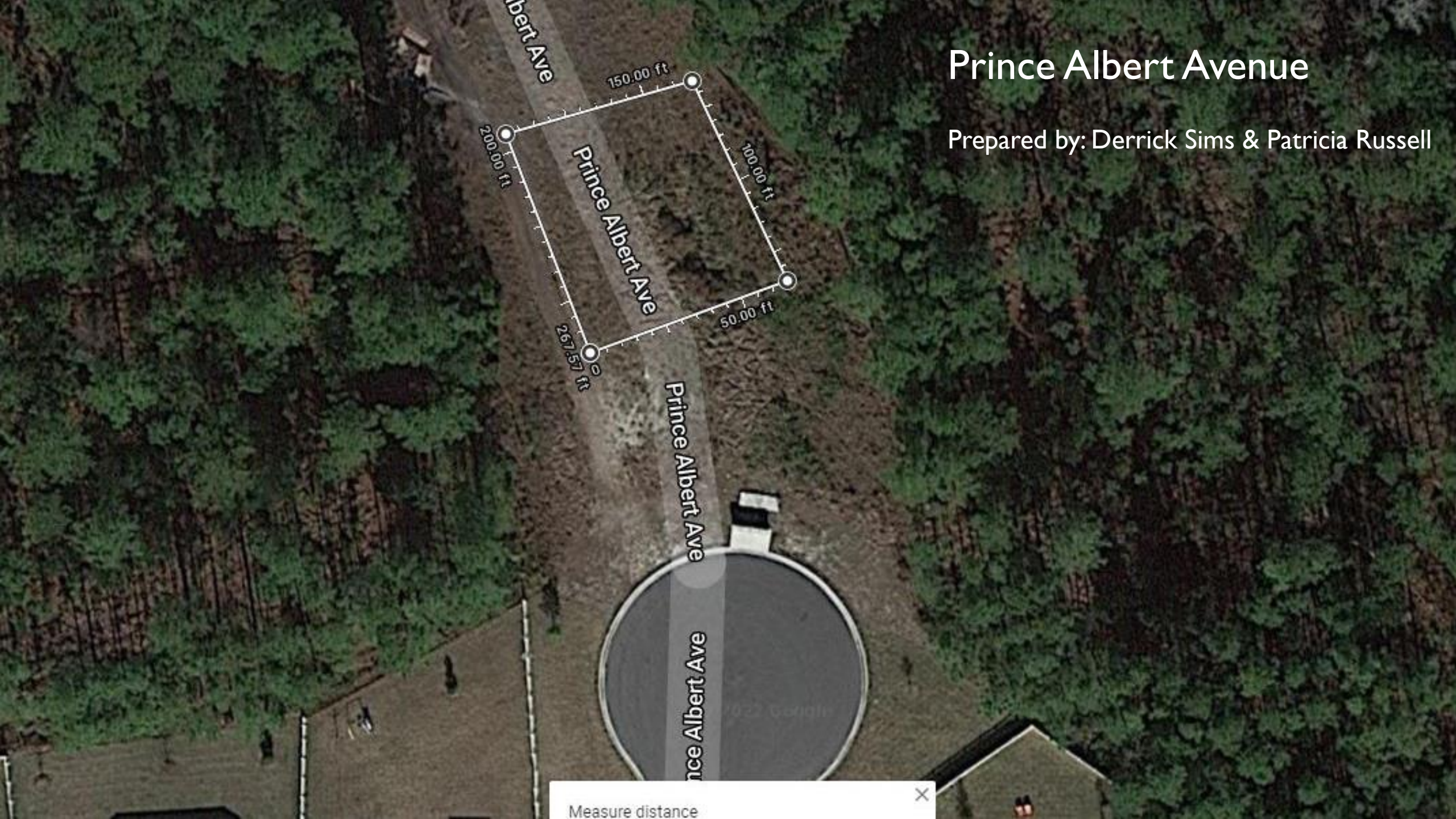


Aberdeen CDD – Fort William Drive



Prince Albert Avenue

Prepared by: Derrick Sims & Patricia Russell



Aberdeen CDD – Sutherland Forest



Aberdeen CDD – Braewick



×

Measure distance

Click on the map to add to your path

VENDORS

- Boogle Conviviality Booster - [Who are we? - BOOGLE® - La pétanque Booster de convivialité](#)
- Beezland - [Amusement Park Nets – Fiber to Net](#)
- Lil Guppy Playground Pump - [Lil Guppy Playground Pump - Cadron Creek Play](#)
- R&R Outdoors - [About Us | R&R Outdoors, Inc. Outdoor Pool Tables - All Weather Billiards \(randroutdoorfun.com\)](#)
- Beyond Your Ordinary Recreation - [BYO Playground | Commercial Recreation & Playground Equipment](#)
- Shade Creations - [Waterloo Tent | Carnival & Shade Solutions](#)
- Taylor & Associates Inc. - [Outdoor Commercial Furniture | Colorado | Taylor & Associates, Inc \(taylorincorporated.com\)](#)
- 9 Square in the Air - [9 Square in the Air](#)
- Southern Recreation - [Jacksonville Florida Playground and Park Equipment and Installation \(southernrecreation.com\)](#)
- Sport Surfaces - [Sport Surface resurfacing and construction in florida | Sport surfaces](#)
- Project Innovations Inc. - [Contact Us – Project Innovations Inc. \(myusaprojects.com\)](#)
- Gametime - [Playground Equipment | GameTime](#)
- Land Structures - [Commercial Playground Equipment - School Playgrounds - Park Playgrounds \(playlsi.com\)](#)
- Playground Boss - [Products - Playgrounds - SALE - Playground Boss](#)

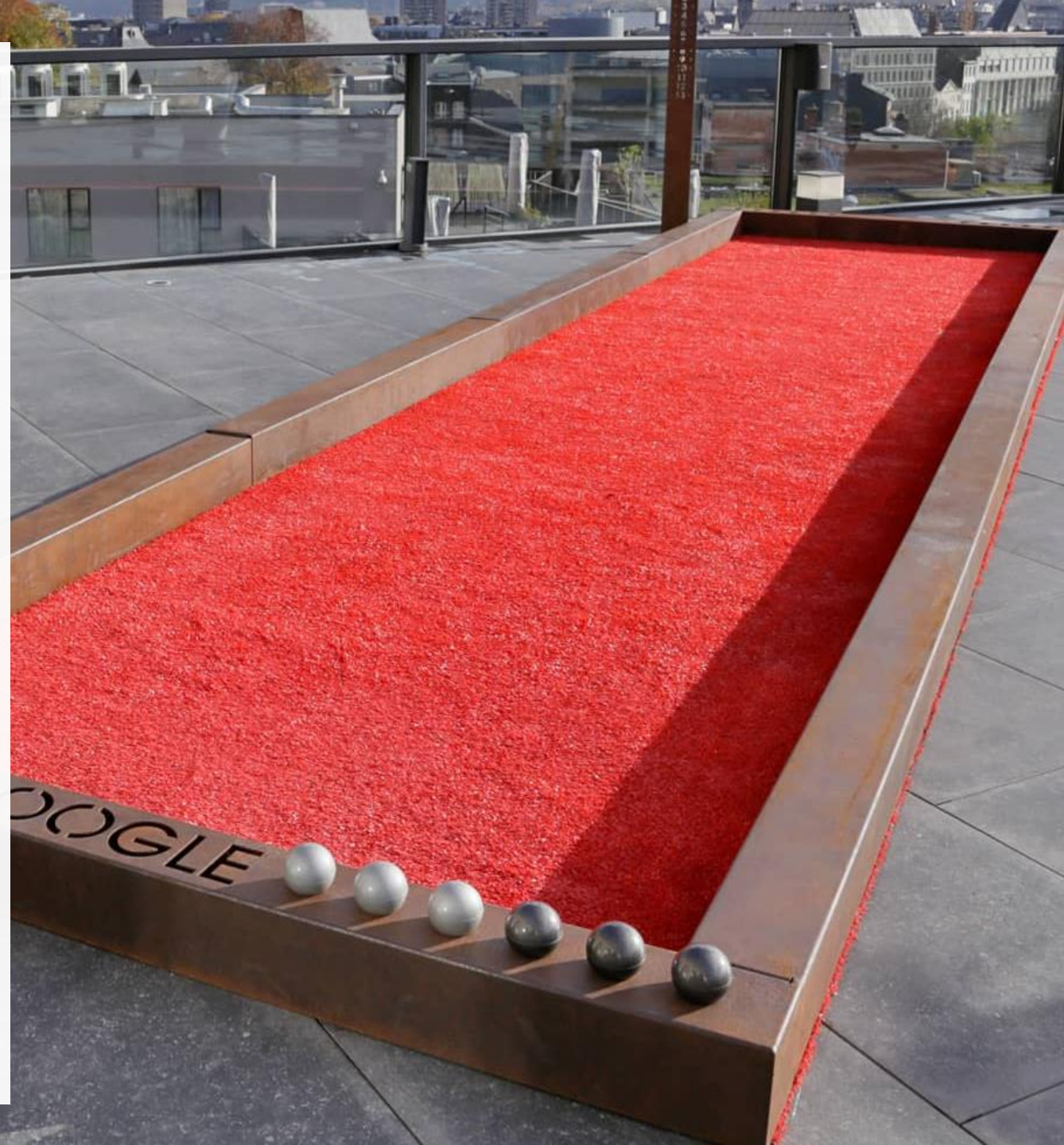


Boogle Conviviality Booster *The Color Model*

- BOOGLE COLOR is a top of the line product, combining the lightness of aluminum and the innovation of BOOGLE in petanque lane that will look exactly how you want it to look.
 - The BOOGLE COLOR uses the RAL complete color chart with more than 1,600 shades. Impossible not to find the one that will match your enterprise's corporate identity, or even your favorite color.
 - You will also be able to choose your finish (shiny, semi-shiny, matte, or even metallic or structured) that will put the final touch to your customization.
-
- Measurements: 8 M x 2M
 - Weight: 100 kg
 - Volume: 60cm high x 220 cm long x 45 cm wide.

Boogle Conviviality Booster *The Corten Model*

- The very best of our BOOGLE playing grounds with its Corten steel borders. Corten or weathering steel is a steel alloy which were developed to eliminate the need for painting and form a stable rust-like appearance after several years exposure to weather. It is used for its appearance and its resistance to atmospheric conditions, in architecture, landscaping, construction and art, mainly sculptures for outdoors.
 - The borders of the Corten playing ground are folded, welded and finished in a professional sheet-metal works to produce exceptional effects. Even more than a conviviality booster, it is a luxury product which can become a permanent playing ground.
 - Our BOOGLE CORTEN playing ground can be put up in less than 10 minutes.
-
- Measurements: 8 M x 2M
 - Weight: 234.70 kg
 - Volume: 60cm high x 220 cm long x 45 cm wide.





BEEZLAND CROCHET KIDS PLAYING GROUND

- Our netting products are designed specifically for certain kinds of uses. A system that is used in an amusement park would have different requirements than one used in a construction environment. Rope netting products which are used in the amusement industry must meet the ASTM requirements for safety.
- Fun facts
 - ▶ 28' wide x 20' long
 - ▶ 14 hand-dyed colors
 - ▶ 5 hanging pendulums
 - ▶ 40 miles of braided nylon
 - ▶ 8 entry holes
 - ▶ waterproof



Lil Guppy Playground Pump

- Water play helps develop motor skills and problem-solving skills. When using the Playground Pump, kids also benefit from social-emotional growth as they work together to pump the water. It encourages language development as children learn new vocabulary related to water science. Finally, Playground Pumps are a great STEM teaching tool. From simple mathematical concepts (full, half, empty) to more complex concepts like pounds of force required to lift x amount of water, the Playground Pump is a fun way to stimulate inquisitive minds.

Pump Information

- ✓ 22 3/8 inches tall from base to top of the handle
- ✓ Made of stainless steel
- ✓ 11 3/4 inch long spout
- ✓ Designed for heavy-duty kid traffic



R&R Outdoors

Life is better played outside!

- We are the original and only manufacturer of regulation, outdoor pool tables using the preferred 1-inch Brazilian Slate Bed. We also manufacture other fun outdoor games.
- They can withstand wind, rain, salt water and snow.
- Our pool and game tables are built for both residential and commercial play, indoors and out.
- Each table is individually constructed to the size, style, color, and customizations that you choose.
- Activities
 - Cornhole
 - Foosball
 - Shuffleboard
 - Table Tennis
 - Pool Table (11 different styles)



Beyond Your Ordinary Recreation

- BYO Playground began in 1999 with a backyard swing set and an idea – to be the best in commercial playground equipment services. Our idea has grown from that simple backyard swing set to large commercial playgrounds that have inspired creativity and imagination in children all over the world.

Shade Creations *By Waterloo*

- We specialize in custom canvases and covers for amusement parks, carnivals, aquatic centers, parks, and more. They cover your rides, games, pools, playground equipment, and other areas.
- This clear-span designed structure is the perfect solution for your large primary shade needs such as concessions seating and playgrounds.





Taylor & Associates Inc

OUTDOOR FURNITURE

- Practicality, simplicity, and elegance are at the heart of the Taylor & Associates outdoor furniture product line.
- Commercial Outdoor Furniture for Hotel Pools, Water Parks, Theme Parks, Apartment Communities, Municipal Parks and Beaches Nationwide.
- They carry Benches and Picnic Tables.
- They carry Grills in several sizes and different configurations.



Taylor & Associates Inc
Dog Park

- We provide fun for your dogs!



9 Square in the Air

- We have heard from thousands of customers that this game is perfect for all ages and skill levels and has been an incredible tool to build community in their neighborhood. It pulls people together, gets them laughing, smiling and moving.

Southern Recreation Florida's Top Choice for Parks and Playgrounds

CANOPY SHORES CITY PARK

- The local Parks Department was looking for a unique “treehouse” designed playground.



Southern Recreation

PALENCIA PARK

- The counties Park & Rec department was seeking bids on a “pirate” themed playground.





Southern Recreation

ALTOS DEL MAR PARK

- The City of Miami Beach approached us with the challenge of creating a totally unique, one-of-a-kind playground for one of their beachside parks.



Sport Surface

- Sport Surfaces offer a variety of different courts and games.
 - Cornhole Court
 - Pickleball Court
 - Horseshoe Pit
 - Giant Chess
 - Bocce Ball Court
 - Beach Tennis
 - Sand Volleyball Court







GameTime *Menlo Park, CA*





GAMETIME
TOUCAN HIDEAWAY

Landscape Structures

Domino Park





LANDSCAPE STRUCTURES

CENTRAL PARK OF MAPLE GROVE



LANDSCAPE STRUCTURES PACO SANCHEZ PARK

PLAYGROUND BOSS



SEVENTH ORDER OF BUSINESS

D.

Aberdeen CDD Operations, GM/LD Monthly Report – April 22, 2025

Operations Manager Update:

- The old can and fluorescent light in the Pool slide bathroom were replaced by Lins Electrical with new LED lights. (Photo)
- A new electrical receptacle was installed by Lins Electrical in pool slide bathroom. (Photo)
- A new electrical receptacle was installed by Lins Electrical outside maintenance office for the Mini Melts machine. (Photo)
- Dive Block anchors were installed and completed by C. Buss. (Photos)
- A leaking outside faucet was replaced by Fenwick that required cutting a hole in the Social Hall Wall. (Photo)
- The Monument lights were replaced at Grandholm and Wellington entrances.
- The Social Hall garbage disposal was fixed.
- At the Fitness Center, the leg press safety shields, clamps, and anchor were replaced.
- The lock in men's handicap stall was replaced.
- Emergency light batteries and exit lights were replaced in social hall and bathrooms..

Current Operations Projects/ Areas of Concerns:

- There is a undetermined broken pipe under pool tank #1. **Repairs COMPLETED - New valves were replaced.**
- Red Rhino was here to detect leak in tank and found cracks in the bottom of the tank reservoir.
- We are working with Pella Doors to repair or replace and or repair existing exterior gym doors. **IN PROGRESS**
- We are working with Com Pac to replace broken tank cover. **IN PROGRESS**
- The handicap stall in the fitness center men's room has a sink that has come unattached from the wall. We currently have a metal rod holding up the sink for additional support. We have been given quotes from Fenwick to replace sink and wall bracket that will require tile work if replaced. (Photo) **IN PROGRESS**

GM/Lifestyle Update:

Facility Updates:

- Certa Pro completed painting of the exterior fences and will be doing additional work on railings and underneath slide stairwell. (Photos)
- The new Social Hall furniture has been ordered. We hope to have the room completed prior to June 1st.

Lifestyle Events Recap:

- The Chick-fil-A Food Truck was here on Thursday, April 3rd. The will continue to come to the Amenity Center the first Thursday of every month from 5-7:30pm.
- The Spring Community Wide Yard Sale was held on Saturday, April 5th.
- The 50+ Group held their Spring Fling themed social in the Social Hall on April 11th.
- The Spring "Egg"stravaganza was held on Saturday, April 19th from 11am-2pm with a very large attendance. (Photos in next months report).

Lifestyle Upcoming Events:

- We have a Spring Paint Party scheduled for April 30th.
- The Schools Out Bash is scheduled for Sunday, June 1st from 2-5pm. We will pool games, DJ and ice cream.

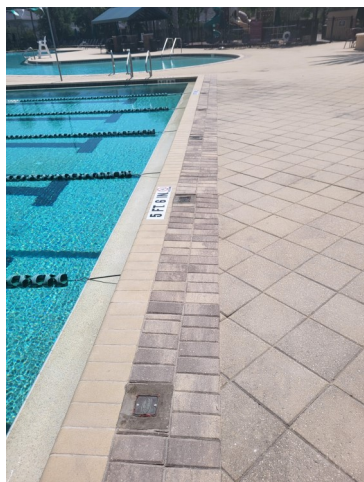
Operations & Facility Update



Pool Slide Bathroom New LEDS



New Receptacles - Bathroom and Vending Machines



New Dive Block Anchors



New Faucet Installation / Social Hall Wall



Certa Pro completed Exterior Pool Fencing Painting Project

Operations Projects/ Concerns



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



Men's Bathroom Sink in Fitness Center – IN PROGRESS

NINTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, March 25, 2025 at 6:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

Lauren Egleston	Chairperson
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 by telephone

The following is a summary of the actions taken at the March 25, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 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 Outfall Pipe Repair at
Shetland Boulevard**

Mr. Silverstein stated the county and engineer of record approved the as-built drawing submitted. With that said it was common to have some discrepancy from the design plans in how they were measured. Sometimes the pipe length is measured on the plans to the end of the pipe and sometimes to the center which would make it long enough on paper but it will be short. A slight discrepancy is usually overlooked in as-built review due to this reason as long as the pipe is

within ten feet or so of the design length. In this case there are conflicting plans showing the end location of the pipe but only one was used for construction. The original plans from 2004 drawn by ETM show the back of the mitered end against the property line at a length of 128 feet. However, these are not the plans that were used. There is another set of plans from 2016 drawn by Dunn & Associates which it was built off of. I do not feel that the pursuit of D.R. Horton to pay for the drainage work would be worthwhile for the CDD considering the time and fees associated. His comment that the ditch not being maintained properly confuses me a bit, I don't know what he is referring to since the slope that is out there is basically what is shown on the design and as-built.

If you are going to do anything about this, I would finish the mitered end where it is shown on this drawing, with the back side of the mitered end to the property line and whatever pipe that takes to get there. I did a quick estimate on what this would cost and I calculated 20 feet of extra pipe, \$250 to \$270 per foot but if you only need 10 feet then my estimate is way over. I also took the difference of five feet in elevation from where I see the grade shots on the as-built to the invert of the ditch and halved that because it will cheese wedge as it gets to the back of the property line and did a 20 X 20 area because that is what the easement is. Dirt and sod to cover it back up not including anything to their fence, because that would be on them came out to about \$30,000. That does not include any excavation or installation. The total actual estimate can range from my estimate by about 10% or so. I gave Jay the names of three small contractors we have used with other CDDs to do repairs like this.

Mr. Marmo asked how did this problem come to our attention?

Mr. Silverstein stated I believe the homeowner was starting to lose soil under her fence and called it into you.

Mr. Magee stated I don't think D.R. Horton is going to contribute and the cost of pursuing that is not having a guarantee of recovery, it probably makes sense for the district just to do the repairs.

Ms. Egleston asked regarding their fence, we will take the fence down to do the work and it will be their responsibility to put it back up. If they cannot produce or if we reach out to the HOA there is nothing that the CDD has granted them access to the easement to put their fence in, can we have them do it correctly and get permission to put it back in?

Mr. Magee stated they own the property and we have an easement on it. The district has the authority to take out the fence. We would have to have a license agreement for them to put it back up.

Ms. Giles asked is there any way we can see if there was a license agreement done originally?

Mr. Magee stated we can run that down. I don't believe it was. I think this is an instance for the HOA maybe granting a fence without consulting the district.

Ms. Giles stated that is what most in the room thinks also but just to verify that a license agreement was not done and we can advise the homeowner going forward if they choose to put their fence back up, they are encroaching on an easement that needs to come before the CDD. Staff can explain that to the homeowner as we start the process.

Mr. Silverstein stated I went over that with them, that the fence is on them entirely and it is in an easement. She may want to put this material back up so you may want to get a hold harmless for the contractor who removes it or she is free to take the fence down.

Ms. Giles stated when we have the proposals back, Jay will present them to the board and we will talk about how we pay for that. There are some funds in your construction account and will ask Alex and Mike to see if this falls within the parameters of use of those construction funds.

Mr. Marmo asked are we confident that fixing this pipe will solve the issue of the washout?

Mr. Silverstein stated yes, because you are going to extend the pipe beyond that slope.

Ms. Giles stated once we have the proposals it is on us to work with the vendor we pick and an agreement but Mike has made himself available if Jay has any questions about this process.

Mr. Silverstein stated I will set up a time with Jay to get back out there and take better measurements of what we think we will need and set up a boilerplate email for Jay to send to contractors. This way I stay out of the loop and save you money. When the proposals come in I can compare them to what our original scope of work and make sure everything is included.

Ms. Egleston asked does it behoove us to allow use of the easement to put a fence back in? This fence has been in for four years, we have an issue that we are saying that is why we were having problem. Should we allow a fence to go back in that area after we fix it?

Mr. Silverstein stated the contractor should be compacting every foot as he backfills. We will put that in there to ensure it is compacted.

Mr. Silverstein left the meeting at this time.

FOURTH ORDER OF BUSINESS

**Board Discussion and Guidance for
Preparation of Proposed Fiscal Year 2026
Budget**

Ms. Giles stated if there is anything specific the board is looking for, this is the time to let us know. We will work with your accountant for all the known increases in the existing agreements.

Staff was directed to obtain proposals for security to be presented at the April meeting along with a proposal for First Services and Jani King.

FIFTH ORDER OF BUSINESS

**Consideration of Proposal from Jani King for
Increase in Services**

On MOTION by Ms. Eggleston seconded by Mr. Perez with all in favor the proposal from Jani King for eight additional days per month of service in the amount of \$432.00 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee gave a brief update on proposed bills being considered that may affect special districts.

B. Engineer

There being none the next item followed.

C. Manager – Form 1 Filing

Ms. Giles stated the form 1 filing is on the Commission on Ethics website. If you need any help with that let me know and I will send you an email with the link. It is the same as you did last year.

D. Operation Manager - Report

A copy of the operations report was included in the agenda package.

E. Amenity Center Manager - Report

Ms. Trivelpiece reviewed the amenity center activities and maintenance items, which were outlined on the monthly memorandum, which was included as part of the agenda package.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Mr. Clarke stated the HOA is meeting on Thursday to approve contributing up to \$150,000 for capital projects. The analysis was based on year-end numbers. I took the CDD's capital fund and added it to the construction fund. Earlier you mentioned the construction fund was \$52,000, that is the proceeds left over from the \$2.1 million bond issued for the fitness center. Before you spend that you need to go back into the record and I think playgrounds are covered under this. I would expend those first. We collectively approved up to \$150,000 but we won't just hand you a check for \$150,000 so it leaves our bank account and sits in your bank account. We want hard projects. We are willing to sit down with the board or with representatives of the management company and decide which projects you would like to pursue. We would like to see some improvements to the neighborhood. There are other projects, one would be to redesign the former fitness center into a meeting room. Make it available to the residents with card tables and shelves and TV, a nice place to gather. Make an office for Jay by redesigning the entryway and moving the machines. The patio at the end of the fitness center there is room for higher end furnishings or screened to make a place for teens to gather. When we do give you the money I will work with legal counsel. The HOA does not own any physical assets nor do we want any ongoing liability. Once we give it to you it belongs to the CDD and community.

Ms. Giles stated I think we can meet your two requests. We can prioritize the use of those funds and district counsel can comment on how we do that.

Mr. Clarke stated you have a capital reserve study coming up and I did it a couple years ago. There are couple things you want to be careful of, I would ask the consultant to break out the capital groups to make sure you set aside the money. They should be able to distinguish between mandatory projects versus discretionary funds. If you can determine how much of the current \$700,000 is related to discretionary projects, that will give you an idea of how much you can contribute.

Ms. Giles stated staff can put together a list.

Ms. Egleston stated they cleared out by Eastwood. Is the little pine tree protected? If it is not protected, it can go. There are two ponds that Aberdeen owns that are all the way out to

Greenbriar on the property appraiser's website. Are we aware of those? One falls within the district and the other does not. Can we make sure those are not ours? Two residents asked for additional dog stations. What is wrong with a trashcan? I don't know that we need the responsibility to put in a station to supply bags and cleanup. Can he bring a map of the dog stations we have?

Ms. Clarke stated I have gotten calls and texts about lights. Is there any way to make them brighter.

Ms. Trivelpiece stated we can't make them brighter but there are a lot of options.

EIGHTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the February 25, 2025 Meeting

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor the minutes of the February 25, 2025 meeting were approved as presented.

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

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

NINTH ORDER OF BUSINESS

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

Ms. Giles stated the next meeting is scheduled for April 22, 2025 at 4:00 p.m. in the same location.

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor the meeting adjourned at 7:21 p.m.

March 25, 2025

Aberdeen Community Development District

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen
Community Development District

Unaudited Financial Reporting
March 31, 2025



Aberdeen
Community Development District
Combined Balance Sheet
March 31, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 84,485	\$ -	\$ 46,051	\$ -	\$ 130,536
Assessment Receivable	19,676	33,895	-	-	53,571
Investments:					
State Board of Administration (SBA)	886	-	120,453	-	121,339
Custody	710,023	-	439,562	-	1,149,585
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	6,652	-	-	6,652
Prepayment A-1	-	7,220	-	-	7,220
Revenue	-	2,144,499	-	-	2,144,499
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	3,835	-	-	3,835
Prepayment A-2	-	1,445	-	-	1,445
General Redemption	-	265	-	-	265
Series 2018					
Reserve	-	65,938	-	-	65,938
Revenue	-	138,312	-	-	138,312
Prepayment	-	438	-	-	438
Redemption	-	683	-	-	683
Construction	-	-	-	52,995	52,995
Prepaid Expenses	2,122	-	-	-	2,122
Total Assets	\$ 817,193	\$ 3,000,056	\$ 606,066	\$ 52,995	\$ 4,476,310
Liabilities:					
Accounts Payable	\$ 42,796	\$ -	\$ 8,190	\$ -	\$ 50,986
Total Liabilities	\$ 42,796	\$ -	\$ 8,190	\$ -	\$ 50,986
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 2,122	\$ -	\$ -	\$ -	\$ 2,122
Restricted for:					
Debt Service - Series	-	3,000,056	-	-	3,000,056
Capital Project - Series	-	-	-	52,995	52,995
Assigned for:					
Capital Reserve Fund	-	-	597,876	-	597,876
Unassigned	772,275	-	-	-	772,275
Total Fund Balances	\$ 774,396	\$ 3,000,056	\$ 597,876	\$ 52,995	\$ 4,425,324
Total Liabilities & Fund Balance	\$ 817,193	\$ 3,000,056	\$ 606,066	\$ 52,995	\$ 4,476,310

Aberdeen
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 1,207,029	\$ 1,199,179	\$ 1,199,179	\$ -
Interest Income	15,000	7,500	6,329	(1,171)
Amenities Revenue/Misc	15,000	7,500	7,855	355
Total Revenues	\$ 1,237,029	\$ 1,214,179	\$1,213,363	\$ (816)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,600	\$ 400
FICA Expense	918	459	428	31
Assessment Administration	5,618	5,618	5,618	-
Engineering Fees	7,000	3,500	2,745	755
Arbitrage	1,200	600	-	600
Dissemination Agent	8,764	4,382	4,582	(200)
Attorney Fees	27,000	13,500	8,713	4,787
Annual Audit	3,475	-	-	-
Trustee Fees	9,000	6,541	6,541	-
Management Fees	59,322	29,661	29,661	(0)
Information Technology	2,022	1,011	1,011	0
Telephone	700	350	143	207
Postage	2,000	1,000	600	400
Printing and Binding	1,000	500	179	321
Insurance	12,839	12,839	12,489	350
Legal Advertising	2,000	1,000	420	580
Office Supplies	200	100	137	(37)
Other Current Charges	-	-	20	(20)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 155,233	\$ 87,236	\$ 79,061	\$ 8,174
<u>Operations & Maintenance</u>				
<u>Amenity Center</u>				
Insurance	\$ 56,057	\$ 56,057	\$ 52,374	\$ 3,683
Repairs & Replacements	75,000	37,500	37,181	319
Special Events	25,000	12,500	12,077	423
Staff Uniforms	1,225	613	834	(221)
Recreational Supplies	900	450	-	450
Recreational Passes	1,500	750	710	40
Other Current Charges	500	250	-	250
Permit Fees	2,500	1,250	-	1,250
Office Supplies	3,000	1,500	531	969
Credit Card Machine Fees	900	450	391	59
Pest Control	3,000	1,500	1,408	92
Pool Chemicals - Poolsure	33,000	16,500	17,676	(1,176)
Refuse Service	13,000	6,500	7,432	(932)
Security	18,796	9,398	7,079	2,319
Website	1,800	900	900	-
Holiday Decorations	12,000	6,000	5,121	879
Subscriptions	8,000	4,000	3,979	21

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Utilities				
Water & Sewer	\$ 20,000	\$ 10,000	\$ 7,745	\$ 2,255
Electric	39,600	19,800	16,142	3,658
Cable/Internet/Phone	16,000	8,000	9,221	(1,221)
Management Contracts		-		
Field Operations Management - FirstService	74,516	37,258	38,636	(1,378)
Pool Attendants/Lifeguards - RMS	53,000	3,749	3,749	-
Facility Management - FirstService	101,421	50,711	50,385	325
Janitorial Services - FirstService	44,200	22,100	25,567	(3,467)
General Facility Maintenance - FirstService	54,600	27,300	27,742	(442)
Resident Services Coordinator- FirstService	74,360	37,180	34,292	2,888
Management Fee - FirstService	14,220	7,110	7,110	-
Fitness Center Cleaning - Jani King	14,400	7,200	7,600	(400)
Subtotal Amenity Center	\$ 762,495	\$ 386,525	\$ 375,881	\$ 10,644
Ground Maintenance				
Electric	\$ 14,426	\$ 7,213	\$ 5,973	\$ 1,240
Streetlighting	33,652	16,826	16,246	581
Lake Maintenance	35,000	17,500	16,050	1,450
Landscape Maintenance	271,653	135,826	112,932	22,895
Landscape Contingency	30,000	15,000	18,051	(3,051)
Common Area Maintenance	15,000	7,500	6,054	1,446
Reuse Water	40,000	20,000	12,901	7,099
Miscellaneous	1,000	500	-	500
Irrigation Repairs	9,060	4,530	3,297	1,233
Subtotal Ground Maintenance	\$ 449,791	\$ 224,895	\$ 191,503	\$ 33,392
Total Operations & Maintenance	\$ 1,212,286	\$ 611,420	\$ 567,384	\$ 44,036
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,407,519	\$ 698,656	\$ 646,446	\$ 52,210
Excess (Deficiency) of Revenues over Expenditures	\$ (170,490)	\$ 515,522	\$ 566,917	\$ (53,026)
Fund Balance - Beginning	\$ 170,490		\$ 207,480	
Fund Balance - Ending	\$ -		\$ 774,396	

Aberdeen
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 65,953	\$ 1,041,435	\$ 2,604	\$ 69,511	\$ 19,676	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,199,179
Interest Income	827	234	168	132	2,324	2,645	-	-	-	-	-	-	6,329
Amenities Revenue/Misc	1,253	-	419	775	2,848	2,560	-	-	-	-	-	-	7,855
Total Revenues	\$ 2,080	\$ 66,187	\$ 1,042,022	\$ 3,511	\$ 74,682	\$ 24,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,213,363

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,600
FICA Expense	77	77	77	61	77	61	-	-	-	-	-	-	428
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Engineering Fees	-	-	-	-	2,745	-	-	-	-	-	-	-	2,745
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	830	730	730	830	730	730	-	-	-	-	-	-	4,582
Attorney Fees	2,936	1,746	3,229	802	-	-	-	-	-	-	-	-	8,713
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,125	-	-	3,416	-	-	-	-	-	-	-	-	6,541
Management Fees	4,944	4,944	4,944	4,944	4,944	4,944	-	-	-	-	-	-	29,661
Information Technology	169	169	169	169	169	169	-	-	-	-	-	-	1,011
Telephone	22	42	9	37	15	17	-	-	-	-	-	-	143
Postage	41	375	63	62	48	11	-	-	-	-	-	-	600
Printing and Binding	37	26	39	9	26	42	-	-	-	-	-	-	179
Insurance	12,489	-	-	-	-	-	-	-	-	-	-	-	12,489
Legal Advertising	-	-	140	70	140	70	-	-	-	-	-	-	420
Office Supplies	119	1	0	16	1	0	-	-	-	-	-	-	137
Other Current Charges	-	-	20	-	-	-	-	-	-	-	-	-	20
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 31,580	\$ 9,109	\$ 10,419	\$ 11,216	\$ 9,893	\$ 6,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,061

Operations & Maintenance													
Amenity Center													
Insurance	\$ 52,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	52,374
Repairs & Replacements	7,208	3,405	11,853	5,241	7,299	2,175	-	-	-	-	-	-	37,181
Special Events	2,043	4,221	2,293	2,160	1,360	-	-	-	-	-	-	-	12,077
Staff Uniforms	-	-	-	-	551	283	-	-	-	-	-	-	834
Recreational Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational Passes	-	-	365	-	-	345	-	-	-	-	-	-	710
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	391	-	-	-	-	140	-	-	-	-	-	-	531
Credit Card Machine Fees	68	77	45	61	46	93	-	-	-	-	-	-	391
Pest Control	214	214	214	544	-	221	-	-	-	-	-	-	1,408
Pool Chemicals - Poolsure	2,876	2,876	2,876	3,016	3,016	3,016	-	-	-	-	-	-	17,676
Refuse Service	1,245	1,239	1,230	1,242	1,236	1,239	-	-	-	-	-	-	7,432
Security	250	250	5,794	275	250	260	-	-	-	-	-	-	7,079
Website	150	150	150	150	150	150	-	-	-	-	-	-	900
Holiday Decorations	-	5,121	-	-	-	-	-	-	-	-	-	-	5,121
Subscriptions	368	368	368	438	2,069	368	-	-	-	-	-	-	3,979
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	1,615	1,657	1,933	933	933	675	-	-	-	-	-	-	7,745
Electric	2,837	2,732	2,430	2,950	2,950	2,244	-	-	-	-	-	-	16,142
Cable/Internet/Phone	1,474	1,474	1,474	1,532	1,573	1,695	-	-	-	-	-	-	9,221

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 March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 1,928,685	\$ 1,931,844	\$ 3,159
Prepayments	-	-	4,856	4,856
Interest Income	10,000	10,000	31,690	21,690
Total Revenues	\$ 1,938,685	\$ 1,938,685	\$ 1,968,390	\$ 29,705
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)	\$ 1,578,285	\$ 1,607,990	\$ 29,705
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (12,115)	\$ 1,578,285	\$ 1,607,990	\$ 29,705
Fund Balance - Beginning	\$ 549,181		\$ 1,184,498	
Fund Balance - Ending	\$ 537,067		\$ 2,792,488	

Aberdeen
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 133,250	\$ 133,250	\$ 133,906	\$ 656
Interest Income	5,000	2,500	2,782	282
Total Revenues	\$ 138,250	\$ 135,750	\$ 137,124	\$ 1,374
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	\$ 89,513	\$ 80,823	\$ (8,690)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,775	\$ 89,513	\$ 80,823	\$ (8,690)
Fund Balance - Beginning	\$ 56,020		\$ 126,745	
Fund Balance - Ending	\$ 61,796		\$ 207,568	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Actual
	Thru 03/31/25
Revenues	
Interest Income	\$ 1,112
Total Revenues	\$ 1,112
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,112
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ -
Total Other Financing Sources (Uses)	\$ -
Net Change in Fund Balance	\$ 1,112
Fund Balance - Beginning	\$ 51,883
Fund Balance - Ending	\$ 52,995

Aberdeen
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
Impact fees	-	-	9,370	9,370
Interest	5,000	5,000	13,442	8,442
Total Revenues	\$ 45,000	\$ 5,000	\$ 22,812	\$ 17,812
Expenditures:				
Capital Outlay	\$ 50,000	\$ 50,000	\$ 67,822	\$ (17,822)
Repair and Replacements	50,000	25,000	45,567	(20,567)
Total Expenditures	\$ 100,000	\$ 75,000	\$ 113,389	\$ (38,389)
Excess (Deficiency) of Revenues over Expenditures	\$ (55,000)	\$ (70,000)	\$ (90,577)	\$ 56,201
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (55,000)		\$ (90,577)	
Fund Balance - Beginning	\$ 658,411		\$ 688,453	
Fund Balance - Ending	\$ 603,411		\$ 597,876	

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		3,264,928.42	1,931,843.92	133,905.97	1,199,178.53
BALANCE DUE		21,374.17	12,647.01	876.63	7,850.53

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
8	4/8/2025	53,571.08	31,697.77	2,197.13	19,676.18
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
TOTAL TAX ROLL RECEIPTS		3,264,928.42	1,931,843.92	133,905.97	1,199,178.53
PERCENT COLLECTED TAX ROLL		99.35%	99.35%	99.35%	99.35%

D.

Aberdeen

Community Development District

Check Run Summary

March 31, 2025

	Check Date	Check No.	Amount
General Fund - Wells Fargo			
Payroll	3/25/25	51011-51014	\$ 738.80
Total			\$ 738.80
General Fund - Wells Fargo			
Accounts Payable	3/6/25	5134-5149	\$ 60,482.25
	3/14/25	5150-5157	36,453.37
	3/20/25	5158-5160	14,878.63
	3/28/25	5161-5165	6,478.91
			\$ 118,293.16
Capital Reserve Fund - Wells Fargo			
Accounts Payable	3/6/25	164	\$ 3,669.01
	3/14/25	165-166	8,658.50
			\$ 12,327.51
Total			\$ 130,620.67
Autopayments - Wells Fargo			
	3/3/25	GFL Environmental	\$ 1,238.90
	3/7/25	Comcast	691.60
	3/17/25	Comcast	763.60
	3/18/25	JEA Utilities	8,156.95
	3/25/25	Comcast	240.29
	3/25/25	Wellbeats	249.00
	3/28/25	Wells Fargo Credit Card	6,988.06
Total			\$ 18,328.40

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51011	17	HARRIET S CLARKE	184.70	3/26/2025
51012	15	LAUREN Q EGGLESTON	184.70	3/26/2025
51013	19	RICHARD A PEREZ	184.70	3/26/2025
51014	16	THOMAS G MARMO	184.70	3/26/2025

TOTAL FOR REGISTER 738.80

ABER ABERDEEN DLAUGHLIN

ATTENDANCE SHEET

District: **Aberdeen**

Meeting Date: **03.25.25**

	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 type="checkbox"/>	\$200
5.	Richard Perez <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200

District Manager:

Maude Mc March 25, 2025

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 4/15/25		PAGE 1	
*** CHECK DATES 03/01/2025 - 03/31/2025 ***		ABERDEEN - GENERAL FUND									
		BANK A ABERDEEN CDD									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME		STATUS	AMOUNT	.....CHECK..... AMOUNT #	
3/06/25	00240	1/31/25	01312025	202501	320-57200-46000	A/C REPAIR		*	3,869.16		
		ABERDEEN AIR, LLC								3,869.16	005134
3/06/25	00240	2/26/25	02262025	202501	320-57200-46000	WIFI THERMOSTAT INSTALL		*	478.00		
		ABERDEEN AIR, LLC								478.00	005135
3/06/25	00326	2/21/25	INV88052	202502	320-53800-49420	UNIFORMS ORDER		*	550.59		
		BOUNDLESS NETWORK INC								550.59	005136
3/06/25	00324	2/16/25	02162025	202502	320-53800-45927	TOP SCRUB/WAX AMEN FLOORS		*	400.00		
		DARRYL HALL								400.00	005137
3/06/25	00259	2/14/25	11039486	202502	320-53800-45921	FEB MANAGEMENT FEE		*	1,185.00		
		2/14/25	11039486	202502	320-53800-45918	FEB GEN MGR PHONE BILL		*	50.00		
		2/14/25	11039486	202502	320-53800-46000	FEB MAINT SUPV PHONE BILL		*	50.00		
		FIRST SERVICE RESIDENTIAL								1,285.00	005138
3/06/25	00259	2/14/25	11040934	202502	320-53800-45918	FEB GENERAL MANAGER		*	3,680.00		
		2/14/25	11040934	202502	320-53800-45915	FEB FRONT DESK		*	2,508.65		
		2/14/25	11040934	202502	320-53800-45506	FEB JANITORIAL		*	1,957.63		
		2/14/25	11040934	202502	320-53800-46000	FEB SUPVR BUILDING MAINT		*	2,806.13		
		2/14/25	11040934	202502	320-53800-45917	FEB BUILDING MAINT		*	1,874.78		
		FIRST SERVICE RESIDENTIAL								12,827.19	005139
3/06/25	00259	2/26/25	11042817	202502	320-53800-45918	FEB PROPERTY MANAGER		*	788.00		
		2/26/25	11042817	202502	320-53800-45915	FEB FRONT DESK		*	788.00		
		2/26/25	11042817	202502	320-53800-45506	FEB JANITOR		*	788.00		
		2/26/25	11042817	202502	320-53800-45917	FEB MAINTENANCE CREW		*	788.00		
		2/26/25	11042817	202502	320-53800-46000	FEB MAINT SUPERVISOR		*	788.00		
		FIRST SERVICE RESIDENTIAL								3,940.00	005140
		ABER ABERDEEN						OKUZMUK			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/06/25	00213	1/31/25 87939	202501 320-53800-46100	JAN LAKE MAINTENANCE	*	2,675.00	
				FUTURE HORIZONS, INC			2,675.00 005141
3/06/25	00213	2/28/25 88401	202502 320-53800-46100	FEB LAKE MAINTENANCE	*	2,675.00	
				FUTURE HORIZONS, INC			2,675.00 005142
3/06/25	00301	3/01/25 420584	202503 320-53800-45400	MAR SECURITY SERVICES	*	250.00	
				HI TECH SYSTEM ASSOCIATES INC			250.00 005143
3/06/25	00309	3/01/25 JAK03250	202503 320-53800-45927	MAR JANITORIAL SERVICES	*	1,200.00	
				JANI-KING OF JACKSONVILLE			1,200.00 005144
3/06/25	00310	2/12/25 7927220	202502 320-57200-46000	FITNESS EQUIPMENT REPAIRS	*	1,189.30	
				LIFE FITNESS LLC			1,189.30 005145
3/06/25	00079	3/01/25 13129562	202503 320-53800-45507	MAR POOL CHEMICALS	*	3,016.07	
				POOLSURE			3,016.07 005146
3/06/25	00165	2/26/25 02262025	202502 320-53800-45925	FY25 PERFORMANCE LICENSE	*	1,701.14	
				SESAC INC			1,701.14 005147
3/06/25	00319	2/26/25 709621	202502 320-53800-46600	INSTALL DECO DRAIN	*	2,232.00	
				RUPPERT LANDSCAPE LLC			2,232.00 005148
3/06/25	00319	2/28/25 709906	202502 320-53800-46200	FEB LANDSCAPE MAINTENANCE	*	22,193.80	
				RUPPERT LANDSCAPE LLC			22,193.80 005149
3/14/25	00017	3/01/25 718	202503 310-51300-34000	MAR MANAGEMENT FEES	*	4,943.50	
		3/01/25 718	202503 310-51300-35100	MAR INFO TECH	*	168.50	
		3/01/25 718	202503 310-51300-31300	MAR DISSEM AGENT SRVCS	*	730.33	
		3/01/25 718	202503 310-51300-51000	OFFICE SUPPLIES	*	.48	
		3/01/25 718	202503 310-51300-42000	POSTAGE	*	11.04	

ABER ABERDEEN OKUZMUK

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 4/15/25		PAGE 3	
*** CHECK DATES 03/01/2025 - 03/31/2025 ***		ABERDEEN - GENERAL FUND									
		BANK A ABERDEEN CDD									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME		STATUS	AMOUNT	.....CHECK..... AMOUNT #	
		3/01/25	718	202503	310-51300-42500			*	41.70		
		COPIES									
		3/01/25	718	202503	310-51300-41000			*	17.33		
		TELEPHONE									
		GOVERNMENTAL MANAGEMENT SERVICES								5,912.88	005150
3/14/25	00309	2/01/25	JAK02250	202502	320-53800-45927			*	1,200.00		
		FEB JANITORIAL SERVICES									
		JANI-KING OF JACKSONVILLE								1,200.00	005151
3/14/25	00271	3/06/25	3535723	202412	310-51300-31500			*	118.00		
		DEC GENERAL SERVICES									
		3/06/25	3535723A	202501	310-51300-31500			*	802.00		
		JAN GENERAL SERVICES									
		3/06/25	3535724	202412	310-51300-31500			*	3,111.32		
		DEC MONTHLY MEETING									
		KUTAK ROCK LLP								4,031.32	005152
3/14/25	00312	3/10/25	192876	202502	310-51300-31100			*	2,744.55		
		FEB ENGINEERING SERVICES									
		MATTHEWS DESIGN GROUP LLC								2,744.55	005153
3/14/25	00319	1/31/25	701285	202501	320-53800-46200			*	22,193.80		
		JAN LANDSCAPE MAINTENANCE									
		RUPPERT LANDSCAPE LLC								22,193.80	005154
3/14/25	00060	3/03/25	62040015	202503	320-53800-45926			*	115.79		
		MAR PEST CONTROL									
		TURNER PEST CONTROL LLC								115.79	005155
3/14/25	00060	3/03/25	62040209	202503	320-53800-45926			*	105.03		
		MAR PEST CONTROL AMENITY									
		TURNER PEST CONTROL LLC								105.03	005156
3/14/25	00221	3/01/25	3123	202503	320-53800-45919			*	150.00		
		MAR MAINT & NEWS LETTER									
		ROBERTA G NAGLE								150.00	005157
3/20/25	00259	3/01/25	11045975	202503	320-53800-45921			*	1,185.00		
		MAR MANAGEMENT FEES									
		3/01/25	11045975	202503	320-53800-45918			*	50.00		
		MAR GEN MGR PHONE BILL									
		3/01/25	11045975	202503	320-53800-46000			*	50.00		
		MAR MAINT SUPV PHONE BILL									
		FIRST SERVICE RESIDENTIAL								1,285.00	005158

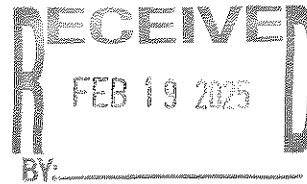
				ABER ABERDEEN		OKUZMUK					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/20/25	00259	3/14/25	11047398 202503 320-53800-45918	MAR GENERAL MANAGER	*	4,379.20	
		3/14/25	11047398 202503 320-53800-45915	MAR FRONT DESK	*	2,464.40	
		3/14/25	11047398 202503 320-53800-45506	MAR JANITORIAL	*	1,778.19	
		3/14/25	11047398 202503 320-53800-46000	MAR SUPV BUILDING MAINT	*	2,861.84	
		3/14/25	11047398 202503 320-53800-45917	MAR BUILDING MAINT	*	2,100.00	
FIRST SERVICE RESIDENTIAL							13,583.63 005159
3/20/25	00186	2/24/25	77377 202502 320-53800-45400	LATE FEE INV#76241	*	10.00	
ST JOHNS COUNTY SHERIFF'S OFFICE							10.00 005160
3/28/25	00308	2/13/25	3034 202502 320-57200-46000	POOL REPAIR	*	1,500.00	
C BUSS ENTERPRISES INC							1,500.00 005161
3/28/25	00301	3/21/25	421590 202503 320-53800-45905	PROX CARDS 25 PACK	*	345.00	
HI TECH SYSTEM ASSOCIATES INC							345.00 005162
3/28/25	00319	3/21/25	712989 202503 320-53800-46300	INSTALL 12" CATCH BASIN	*	3,144.00	
RUPPERT LANDSCAPE LLC							3,144.00 005163
3/28/25	00319	3/21/25	712998 202503 320-53800-46600	MAINLINE 2 ZONE LINES RPR	*	527.00	
RUPPERT LANDSCAPE LLC							527.00 005164
3/28/25	00319	3/21/25	713000 202503 320-53800-46300	(8) 7 GAL PHILODENDRON	*	962.91	
RUPPERT LANDSCAPE LLC							962.91 005165
TOTAL FOR BANK A						118,293.16	
TOTAL FOR REGISTER						118,293.16	

HVAC REPAIR INVOICE

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

January 31, 2025



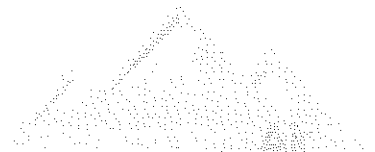
Aberdeen CDD
c/o Kate Trivelpiece
110 Flower of Scotland Avenue
Saint Johns, FL 32259
(904) 217.0925 / kate.trivelpiece@fsresidential.com

Dates of service: January 11, 2025
 January 14, 2025
 January 22, 2025
 January 29, 2025

1/11/25 and 1/14/25 Service call fee and labor	\$	439.00
1/22/25 4.5lbs 410A - requested by Jay Parker	\$	405.00
1/29/25 parts and labor replacement of (2) AAO-R40060 REC BIFL 675PSI 16LB SWT	\$	2,665.16
1/29/25 4lbs 410A	\$	360.00
TOTAL DUE		\$ 3,869.16

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

OWNER ■ INSTALLATION ■ MAINTENANCE



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

HVAC REPAIR INVOICE

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

February 26, 2025

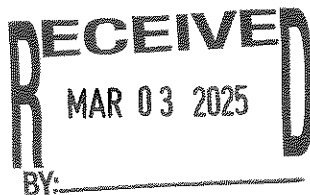
Aberdeen CDD
c/o Kate Trivelpiece
110 Flower of Scotland Avenue
Saint Johns, FL 32259
(904) 217.0925 / kate.trivelpiece@fsresidential.com

Date of service: February 20, 2025

1/20/2025 Service Call Fee	\$ 89.00
Honeywell RTH6580 Wifi Thermostat Installation	\$ 389.00
TOTAL DUE	\$ 478.00

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

RIM
320.57200.410000
K2
3/13/25



SERVICE ■ INSTALLATION ■ MAINTENANCE

For All Your Cooling and Heating Needs

www.aberdeenair.com ■ (904) 342-5349



boundless

Invoice # INV88052

Invoice Date: 2/21/2025
Page: 1 of 3

Remit To: Boundless Network Inc.
D8287
PO Box 650002
Dallas, TX 75265
Payable in USD Phone: 512.351.3645

Uniforms
380 53800.49480
KS

Bill To
Kate Trivelpiece 110 Flower Of Scotland Ave St. Johns, Florida 32259 Office 904-217-0925

Ship To
Kate Trivelpiece 110 Flower Of Scotland Ave Saint Johns, FL 32259-6937

PO Number	Customer No.	Boundless Partner	Shipping Method	Payment Terms
	64001 Kate Trivelpiece	Sophia LaChat	UPS Ground	Net 30

Qty Ordered	Qty Shipped	Description	Item (s)	Size	Item Color(s)	Logo Name	Logo Placement	Unit Price	Ext Price
2	2	Sport-Tek Ladies PosiCharge RacerMesh Polo. LST640 Item Color(s):GREY HEATHER Item Size(s):M						\$23.42	\$46.84
2	2	Sport-Tek Ladies PosiCharge RacerMesh Polo. LST640 Item Color(s):Black Item Size(s):M						\$23.42	\$46.84
2	2	Sport-Tek Ladies PosiCharge RacerMesh Polo. LST640 Item Color(s):MAROON Item Size(s):XL						\$23.42	\$46.84
1	1	Sport-Tek Ladies PosiCharge RacerMesh Polo. LST640 Item Color(s):Pond Blue Item Size(s):M						\$23.42	\$23.42
2	2	Sport-Tek Ladies PosiCharge RacerMesh Polo. LST640 Item Color(s):True Red Item Size(s):M						\$23.42	\$46.84
1	1	Sport-Tek Posi-UV Pro Polo. ST520 Item Color(s):Black Item Size(s):XL						\$24.20	\$24.20
1	1	Sport-Tek Posi-UV Pro Polo. ST520 Item Color(s):Black Item Size(s):L						\$24.20	\$24.20

RECEIVED
FEB 24 2025
BY: _____



INV88052



boundless

Invoice # INV88052

Invoice Date: 2/21/2025
Page: 2 of 3

Qty Ordered	Qty Shipped	Description	Item (s)	Size	Item Color(s)	Logo Name	Logo Placement	Unit Price	Ext Price
1	1	Sport-Tek Posi-UV Pro Polo. ST520 Item Color(s):True Navy Item Size(s):XL						\$24.20	\$24.20
1	1	Sport-Tek Posi-UV Pro Polo. ST520 Item Color(s):True Red Item Size(s):XL						\$24.20	\$24.20
1	1	Port Authority Packable Puffy Vest J851 Item Color(s):Regatta Blue/ River Blue Navy Item Size(s):XL						\$52.48	\$52.48
1	1	Port & Company - Core Fleece Full-Zip Hooded Sweatshirt. PC7 Item Color(s):JET BLACK Item Size(s):M						\$23.50	\$23.50
1	1	Port & Company - Core Fleece Full-Zip Hooded Sweatshirt. PC7 Item Color(s):JET BLACK Item Size(s):L						\$31.58	\$31.58
1	1	Port & Company - Core Fleece Full-Zip Hooded Sweatshirt. PC7 Item Color(s):JET BLACK Item Size(s):XL						\$31.58	\$31.58
1	1	Port & Company - Core Fleece Full-Zip Hooded Sweatshirt. PC7 Item Color(s):JET BLACK Item Size(s):3XL						\$31.58	\$31.58
1	1	Port & Company - Core Fleece Full-Zip Hooded Sweatshirt. PC7 Item Color(s):WHIITE Item Size(s):XL						\$31.58	\$31.58

Subtotal	\$509.88
Freight	\$40.71
Sales Tax	\$35.75
Total	\$586.34
Payment	\$0.00
Amount Due	\$586.34

\$550.59

Original Order No: Sales Order #SO32019



INV88052



boundless

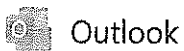
Invoice # INV88052

Invoice Date: 2/21/2025
Page: 3 of 3

Remit To: Boundless Network Inc.
D8287
PO Box 650002
Dallas, TX 75265
Payable in USD Phone: 512.351.3645



INV88052



Invoice/ top scrub & wax

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

Date Sun 2/16/2025 1:59 PM

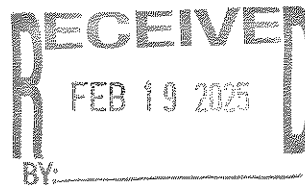
To Kate Trivelpiece <kate.trivelpiece@fsresidential.com>

2/15/25

INVOICE # 2000150025

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

Bill To
Kate Trivelpiece
CDD General Manager
Aberdeen
110 Flower of Scotland Ave.
St. Johns, FL. 32259



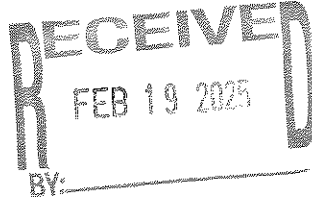
Description
Top scrub & wax amenity center
and restrooms floors

Due upon receipt

Amount

\$400.00

James King - 300.53800.45927
RJ



INVOICE

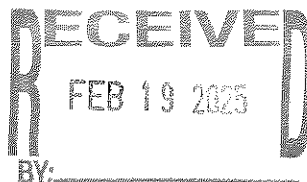
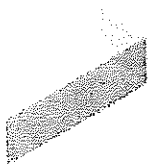
Invoice Number 11039486
Invoice Date 2/1/2025
Terms 15 ePay ACH BP
Service Period 2/1/2025
Customer 100-OSNC

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

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

Description	Total
Management Fee	\$1,185.00
Allowance	\$100.00
Cell Phone Allowance for General Manager & Maintenance Supervisor	
<hr/>	
Subtotal	\$1,285.00
Tax	\$0.00
Total	\$1,285.00

370.53800.45912
Mng Contract
KS



INVOICE

FirstService

RESIDENTIAL

Aberdeen Community Development District

110 Flower of Scotland Avenue

Saint Johns, FL 32259

kate.trivelpiece@fsresidential.com;

Invoice Number 11040934
Invoice Date 2/14/2025
Terms 15 ePay ACH BP
Period Start 1/25/2025
Period End 2/7/2025

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$12,827.19

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 PTO	\$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	25.47 REG	\$16.00	\$509.40
Staff, Front Desk	25.00%	Gibbs, Michayla	67.97 REG	\$20.00	\$1,699.25
Staff, Front Desk	25.00%	Gibbs, Michayla	12.00 VACATION	\$20.00	\$300.00
				Subtotal	\$2,508.65
Staff, Janitorial	25.00%	Henry, Brandon E	4.75 OT	\$27.00	\$160.31
Staff, Janitorial	25.00%	Henry, Brandon E	79.88 REG	\$18.00	\$1,797.32
				Subtotal	\$1,957.63
Supervisor, Building Maint	25.00%	Parker, Jay	0.23 OT	\$43.00	\$12.36
Supervisor, Building Maint	25.00%	Parker, Jay	77.97 REG	\$28.67	\$2,793.77
				Subtotal	\$2,806.13
Staff, Building Maint	25.00%	Newman, Joshua D	71.42 REG	\$21.00	\$1,874.78
				Subtotal	\$1,874.78
				Subtotal	\$12,827.19

INVOICE

FirstService

RESIDENTIAL

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

Invoice Number 11040934
Invoice Date 2/14/2025
Terms 15 ePay ACH BP
Period Start 1/25/2025
Period End 2/7/2025

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$12,827.19

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Tax	\$0.00
				Total	\$12,827.19
General Manager, Property Oper	320.53800	45918			\$3,680.00
Staff, Building Maint	320.53800	45917			\$1,874.78
Staff, Front Desk	320.53800	45915			\$2,508.65
Staff, Janitorial	320.53800	419420			\$1,957.63
Supervisor, Building Maint	320.53800	46000			\$2,806.13

RS



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

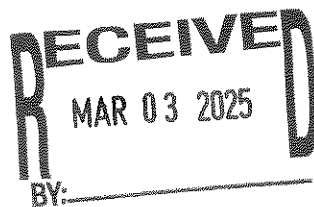
INVOICE

Invoice Number 11042817
Invoice Date 2/26/2025
Terms 15 ePay ACH BP
Period Begin 2/1/2025
Customer 100-0SNC
Account # MED-0SNC
Total Amount Due: \$3,940.00

Medical Insurance

Date	Position	Employee	Amount
2/1/2025	Property Manager	Trivelpiece, Katherine 320.53800.45918	\$788.00
		Subtotal	\$788.00
2/1/2025	Front Desk	Gibbs, Michayla 320.53800.45915	\$788.00
		Subtotal	\$788.00
2/1/2025	Janitor	Henry, Brandon E 320.53800.45506	\$788.00
		Subtotal	\$788.00
2/1/2025	Maintenance Crew	Newman, Joshua D 320.53800.45912	\$788.00
		Subtotal	\$788.00
2/1/2025	Maintenance Supervisor	Parker, Jay 320.53800.46000	\$788.00
		Subtotal	\$788.00

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



103
313125

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: 87939

Invoice Date: Jan 31, 2025

Page: 1

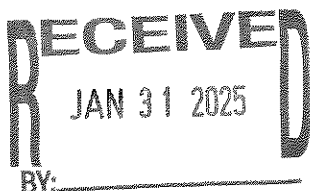
Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Aberdeen01	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		3/2/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in January 13 & 27, 2025  <i>Received approval from Jay on 03/03/25 TP 03/03/25</i>	2,675.00	2,675.00
Subtotal				2,675.00
Sales Tax				
Freight				
Total Invoice Amount				2,675.00
Payment/Credit Applied				
TOTAL				2,675.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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: 88401

Invoice Date: Feb 28, 2025

Page: 1

Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Aberdeen01	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		3/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in February 2025 <i>VS</i> <i>3/3/25</i> RECEIVED MAR 03 2025 BY: _____	2,675.00	2,675.00

Subtotal	2,675.00
Sales Tax	
Freight	
Total Invoice Amount	2,675.00
Payment/Credit Applied	
TOTAL	2,675.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 420584
Invoice Date: 03/01/2025
Completed: 03/01/2025
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

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

Security
3/3/25
JS

RECEIVED
MAR 03 2025

BY:

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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



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

Invoice	
Date 03/01/2025	Number JAK03250031
Due Date 03/31/2025	Cust # 126102
Invoice Amount \$ 1,200.00	Amount Remitted

Sold To:
ABERDEEN COMMUNITY DEVELOPMENT

475 WEST TOWER PLACE
STE 114
ST AUGUSTINE FL 32092

For:
ABERDEEN COMMUNITY DEVELOPMENT

110 FLOWER OF SCOTLAND AVE
FRUIT COVE FL 32259

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

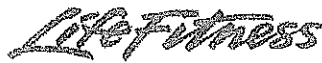
JANI-KING OF JACKSONVILLE
Commercial Cleaning Services
(904) 346-3000



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

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

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK03250031	03/01/2025	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	03/31/2025
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR MARCH				1200.00	1200.00
<div>RECEIVED FEB 26 2025 BY: _____</div> <div>Cleaning Contract 320.53800.45927</div> <div>Make All Checks Payable To: JANI-KING OF JACKSONVILLE</div>				Amount of Sale		\$ 1,200.00
				Sales Tax		\$ 0.00
				Total		\$ 1,200.00



LIFE FITNESS
Main (800)735-3867

INVOICE

INVOICE #	7927220
ORDER #	36897606
CUSTOMER PO #	02102025
INVOICE DATE	12-FEB-25
DUE DATE	14-MAR-25
BILL TO #	712144
SHIP TO #	712144

BILL TO:
ABERDEEN CDD
475 W TOWN PLACE
#114
SAINT AUGUSTINE FL 32092

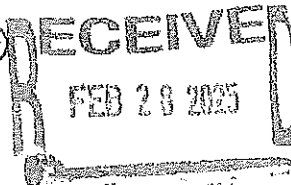
SHIP TO:
ABERDEEN CDD
110 FLOWER OF SCOTLAND AVE
JACKSONVILLE FL 32259-6937

PLEASE DISREGARD IF PAYMENT HAS ALREADY BEEN REMITTED.

Due Date:		Sales Rep:		Terms of Sales:		Shipping Terms:	Ship Date:
14-MAR-25				NET 30			12-FEB-25
QTY ORDERED	QTY SHIP	B/O	PART NO.	DESCRIPTION/SERIAL#		UNIT PRICE	EXTENSION
1	1	0	SLXB-CNSL-ENG-01	SL BIKE/CT LED CONSOLE ENGLISH IMPERIAL		553.70	553.70
2	2	0	OK106-75029-0000	COMPUTER: L16, W/O USB, 75029		287.07	574.14
2	2	0	OK106-13176-0000	STRAP/BUCKLE: FOOT, 13176		16.80	33.60
			FREIGHT ALL	QUOTED FREIGHT CHARGES			27.86

Order Comments:	SUB-TOTAL	1,189.30
	TAX:	0.00
	DEPOSIT:	0.00
	US\$ TOTAL DUE:	1,189.30

300.57200.46000000
Fitness
Repairs &
Replacement
3/3/25



DETACH PAYMENT STUB AND RETURN WITH CHECK PAYABLE TO: LIFE FITNESS

Page 1 of 1

INVOICE: 7927220
CUSTOMER PO: 02102025
INVOICE DATE: 12-FEB-25
DUE DATE: 14-MAR-25
US\$ TOTAL DUE: 1,189.30

MAIL THIS PORTION ALONG WITH PAYMENT TO:

LIFE FITNESS
2716 NETWORK PLACE
CHICAGO IL 60673-1271



FOR CHANGE OF ADDRESS CHECK HERE AND FILL OUT
NEW ADDRESS INFORMATION ON OTHER SIDE.



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

Invoice

Date
Invoice#

3/1/2025
131295627341

Terms	Net 20
Due Date	3/21/2025
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 Translt Fee	1	ea	\$60.47

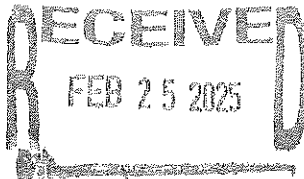
Subtotal \$3,016.07

Tax \$0.00

Total \$3,016.07

Amount Paid/Credit Applied \$0.00

Balance Due \$3,016.07



131295627341



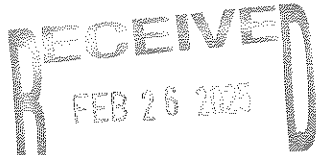
INVOICE

1-866-218-5823
 WWW.SESAC.COM
 FED ID: 03-2154058

*Subscriptions
 320.53800.45920
 ES*

Music Performance License

Account Name: Aberdeen Community Development
 Account #: 120094
 Bill To #: 882741
 Statement Period Through End Date: 12/31/2025
 Payment Due Date: **Immediately**



BY: _____

Simplify your life with AutoPay
 Go paperless with eBilling
 Enroll Online Today!

BALANCE DUE / PAYMENT	
Aberdeen Community Development	120094
Account #	120094
Bill To #	882741
Statement Period Through End Date	12/31/2025
Payment Due Date	Immediately

Important Information

Friendly Reminder: Your account is past due, please remit payment promptly.
 If you need to connect with our team, please contact Daniel DeMonico at DDemonico@Sesac.com or 615-329-8907.

LOG IN AT SESAC.COM TO EXPLORE NEW TOOLS AND FEATURES

- MAKE IT AUTOMATIC**
Enroll in Autopay and eBilling today
- UPDATE AND REPORT**
License details, billing info, reporting requirements
- CONNECT WITH US**
Customer Service is only a click away

WRITE
 35 Music Square East
 Nashville, TN 37203

Please detach and return the bottom portion when paying by check.

* Correspondence only processed at the Nashville address

QUICKPAY BY CARD / eCHECK: WWW.SESAC.COM/PAY

SESAC
 35 MUSIC SQUARE EAST
 NASHVILLE, TN 37203-4362

INVOICE ENCLOSED

TO AVOID LATE CHARGES, PAY TOTAL BY THE DUE DATE

VISA Account: 120094
DISCOVER Bill To: 882741

Internal Use Only
120094 2/13/2025

TOTAL DUE BY Immediately \$1,701.14

CHECK # _____ CHECK AMOUNT _____

Aberdeen Community Development
 475 W Town Pl
 Ste 114
 Saint Augustine, FL 32092-3648

Make check payable to:
SESAC
 P.O. BOX 737457
 Dallas, TX 75373-7457

001200940088274100001701141



Account: 120094

Bill To: 882741

Aberdeen Community Development

Inv Number	Inv Date	Inv Amount	Paid/Applied	Late Charge	Other Adj	Balance
10786189	01/01/2025	\$1,676.00		\$25.14		\$1,701.14
Aberdeen		110 Flower of Scotland Ave, St. John, FL				\$1676.00
Contract No.: 102688-1		Multi-Unit Residential, Jan 01, 2025 - Dec 31, 2025				

Group Total: \$1,701.14





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

INVOICE

Date	Invoice #
Feb 26,2025	709621

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 15 Days	Mar 13,2025	4102983

QTY	Description	Price	Total
1	<p>Install a deco drain to redirect excess water towards the pond. We will fill in washout with 57 stone and fill dirt to grade.</p> <p>(2) ft 6" Deco Drains (1) ft Corrugated Pipe (2) yds Fill Dirt (1) yd 57 Stone Demo Paver Reset</p> <p><i>R.M.</i> <i>370.57000.410000</i> <i>KJ</i> <i>3/3/25</i></p> <p>RECEIVED MAR 03 2025 BY: _____</p>	\$2,232.00	\$2,232.00

For billing questions contact Kevin Rajk Tel: 904-778-1030

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

Thank you for your business!

Subtotal:	\$2,232.00
Sales Tax:	\$0.00
Amount Due:	\$2,232.00

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.



INVOICE

Date	Invoice#
Feb 28, 2025	709906

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

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

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

Property Name	Terms	Due Date	Order Number
Aberdeen CDD (261012)	Net 30 Days	Mar 30, 2025	

Description	Price	Total
Landscape Management For February As Per Contract, Due Mar 30, 2025	\$22,193.80	\$22,193.80
<p><i>Monthly Contract 300,53800.46200</i></p> <p>RECEIVED MAR 03 2025 BY: _____</p>		

For billing questions contact Kevin Rajk Tel: 904-778-1030

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

Thank you for your business!

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.

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

Governmental Management Services, LLC

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

Invoice**Invoice #:** 718**Invoice Date:** 3/1/25**Due Date:** 3/1/25**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 - March 2025		4,943.50	4,943.50
Information Technology - March 2025		168.50	168.50
Dissemination Agent Services -March 2025		730.33	730.33
Office Supplies		0.48	0.48
Postage		11.04	11.04
Copies		41.70	41.70
Telephone		17.33	17.33

RECEIVED
MAR 04 2025
BY: _____

Total	\$5,912.88
--------------	-------------------

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

Balance Due	\$5,912.88
--------------------	-------------------



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

Invoice	
Date 02/01/2025	Number JAK02250026
Due Date 02/28/2025	Cust # 126102
Invoice Amount \$ 1,200.00	Amount Remitted

Sold To:
ABERDEEN COMMUNITY DEVELOPMENT

475 WEST TOWER PLACE
STE 114
ST AUGUSTINE FL 32092

For:
ABERDEEN COMMUNITY DEVELOPMENT

110 FLOWER OF SCOTLAND AVE
FRUIT COVE FL 32259

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

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



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

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

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date	
JAK02250026	02/01/2025	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	02/28/2025	
Quantity	Description				Unit Price	Extended Price	
1	MONTHLY CONTRACT BILLING AMOUNT FOR FEBRUARY				1200.00	1200.00	
<div>RECEIVED FEB 03 2025 BY: _____ 320.53800.45927 Fitness Cleaning Contract 2.3.25</div> <div>Make All Checks Payable To: JANI-KING OF JACKSONVILLE</div>					Amount of Sale		\$ 1,200.00
					Sales Tax		\$ 0.00
					Total		\$ 1,200.00

KUTAK ROCK LLP

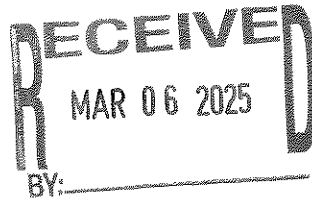
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 6, 2025



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3535723

Client Matter No. 223-1

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver
Aberdeen CDD
Governmental Management Services - North Florida
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3535723

223-1

Re: General

For Professional Legal Services Rendered

12/18/24	W. Haber	0.20	58.00	Respond to auditor inquiry
12/19/24	P. Avrett	0.40	60.00	Coordinate response to audit letter
01/04/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
01/29/25	K. Magee	0.60	159.00	Review statutory requirements regarding security camera notice and signage
01/31/25	K. Magee	1.70	450.50	Draft dive block replacement and amenity electrical work agreements

TOTAL HOURS 3.40

TOTAL FOR SERVICES RENDERED \$920.00

TOTAL CURRENT AMOUNT DUE \$920.00

\$118.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

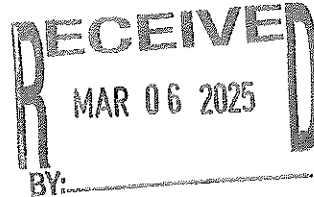
March 6, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3535723

Client Matter No. 223-1

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver
Aberdeen CDD
Governmental Management Services - North Florida
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3535723A
223-1

Re: General

For Professional Legal Services Rendered

12/18/24	W. Haber	0.20	58.00	Respond to auditor inquiry
12/19/24	P. Avrett	0.40	60.00	Coordinate response to audit letter
01/04/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
01/29/25	K. Magee	0.60	159.00	Review statutory requirements regarding security camera notice and signage
01/31/25	K. Magee	1.70	450.50	Draft dive block replacement and amenity electrical work agreements

TOTAL HOURS 3.40

TOTAL FOR SERVICES RENDERED \$920.00

TOTAL CURRENT AMOUNT DUE \$920.00

\$802.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

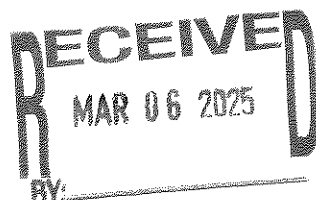
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

March 6, 2025



Reference: Invoice No. 3535724

Client Matter No. 223-2

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver
Aberdeen CDD
Governmental Management Services - North Florida
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3535724
223-2

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

12/05/24	W. Haber	Review meeting follow up
12/09/24	K. Magee	Call with staff regarding agenda items for Board of Supervisors meeting
12/10/24	K. Magee	Review draft meeting minutes
12/11/24	K. Magee	Review board of supervisor meeting agenda
12/16/24	K. Magee	Prepare for and attend Board of Supervisors meeting via phone
12/17/24	W. Haber	Review meeting follow up
12/17/24	K. Magee	Review meeting follow-up notes
12/23/24	K. Magee	Review draft meeting minutes
01/06/25	K. Magee	Review monthly board meeting notice
01/20/25	W. Haber	Review proposed agenda for January meeting
01/21/25	K. Magee	Staff board meeting agenda call
01/28/25	K. Magee	Travel and in-person attendance at board of supervisors meeting
01/30/25	K. Magee	Review meeting notes and staff follow-up items

KUTAK ROCK LLP

Aberdeen CDD

March 6, 2025

Client Matter No. 223-2

Invoice No. 3535724

Page 2

TOTAL FOR SERVICES RENDERED	\$3,000.00
-----------------------------	------------

DISBURSEMENTS

Meals	15.88
Travel Expenses	95.44

TOTAL DISBURSEMENTS	<u>111.32</u>
---------------------	---------------

TOTAL CURRENT AMOUNT DUE	<u>\$3,111.32</u>
--------------------------	-------------------

Project Manager Alex Acree

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

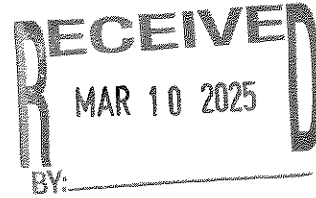
Aberdeen Community Development District
Oksana Kuzmuk
475 West Town Place, Suite 114
St. Augustine, FL 32092

March 10, 2025
Invoice # 192876

Project 0000021848.0000 Aberdeen CDD

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

- CDD Meeting
- 778 Shetland Drainage Review
- Review As-Builts from SJC



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

Professional Services through February 28, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount
Vice President of Production	.50	290.00	145.00
Sr. Construction Inspector	10.00	210.00	2,100.00
CAD Designer 1	3.25	130.00	422.50
Total Labor			2,667.50

Phase 0999 Reimbursable Expenses

Reimbursable Expenses

Mileage/Parking/Tolls	77.05
Total Reimbursables	77.05
Total Due:	2,744.55

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	2,667.50	4,560.00	7,227.50
Expense	77.05	38.53	115.58
Totals	2,744.55	4,598.53	7,343.08



INVOICE

Date	Invoice#
Jan 31, 2025	701285

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

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

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

Property Name	Terms	Due Date	Order Number
Aberdeen CDD (261012)	Net 30 Days	Mar 02, 2025	

Description	Price	Total
Landscape Management For January As Per Contract, Due Mar 02, 2025	\$22,193.80	\$22,193.80
<p><i>Landscape Contract</i> <i>380.53800.46200</i> <i>K2</i> <i>2.3.25</i></p> <p>RECEIVED FEB 03 2025 BY: _____</p>		

For billing questions contact Tel: 904-778-1030

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

Thank you for your business!

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.

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



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5306 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 620400150
DATE: 03/03/2025
ORDER: 620400150

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
03/03/2025	11:58 AM			11:58 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/03/2025	121:C5	12:20 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

RECEIVED
MAR 04 2025
BY: _____

AMOUNT DUE \$115.79

TECHNICIAN SIGNATURE

Scay Pann

Jay
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: 620402093
DATE: 03/03/2025
ORDER: 620402093

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
03/03/2025	12:17 PM	ANTS, FIRE ANT, ROA		12:17 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/03/2025		12:36 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

RECEIVED
MAR 04 2025
BY: _____

AMOUNT DUE \$105.03

TECHNICIAN SIGNATURE

Jay
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Invoice



P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
3/1/2025	3123

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



FirstService
RESIDENTIAL

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

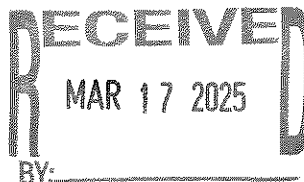
INVOICE

Invoice Number 11045975
Invoice Date 3/1/2025
Terms 15 ePay ACH BP
Service Period 3/1/2025
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	

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



320.53800.45912
K2
3.18.25



FirstService

RESIDENTIAL

Aberdeen Community Development District

110 Flower of Scotland Avenue

Saint Johns, FL 32259

kate.trivelpiece@fsresidential.com;

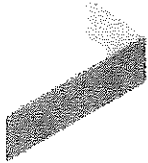
RECEIVED
MAR 17 2025

INVOICE

Invoice Number 11047398
Invoice Date 3/14/2025
Terms 15 ePay ACH BP
Period Start 2/22/2025
Period End 3/7/2025

Customer 100-OSNC
Account # PAY-OSNC
Total Amount Due: \$13,583.63

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$42.00	\$3,864.00
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	448.00 RETRO	\$1.00	\$515.20
				Subtotal	\$4,379.20
Staff, Front Desk	25.00%	Betts, Hayleigh M	23.37 REG	\$16.00	\$467.40
Staff, Front Desk	25.00%	Gibbs, Michayla	66.88 REG	\$20.00	\$1,672.00
Staff, Front Desk	25.00%	Gibbs, Michayla	13.00 VACATION	\$20.00	\$325.00
				Subtotal	\$2,464.40
Staff, Janitorial	25.00%	Henry, Brandon E	8.00 PTO	\$18.00	\$180.00
Staff, Janitorial	25.00%	Henry, Brandon E	71.03 REG	\$18.00	\$1,598.19
				Subtotal	\$1,778.19
Supervisor, Building Maint	25.00%	Parker, Jay	69.87 REG	\$28.67	\$2,503.53
Supervisor, Building Maint	25.00%	Parker, Jay	10.00 VACATION	\$28.67	\$358.31
				Subtotal	\$2,861.84
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$21.00	\$2,100.00
				Subtotal	\$2,100.00
				Subtotal	\$13,583.63



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11047398
Invoice Date 3/14/2025
Terms 15 ePay ACH BP
Period Start 2/22/2025
Period End 3/7/2025

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,583.63

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
					Tax \$0.00
					Total \$13,583.63
General Manager, Property Oper	320.53800	45918	\$4,379.20		
Staff, Building Maint	320.53800	45917	\$2,100.00		
Staff, Front Desk	320.53800	45915	\$2,464.40		
Staff, Janitorial	320.53800	45506	\$1,778.19		
Supervisor, Building Maint	320.53800	46000	\$2,861.84		

KS
3.17.25



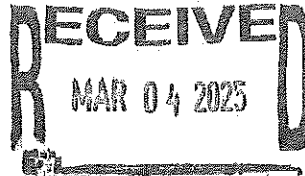
St. Johns County Sheriff's Office
Alarm Program
P.O.BOX 142916
Irving, TX 75014
Customer Service: 1-888-471-9138

PLEASE SEND ONLY CHECKS OR MONEY ORDERS		
MAKE CHECKS AND MONEY ORDERS PAYABLE TO St. Johns County Sheriff's Office, Alarm Program		
PERMIT NO: 34730	INVOICE NO: 77377	INVOICE DATE: 24-Feb-2025
NAME: ABERDEEN CDD		
TOTAL DUE: \$35.00		SHOW AMOUNT PAID HERE : \$

MDG2025 00008194 01



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



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

REMIT TO ADDRESS

6 124 0000034730 0077377 0003500

PLEASE DETACH AND SEND THE ABOVE COPY WITH YOUR PAYMENT

Processed and mailed out a check for invoice #76241 on 01/23/25 with check #5110
TP 3/13/24



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

PERMIT NO: 34730	INVOICE DATE: 24-Feb-2025
INVOICE NO: 77377	DUE DATE: 26-Mar-2025
PERMIT EXPIRATION DATE: 13-Jan-2025	



**

Alarm Location: ABERDEEN CDD, 110 FLOWER OF SCOTLAND AV, ST. JOHNS COUNTY, FL, 32259								
ITEM#	ITEM DESCRIPTION	OFFENSE NUMBER	OFFENSE DATE	OFFENSE TIME	AMOUNT			
1	Late Penalty Charge against outstanding Bill# 76241 (Renewal)				\$10.00			
PAST DUE BILLS								
ITEM#	BILL NO	BILL DATE	DUE DATE	ITEM DESCRIPTION	OFFENSE NUMBER	OFFENSE DATE	OFFENSE TIME	AMOUNT
1	76241	23-Dec-2024	22-Jan-2025	Alarm Permit Renewal Charges				\$25.00
Total Amount Payable								\$35.00
Please send only checks or money orders. To pay this bill online, please visit http://www.famspermit.com/StJohnsCounty . You can enroll to Go Paperless and you can also login								
<ul style="list-style-type: none">• To update your contact information• Review / change your permit information• View the most current alarm ordinance• Alternatively scan QR code to pay								
YOUR ACCOUNT IS PAST DUE.								
Please pay the unpaid invoices IMMEDIATELY to be compliant with the County's Alarm Ordinance.								
You can also access the alarm registration/management site by selecting the "Alarm Registration" link provided at www.sjso.org .								
Payment not received within 60 days of invoice date will incur a late fee. If paying by check, please allow 14 business days for mail and processing time.								
To contact the St. Johns County Sheriff's Office, please call 904-209-3120.								
*Credit card payments are now accepted online at www.famspermit.com/StJohnsCounty and by telephone at 1-888-471-9138. Credit card processing charges apply.								



INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

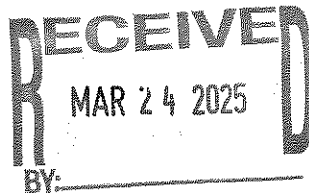
clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to
Aberdeen
110 Flower of Scotland Ave
Saint Johns, FL 32259

Invoice details

Invoice no.: 3034
Terms: Net 30
Invoice date: 02/13/2025
Due date: 03/15/2025



#	Product or service	Description	Qty	Rate	Amount
1.	LABOR	INSTALL 19" ROUND FILTER GRIDS FOR THE FAMILY AND LAP POOL. INSTALL ONLY, PER EACH	150	\$10.00	\$1,500.00

Total \$1,500.00

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

Overdue 03/15/2025

Note to customer

THIS REPAIR IS COMPLETE. THANK YOU FOR YOUR BUSINESS!



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Bill to:

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

Invoice #: 421590
Invoice Date: 03/21/2025
Completed: 03/21/2025
Terms: Due On Receipt
Bid#: 9222-2
Job: 475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, FL			
Shipping and Handling	1.00	\$30.00	30.00
1326LGSMV ProxCARD II 1326 Clamshell 25-Pack	4.00	\$78.75	315.00
Sales Tax			0.00

Access
Card
Replacements
326.572.4600
WJ
3.21.25

RECEIVED
MAR 21 2025
BY: _____

Tech Resolution Note:

Access

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

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

Total	\$345.00
Payments	\$0.00
Balance Due	\$345.00



RUPPERT

LANDSCAPE

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

INVOICE

Date	Invoice #
Mar 21, 2025	712989

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 15 Days	Apr 05, 2025	4095587

QTY	Description	Price	Total
1	<p>Install a 12 inch catch basin to direct the water towards pond to prevent future washouts. We will fill existing washout with soil and lay sod to grade.</p> <p>(1) Sq Ft Bahia Sod (1) Ft Drainage Pipe (3) yds Fill Dirt (1) 12 inch Catch Basin Equipment</p> <p><i>R & R</i> <i>300.572.46000</i> <i>CS</i> <i>3.21.25</i></p> <p>RECEIVED MAR 21 2025 BY: _____</p>	\$3,144.00	\$3,144.00

For billing questions contact Kevin Rajk Tel: 904-778-1030

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

Thank you for your business!

Subtotal:	\$3,144.00
Sales Tax:	\$0.00
Amount Due:	\$3,144.00

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.



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

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

INVOICE

Date	Invoice #
Mar 21,2025	712998

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

Property Name	Terms	Due Date	Order Number
Aberdeen CDD (261012)	Net 15 Days	Apr 05,2025	4154097

QTY	Description	Price	Total
1	<p>When the trees were removed at the pool, the mainline was hit and broke along with 2 zone lines. We fixed and reattached two 1" zone line breaks and capped off one 2 1/2" mainline break.</p> <p>R.d.R 300.572.46000 KS</p> <p>RECEIVED MAR 21 2025 BY: _____</p>	\$527.00	\$527.00

For billing questions contact Kevin Rajk Tel: 904-778-1030

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

Thank you for your business!

Subtotal:	\$527.00
Sales Tax:	\$0.00
Amount Due:	\$527.00

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.



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

INVOICE

Date	Invoice #
Mar 21, 2025	713000

Property Name	Terms	Due Date	Order Number
Aberdeen CDD (261012)	Net 15 Days	Apr 05,2025	4161324

QTY	Description	Price	Total
1	<p>Plantings Around the Pool Where Cypress Trees Have Been Removed.</p> <p>(8) 7 gal Philodendron</p> <p><i>Landscape Contingency</i> <i>320 53800.46000</i></p> <p>RECEIVED MAR 21 2025 <i>3.21.25</i></p> <p>BY: _____</p>	\$962.91	\$962.91

For billing questions contact Kevin Rajk Tel: 904-778-1030

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

Thank you for your business!

Subtotal:	\$962.91
Sales Tax:	\$0.00
Amount Due:	\$962.91

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.

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/06/25	00183	12/06/24	PFS11398 202412 600-53800-60100 FNL PMT ROUND ACRYL TABLE	FURNITURE LEISURE INC	*	3,669.01	3,669.01 000164
3/14/25	00191	3/11/25	1064 202503 600-53800-60100 DEP PAINT FENCE AMEN CNTR	BC & MAX VENTURES	*	3,510.00	3,510.00 000165
3/14/25	00192	3/07/25	20287 202502 600-53800-60100 RPLC CEILING FAN	LIN'S ELECTRIC INC	*	5,148.50	5,148.50 000166
TOTAL FOR BANK B						12,327.51	
TOTAL FOR REGISTER						12,327.51	



Pool Furniture Supply

A Furniture Leisure Web Store

2729 E. Moody Blvd, STE #104
Bunnell, FL 32110

Phone: (877) 646-6320

Fax : (386) 437-6652

Invoice

Date	Invoice No.
12/6/2024	PFS11398

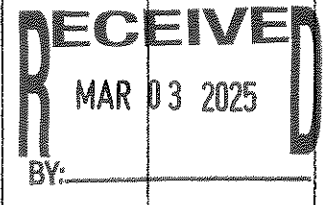
Bill To
Aberdeen CDD Kate Trivelpiece 110 Flower of Scotland Ave. St. Johns, FL 32259

Ship To
Aberdeen Cdd Kate Trivelpiece 110 Flower Of Scotland Ave Saint Johns, FL 32259-6937 USA

S.O. No.	P.O. No.	Rep	Terms	Ship Date	Ship Via
PFS10941		JR	50%Deposit/Net	2/28/2025	AAA Cooper

Item	Description	Qty	Cost	Total
42UF	42" Round Fiberglass TOP ONLY with Umbrella Hole. Color: DOVE List Price: \$379.95 (includes color premium)	4	289.00	1,156.00
48UF	48" Round Fiberglass TOP ONLY with Umbrella Hole. Color: DOVE List Price: \$439.95 (includes color premium)	8	334.00	2,672.00
R-18F	18" Round Fiberglass Top Side Table, Powder Coated Aluminum Frame. Frame Color: Bronze Top Color: Dove List Price: \$154.95 (includes color premium)	20	139.00	2,780.00
845FM-BZ	7.5 Foot Octagonal Fiberglass Ribbed Market Umbrella with 9oz. Marine Grade Fabric Canopy. Pulley Lift, Powder Coated Aluminum Pole. Pole Color: MATTE BRONZE; Canopy Color: FOREST GREEN R102 Finial: CLASSIC BALL List: \$464.95	2	338.95	677.90

*Remaining Balance
Over Capital Expense
KS 3/3/25*



Thank you for your business. Please make all checks payable to:

Pool Furniture Supply
2729 E. Moody Blvd, Suite 104
Bunnell, FL 32110

All Credit Card payments are subject to a 4% fee of the Total amount charged. Should the debt become past due, customer expressly agrees to pay a service fee of \$20.00 each month plus 2% per month of the balance due or the amount allowed by law. Customer also agrees to pay reasonable collection costs and/or attorneys fees incurred in connection with the collection of this account. The venue for any litigation regarding a credit account with Furniture Leisure, Inc. will be Flagler County, FL.

Subtotal
Sales Tax (0.0%)
Order Total
Payments/Credits
Balance Due

sales@poolfurnituresupply.com

www.poolfurnituresupply.com



Pool Furniture Supply

A Furniture Leisure Web Store

2729 E. Moody Blvd, STE #104
Bunnell, FL 32110

Phone: (877) 646-6320

Fax : (386) 437-6652

Invoice

Date	Invoice No.
12/6/2024	PFS11398

Bill To
Aberdeen CDD Kate Trivelpiece 110 Flower of Scotland Ave. St. Johns, FL 32259

Ship To
Aberdeen Cdd Kate Trivelpiece 110 Flower Of Scotland Ave Saint Johns, FL 32259-6937 USA

S.O. No.	P.O. No.	Rep	Terms	Ship Date	Ship Via
PFS10941		JR	50%Deposit/Net	2/28/2025	AAA Cooper

Item	Description	Qty	Cost	Total
S&H	Shipping and Handling. - Delivery does not include offloading freight. Lift Gate and 24 hr Call Ahead are requested for all applicable orders but are not guaranteed. - The delivery address must have ample room for a 53' semi truck to enter and turn around or exit the property without incident or obstacle. Notify your Sales Rep if a smaller truck is required. - Certain products will ship unassembled. Delivery does not include assembly, installation, placement of furniture, or removal of packing materials. Delivery Contact: Kate Trivelpiece 904-217-0925 **A Call Ahead Included **Lift Gate Service Requested (Subject To Availability) **Umbrellas-Shipping Via UPS Ground -Signature Required AAA Cooper Tracking No. 646949701 www.aaacooper.com	1	525.38	525.38

Thank you for your business. Please make all checks payable to:

Pool Furniture Supply
2729 E. Moody Blvd, Suite 104
Bunnell, FL 32110

All Credit Card payments are subject to a 4% fee of the Total amount charged. Should the debt become past due, customer expressly agrees to pay a service fee of \$20.00 each month plus 2% per month of the balance due or the amount allowed by law. Customer also agrees to pay reasonable collection costs and/or attorneys fees incurred in connection with the collection of this account. The venue for any litigation regarding a credit account with Furniture Leisure, Inc. will be Flagler County, FL.

Subtotal \$7,811.28

Sales Tax (0.0%) \$0.00

Order Total \$7,811.28

Payments/Credits -\$4,142.27

Balance Due \$3,669.01

sales@poolfurnituresupply.com

www.poolfurnituresupply.com

Brad Davis - Owner



INVOICE

Invoice Date: 03/07/2025

Invoice # 20287

Total Due \$5148.50

Bill To:
Aberdeen CDD

475 West Town Place
Suite 114
St. Augustine, FL 32092
3862378444

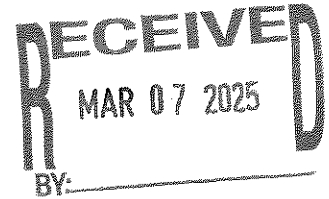
okuzmuk@gmsnf.com tpolvere@gmsnf.com
Jay.Parker@fsresidential.com

Site Address:

Aberdeen CDD
Jay Parker
110 Flower Of Scotland Avenue
Fruit Cove, FL 32259

M- 9043037366 H- W-

jay.parker@FSresidential.com okuzmuk@gmsnf.com
kate.trivelpiece@fsresidential.com



Service Date

Description	Qty	Amount	Total
Services			
Estimate Labor Labor and material to remove existing ceiling fan install new owner supplied ceiling fan.	1.00	185.00	\$185.00
Estimate Labor Labor and Material to remove existing can lights and replace with six-inch (6") wafer lights in bathrooms in clubhouse and the sink light in meeting room for a total of fifteen (15) lights.	1.00	1673.17	\$1673.17
Estimate Labor Labor and Material to removed existing twelve can light and six hanging lights on back patio at pool, provide and install eighteen six-inch wafer lights in where lighting removed.	1.00	3255.00	\$3255.00
Remove existing existing ceiling fans on back patio at pool, assemble and install owner supplied fans.			

Sub Total Services \$5113.17

Total for Service Date \$5113.17

Service Date 2/25/2025

Description	Qty	Amount	Total
Services			
Estimate Labor We arrived on site today to begin work changing out 18 6 inch wafers. Upon our arrival, we checked in with front office and immediately began work replacing 18 6 inch wipers and two customer provided ceiling fans. We began work by removing all old fixtures and old ceiling fans. While removing fixtures and ceiling fans, we were able to observe that one additional 6 inch LED wafer was needed totaling in 19 6 inch wafers. After all lighting had been removed, we proceeded to install new ceiling fans that were provided by customer. Upon completion of installing ceiling fans, we immediately began adding new 6 inch wafers. After completing all wipers and ceiling fans, we then re-energize system to Ensure all lights were working Properly	1.00	0.00	\$0.00

Sub Total Services \$0.00

Materials

EC 13007419

www.LinsElectric.com

email: info@linselectric.com

Phone: (904) 868-6586

7820 Pritchard Road Jacksonville, FL 32219

6" LED wafer light pop in no can (3K, 4K 5K selectable)	Addition of one light due to count being incorrect.	1.00	35.33	\$35.33
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Sub Total	Materials	\$35.33
Total for Service Date	2/25/2025	\$35.33

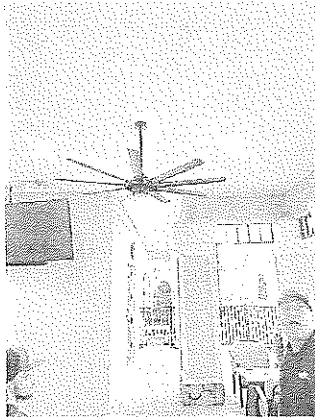
Service Date 2/27/2025

Description	Qty	Amount	Total
Services			
Estimate Labor We arrived at the job today to finish the 16 wafer lights in the male and females bathrooms. We immediately begin working we started out in the females bathroom by taking down the 7 can lights and replaced them with 7 new wafer lights. We then went into the males bathroom to remove the old can and replaced them with new wafer lights. Upon completion we turned on power and everything worked as it should	1.00	0.00	\$0.00
Sub Total	Services	\$0.00	
Total for Service Date	2/27/2025	\$0.00	
Total Due			\$5148.50

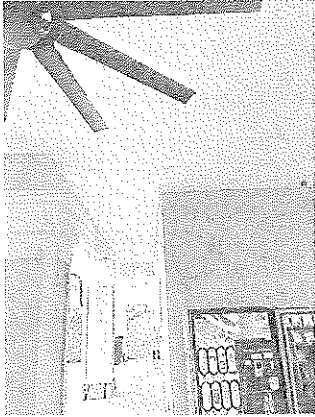
Payments

Total Payments	\$0.00
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02/25/25 17:51:49



02/25/25 17:51:51



02/25/25 17:51:54



02/25/25 17:51:56



02/25/25 17:51:59



Total Due \$5148.50