

***ABERDEEN***

*Community Development District*

*MAY 27, 2025*

## *AGENDA*

# Aberdeen Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

***District Website:*** [www.AberdeenCDD.com](http://www.AberdeenCDD.com)

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May 20, 2025

Board of Supervisors  
Aberdeen Community Development District

Dear Board Members:

The Meeting of the Aberdeen Community Development District Meeting is scheduled for **Tuesday, May 27, 2025 at 6:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*
- III. Consideration of Resolution 2025-04, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (August 26, 2025)
- IV. Consideration of Proposals
  - A. Pipe Extension at Shetland Drive
  - B. Irish Tartan Way
    - 1. Playground Boss
    - 2. Southern Recreation
  - C. River Dee
  - D. Sterling Bridge
  - E. Fort Williams Drive
  - F. Prince Albert
  - G. Electrical Panel Repair

V. Discussion of Capital Reserve Study Update

VI. Staff Reports

A. Attorney

B. Engineer

C. Manager

1. Report on Number of Registered Voters (3,704)

2. Annual Form 1 Filing & Annual Ethics Training

D. Operation Manager - Report

E. Amenity Center Manager – Report

VII. Supervisor's Request and Public Comments

VIII. Approval of Consent Agenda

A. Approval of the Minutes of the April 22, 2025, Meeting

B. Balance Sheet as of April 30, 2025, and Statement of Revenues and Expenses for the Period Ending April 30, 2025

C. Assessment Receipt Schedule

D. Approval of Check Register

IX. Next Scheduled Meeting – 06/24/25 @ 4:00 p.m. @ Aberdeen Amenity Center

X. Adjournment

**Board Oversight**

Landscape Maintenance: *Supervisor Fogel*

Amenity Center: *Supervisor Egleston*

Security: *Supervisor Marmo*

Pond Maintenance: *Supervisor Perez*

Finance & Accounting: *Supervisor Clarke*



### *THIRD ORDER OF BUSINESS*

RESOLUTION 2025-04

[FY 2026 BUDGET APPROVAL RESOLUTION]

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Aberdeen Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE & TIME: \_\_\_\_\_ at \_\_\_\_\_  
LOCATION: Aberdeen Amenity Center  
110 Flower of Scotland Avenue  
Saint Johns, Florida 32259

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF MAY, 2025.**

ATTEST:

**ABERDEEN COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

# *Aberdeen*

*Community Development District*

*Proposed Budget*  
*FY 2026*

*Presented by:*



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**Aberdeen**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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**REVENUES:**

Special Assessments - On Roll	\$ 1,207,029	\$ 1,200,465	\$ 6,564	\$ 1,207,029	\$ 1,536,760
Interest income	15,000	9,032	3,500	12,532	15,000
Amenities Revenue/Misc	15,000	12,135	5,000	17,135	15,000
Carry Forward Surplus	170,490	-	170,490	170,490	-

<b>TOTAL REVENUES</b>	<b>\$ 1,407,519</b>	<b>\$ 1,221,631</b>	<b>\$ 185,554</b>	<b>\$ 1,407,186</b>	<b>\$ 1,566,760</b>
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**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 6,600	\$ 5,000	\$ 11,600	\$ 12,000
FICA Expense	918	505	383	887	918
Assessment Roll Administration	5,618	5,618	-	5,618	5,899
Engineering Fees	7,000	6,367	633	7,000	10,000
Arbitrage Rebate	1,200	-	1,200	1,200	1,200
Dissemination Agent	8,764	5,512	3,252	8,764	9,202
Attorney Fees	27,000	11,987	15,013	27,000	27,000
Annual Audit	3,475	-	3,475	3,475	3,475
Trustee Fees	9,000	6,541	2,459	9,000	9,000
Management Fees	59,322	34,605	24,717	59,322	62,288
Information Technology	2,022	1,180	843	2,022	2,124
Telephone	700	181	519	700	700
Postage & Delivery	2,000	686	1,314	2,000	2,000
Printing & Binding	1,000	205	795	1,000	1,000
Insurance General Liability	12,839	12,489	350	12,839	14,050
Legal Advertising	2,000	420	1,580	2,000	2,000
Office Supplies	200	138	62	200	200
Other Current Charges	-	20	50	70	100
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 155,233</b>	<b>\$ 93,228</b>	<b>\$ 61,645</b>	<b>\$ 154,873</b>	<b>\$ 163,331</b>
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***Operations & Maintenance***

**Amenity Center**

Insurance	\$ 56,057	\$ 52,374	\$ 3,683	\$ 56,057	\$ 57,064
Repairs & Replacements	75,000	48,023	10,000	58,023	75,000
Special Events	25,000	15,753	9,247	25,000	25,000
Staff Uniforms	1,225	834	-	834	1,225
Recreational Supplies	900	-	900	900	900
Recreational Passes	1,500	710	790	1,500	1,500
Other Current Charges	500	-	500	500	500
Permit Fees	2,500	-	2,500	2,500	2,500
Office Supplies	3,000	724	2,276	3,000	3,000
Credit Card Machine Fees	900	516	384	900	900
Pest Control	3,000	1,628	1,372	3,000	3,000
Pool Chemicals - Poolsure	33,000	20,692	12,308	33,000	33,000
Refuse Service	13,000	8,679	7,500	16,179	18,000
Security	18,796	9,633	3,000	12,633	10,752
Website	1,800	1,050	750	1,800	1,800
Holiday Decorations	12,000	5,121	6,879	12,000	12,000
Subscriptions	8,000	4,707	1,400	6,107	5,000

**Aberdeen**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<u>Utilities</u>					
Water & Sewer	20,000	8,999	11,001	20,000	21,000
Electric	39,600	18,975	20,625	39,600	39,600
Cable/Internet/Phone	16,000	10,682	7,318	18,000	20,000
<u>Management Contracts</u>					
Field Operations Management - FirstService	74,516	44,483	30,033	74,516	88,924
Pool Attendants/Lifeguards - RMS	53,000	7,481	45,519	53,000	52,000
Facility Management - FirstService	101,421	59,051	42,370	101,421	116,486
Janitorial Services - FirstService	44,200	29,901	14,299	44,200	59,472
General Facility Maintenance - FirstService	54,600	33,493	21,107	54,600	67,584
Resident Services Coordinator- FirstService	74,360	40,260	34,100	74,360	90,838
Management Fee - FirstService	14,220	8,295	5,925	14,220	14,928
Fitness Center Cleaning - Jani King	14,400	9,232	5,168	14,400	19,584
<b>TOTAL AMENITY CENTER</b>	<b>\$ 762,495</b>	<b>\$ 441,295</b>	<b>\$ 300,954</b>	<b>\$ 742,249</b>	<b>\$ 841,557</b>
<u>Ground Maintenance</u>					
Electric	\$ 14,426	\$ 7,140	\$ 7,286	\$ 14,426	\$ 16,000
Streetlighting	33,652	19,036	14,616	33,652	40,000
Lake Maintenance	35,000	18,725	5,800	24,525	35,000
Landscape Maintenance	271,653	155,357	116,296	271,653	271,653
Landscape Contingency	30,000	25,814	2,000	27,814	30,000
Common Area Maintenance	15,000	7,206	7,794	15,000	15,000
Reuse Water	40,000	14,398	25,602	40,000	40,000
Miscellaneous	1,000	-	500	500	1,000
Irrigation Repairs	9,060	3,297	5,763	9,060	9,060
<b>TOTAL GROUND MAINTENANCE</b>	<b>\$ 449,791</b>	<b>\$ 250,972</b>	<b>\$ 185,657</b>	<b>\$ 436,630</b>	<b>\$ 457,712</b>
<u>Reserves</u>					
Capital Reserve Fund	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 104,160
<b>TOTAL RESERVES</b>	<b>\$ 40,000</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 104,160</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,407,519</b>	<b>\$ 785,496</b>	<b>\$ 588,256</b>	<b>\$ 1,373,751</b>	<b>\$ 1,566,760</b>
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 436,136</b>	<b>\$ (402,702)</b>	<b>\$ 33,434</b>	<b>\$ -</b>

**Aberdeen**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

<b>REVENUES</b>
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**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Interest Income**

The District earns interest on the monthly average collected balance for each of their investment accounts.

**Amenities Revenues/Miscellaneous**

Income received from residents for rental of clubroom or patio and special events deposits.

<b>Expenditures - Administrative</b>
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**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Assessment Roll Administration**

Governmental Management Services, LLC serves as the District's Assessment Administrator responsible for certifying annual assessments to County Tax Collector, billing and collection of direct assessments, collection of prepaid assessments, maintaining lien book, etc.

**Engineering Fees**

The District's engineering firm, Matthews Design Group, will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

**Arbitrage Rebate**

The District is required to annually have an arbitrage calculation on the District's Series 2018, 2020A-1 & 2020A-2 Special Assessment Bonds. The District has contracted with Grau and Associates, an independent audit firm to calculate the rebate liability and submit a report to the District.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Attorney Fees**

The District's Attorney, Kutak Rock LLP, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by Berger, Toombs, Elam, Gaines & Frank, an Independent Certified Public Accounting Firm.

**Trustee Fees**

The District issued Series 2018, Series 2020A-1, and Series 2020A-2 Special Assessment Bond, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Aberdeen**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**Expenditures - Administrative (continued)**

**Information Technology**

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

**Telephone**

New internet and Wi-Fi service for Office.

**Postage & Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Printing & Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Expenditures - Amenity Center**

**Insurance**

The District's Property Insurance policy is with EGIS Insurance Advisors LLC. EGIS Insurance Advisors specialize in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center and other CDD owned improvements.

**Repairs & Replacements**

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

**Special Events**

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

**Staff Uniforms**

Represents the cost for FirstService Residential staff - front desk and maintenance.

**Recreational Supplies**

Represents the cost for special event supplies such as games, ping pong, corn hole, etc.

**Recreation Passes**

Represents the estimated cost for access cards purchased by the District's Amenity Center.

**Other Current Charges**

Any unanticipated cost incurred by the Amenity Center.

**Permit Fees**

Represents Permit Fees paid to the Florida Department of Health for the swimming pool.

**Office Supplies**

Represents any supplies needed for the operation of the Amenity Center.

**Credit Card Machine Fees**

Fees associated with using the merchant machine to run credit card transaction to collect facility revenue for rentals and access cards.

**Pest Control**

The district is contracted with Turner Pest Control to provide monthly pest control services for the amenity centers.



**Aberdeen**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**Expenditures - Amenity Center (continued)**

**Pool Chemicals**

PoolSure will provide the necessary chemicals for the Amenity Center pool.

<b>Vendor</b>		<b>Monthly</b>	<b>Annual</b>
PoolSure	\$	2,750	\$ 33,000

**Refuse Service**

GFL Environmental provides garbage disposal service for the District.

**Security**

The District is contracted with Hi-Tech Security to provide security monitoring for the Amenity Center and Fitness Center.

<b>Vendor</b>		<b>Monthly</b>	<b>Annual</b>
Hi-Tech	\$	896	\$ 10,752

**Website**

The district contracts with Unicorn Web Development to provide website licensing and services.

<b>Vendor</b>		<b>Monthly</b>	<b>Annual</b>
Unicorn Web Development	\$	150	\$ 1,800

**Holiday Decorations**

The district estimated cost for Holiday preparation of Amenity Center.

**Subscription**

Estimated costs of program channels at Fitness Center and music licenses.

**Water & Sewer**

JEA provides the cost of water / sewer associated with the Recreation Facility.

<b>Meter</b>	<b>Location</b>		<b>Monthly</b>	<b>Annual</b>
85979420	110 Flower of Scotland Ave	\$	95	\$ 1,140
68090745	110 Flower of Scotland Ave		950	11,400
84792274	110 Flower of Scotland Ave		235	2,820
85979420	110 Flower of Scotland Ave-SEWER		190	2,280
88781351	96 Bush Pl-SEWER		190	2,280
	Contingency		90	1,080
Total		\$	1,750	\$ 21,000

**Electric**

JEA provides the cost of electric associated with the Recreation Facility.

<b>Meter</b>	<b>Location</b>		<b>Monthly</b>	<b>Annual</b>
22489811	110 Flower of Scotland Ave	\$	3,200	\$ 38,400
	Contingency		100	1,200
Total		\$	3,300	\$ 39,600

**Cable/Internet/Telephone**

The District's estimated cost for cable television, internet & telephone services for the Amenity Center provided by Comcast.

<b>Account</b>	<b>Location</b>		<b>Monthly</b>	<b>Annual</b>
xx-0012	96 Bush Pl	\$	600	\$ 7,200
xx-1961	110 Flower of Scotland Ave		750	9,000
xx-9062	110 Flower of Scotland Ave		250	3,000
	Contingency		67	800
Total		\$	1,667	\$ 20,000

**Field Operation Management**

The District is under contract with First Service, for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

<b>Vendor</b>		<b>Monthly</b>	<b>Annual</b>
First Service	\$	7,410	\$ 88,924

**Aberdeen**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**Expenditures - Amenity Center (continued)**

**Pool Attendants/Lifeguards**

The District is under contract with Riverside Management Services, LLC to provide lifeguards during the operating season for the pool. Amount based on proposed contract.

**Facility Management**

Cost to provide management for the Amenity Center. Amount based on proposed contract with First Service.

Vendor		Monthly	Annual
First Service	\$	9,707	\$ 116,486

**Janitorial Services**

Amount based on proposed contract with First Service to provide janitorial services for the Amenity Center and the Fitness Center.

Vendor		Monthly	Annual
First Service	\$	4,956	\$ 59,472

**General Facility Maintenance**

Amount based on proposed contract with First Service to provide routine repairs and maintenance for the Amenity Center.

**Resident Services Coordinator**

Amount based on proposed contract with First Service to cover office, assist members, assist with events.

**Management Fees**

The District is contracted with First Service to provide annual corporate support.

Vendor		Monthly	Annual
First Service	\$	1,244	\$ 14,928

**Fitness Center Cleaning**

The District is contracted with Jani-King of Jacksonville provide janitorial services for gym, restroom, and aerobics room located at 110 Flower of Scotland Avenue.

Vendor		Monthly	Annual
Jani-King	\$	1,632	\$ 19,584

**Expenditures - Ground Maintenance**

**Electric**

JEA provides the cost of electricity for signage lighting and entry feature lighting for the District.

Account	Location		Monthly	Annual
24063282	100 Flower of Scotland Ave Apt SG01	\$	33	\$ 399
23663894	100 Scotland Yard Blvd		38	456
24063266	100 William Penney Way Apt SG01		31	369
24075130	111 Prince Albert Av APT FS01		42	509
20193412	126 Burnett Ct Apt FS01		408	4,897
22969631	1300 Shetland Dr Apt LL01		32	384
24075074	138 Prince Albert Av Aprt IR01		56	672
24075131	17 Shetland Dr Apt SG01		35	424
24075098	191 Prince Albert AV Apt SG01		28	340
24078167	30 Scotch Pebble Dr APT SG01		32	387
24083898	3394 Longleaf Pine PY		38	462
23663879	4788 Longleaf Pine PY APT SG 01		35	425
24075099	5040 Longleaf Pine Py Apt SG01		32	390
24063288	70 Glenlivet Wy Apt SG01		35	426
23663880	90 Queen Victoria Av		32	382
23663889	91 Prince Albert Av		39	463
23656020	944 Rustlewood LA Apt FS01		198	2,378
24063272	99 Mahogany Bay Dr Apt SG01		35	423
	Contingency		151	1,817
	Total	\$	1,333	\$ 16,000

# Aberdeen

## Community Development District

### Budget Narrative

#### Fiscal Year 2026

#### Expenditures – Ground Maintenance (continued)

##### Street Lighting

JEA provides the District street lighting cost for the community. The amount is based upon the agreement plus estimated cost for fuel charges.

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
70W/241 UNITS	119 Shetland Dr	\$ 2,166	\$ 25,994
40W/51 UNITS	1300 Shetland Dr Apt ARLT	466	5,587
40W/27 UNITS	764 Shetland Dr Apt IR01	247	2,958
40W/23 UNITS	90 Queen Victoria	210	2,520
40W/5 UNITS	992 Shetland Dr Apt IR01	46	548
	Contingency	199	2,393
Total		\$ 3,333	\$ 40,000

##### Lake Maintenance

The District has contracted with Future Horizons, Inc for the maintenance of 38 ponds on district property. GMS also contracted to inspect and clean lakes and outfall structures.

##### Landscape Maintenance

The District has contracted with Tree Amigos Outdoor Services to maintain the common areas of the District.

##### Landscape Contingency

Represents additional landscape services not provided in contracted services. Services include, but are not limited to, installing mulch, remove trees, and seasonal flower rotation.

##### Common Area Maintenance

Contracted staff for repairs and trash pick-up on District owned property.

##### Reuse Water

Water, sewer and irrigation systems cost for the district based on JEA projected rates.

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
91660399	100 Flower of Scotland Ave	\$ 50	\$ 600
85740399	100 Scotland Yard Blvd	603	7,236
89241776	100 William Penney Way	155	1,860
83714253	101 Flower of Scotland Ave	90	1,080
85342751	1290 Shetland Dr Apt IR01	137	1,644
85740420	130 Veterans PY	69	828
94139165	133 Celtic Wedding Dr	25	299
83713776	1591 Shetland Dr Apt IR01	25	299
78582269	17 Shetland Dr	147	1,766
72122492	176 River Dee Dr	229	2,751
514049944	191 Prince Albert Av Apt IR01	27	322
90023024	200 W Adelaide Dr	45	540
83714368	299 Glasgow Dr Apt IR01	30	360
84332498	3924 Longleaf Pine Py	75	900
94237077	437 S Aberdeenshire Dr	25	299
67153684	4788 Longleaf Pine PY	48	576
91679850	482 S Aberdeenshire Dr	35	420
514012945	5040 Longleaf Pine PY	48	576
85015950	559 Grampian Highlands Dr	204	2,443
83714400	572 Glasgow Dr Apt IR01	85	1,020
83459857	650 Fort William Dr	48	576
81948219	711 Irish Tartan Way	40	480
81948213	764 Shetland Dr Apt IR01	30	360
85740407	90 Queen Victoria Av	81	972
85083599	91 Prince Albert Av	536	6,432
88781351	96 Bush Pl	81	971
71731594	99 Mahogany Bay Dr	176	2,112
81848453	992 Shetland Dr Apt IR01	40	480
	Contingency	150	1,800
Total		\$ 3,333	\$ 40,000

##### Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

##### Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

##### Capital Reserve Fund

The District will establish a reserve to fund the renewal and replacement of District's capital related facilities.

# Aberdeen

## Community Development District

### Proposed Budget

#### Debt Service Series 2020A1 & A2 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 1,928,685	\$ 1,933,916	\$ 10,575	\$ 1,944,491	\$ 1,928,685
Prepayments	-	4,856	-	4,856	-
Interest Earnings	10,000	40,968	10,000	50,968	10,000
Carry Forward Surplus <sup>(1)</sup>	549,181	587,623	-	587,623	637,137
<b>TOTAL REVENUES</b>	<b>\$ 2,487,867</b>	<b>\$ 2,567,363</b>	<b>\$ 20,575</b>	<b>\$ 2,587,937</b>	<b>\$ 2,575,823</b>
<b>EXPENDITURES:</b>					
<b>2020 A1</b>					
Interest 11/1	\$ 271,050	\$ 271,050	\$ -	\$ 271,050	\$ 246,219
Interest 5/1	271,050	-	271,050	271,050	246,219
Principal 5/1	990,000	-	990,000	990,000	1,045,000
Principal Prepayment 5/1	-	-	5,000	-	-
<b>2020 A2</b>					
Interest 11/1	89,350	89,350	-	89,350	84,550
Interest 5/1	89,350	-	89,350	89,350	84,550
Principal 5/1	240,000	-	240,000	240,000	255,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,950,800</b>	<b>\$ 360,400</b>	<b>\$ 1,595,400</b>	<b>\$ 1,950,800</b>	<b>\$ 1,961,538</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,950,800</b>	<b>\$ 360,400</b>	<b>\$ 1,595,400</b>	<b>\$ 1,950,800</b>	<b>\$ 1,961,538</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 537,067</b>	<b>\$ 2,206,963</b>	<b>\$ (1,574,825)</b>	<b>\$ 637,137</b>	<b>\$ 614,285</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 298,588

**Aberdeen**  
Community Development District

**Debt Service Series 2020 A1 Special Assessment Refunding Bonds**  
**AMORTIZATION SCHEDULE (Combined)**

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
11/01/25	13,935,000		246,219	1,512,269
05/01/26	13,935,000	1,045,000	246,219	
11/01/26	12,890,000		220,094	1,511,313
05/01/27	12,890,000	1,095,000	220,094	
11/01/27	11,795,000		192,719	1,507,813
05/01/28	11,795,000	1,155,000	192,719	
11/01/28	10,640,000		163,844	1,511,563
05/01/29	10,640,000	1,195,000	163,844	
11/01/29	9,445,000		149,653	1,508,497
05/01/30	9,445,000	1,225,000	149,653	
11/01/30	8,220,000		133,575	1,508,228
05/01/31	8,220,000	1,260,000	133,575	
11/01/31	6,960,000		113,100	1,506,675
05/01/32	6,960,000	1,305,000	113,100	
11/01/32	5,655,000		91,894	1,509,994
05/01/33	5,655,000	1,345,000	91,894	
11/01/33	4,310,000		70,038	1,506,931
05/01/34	4,310,000	1,390,000	70,038	
11/01/34	2,920,000		47,450	1,507,488
05/01/35	2,920,000	1,435,000	47,450	
11/01/35	1,485,000		24,131	1,506,581
05/01/36	1,485,000	1,485,000	24,131	1,509,131
<b>Total</b>		<b>\$ 13,935,000</b>	<b>\$ 2,905,431</b>	<b>\$ 16,840,431</b>

**Aberdeen**  
Community Development District

**Debt Service Series 2020 A2 Special Assessment Refunding Bonds**  
**AMORTIZATION SCHEDULE (Combined)**

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
11/01/25	3,560,000		84,550	84,550
05/01/26	3,560,000	255,000	84,550	
11/01/26	3,305,000		78,494	418,044
05/01/27	3,305,000	265,000	78,494	
11/01/27	3,040,000		72,200	415,694
05/01/28	3,040,000	280,000	72,200	
11/01/28	2,760,000		65,550	417,750
05/01/29	2,760,000	290,000	65,550	
11/01/29	2,470,000		58,663	414,213
05/01/30	2,470,000	305,000	58,663	
11/01/30	2,165,000		51,419	415,081
05/01/31	2,165,000	320,000	51,419	
11/01/31	1,845,000		43,819	415,238
05/01/32	1,845,000	335,000	43,819	
11/01/32	1,510,000		35,863	414,681
05/01/33	1,510,000	350,000	35,863	
11/01/33	1,160,000		27,550	413,413
05/01/34	1,160,000	370,000	27,550	
11/01/34	790,000		18,763	416,313
05/01/35	790,000	385,000	18,763	
11/01/35	405,000		9,619	413,381
05/01/36	405,000	405,000	9,619	
11/01/36	-	-	-	414,619
<b>Total</b>		<b>\$ 3,560,000</b>	<b>\$ 1,092,975</b>	<b>\$ 4,652,975</b>

**Aberdeen**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Series 2018 Special Assessment Bonds**

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b><u>REVENUES:</u></b>					
Special Assessments-On Roll	\$ 133,250	\$ 134,050	\$ 733	\$ 134,783	\$ 133,250
Interest Earnings	5,000	3,472	1,500	4,972	5,000
Carry Forward Surplus <sup>(1)</sup>	56,020	60,807	-	60,807	53,275
<b>TOTAL REVENUES</b>	<b>\$ 194,271</b>	<b>\$ 198,328</b>	<b>\$ 2,233</b>	<b>\$ 200,561</b>	<b>\$ 191,525</b>
<b><u>EXPENDITURES:</u></b>					
Interest - 11/1	\$ 46,238	\$ 46,238	\$ -	\$ 46,238	\$ 44,958
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	-	45,985	45,985	44,958
Principal Prepayment 5/1	-	-	5,000	5,000	-
Principal - 5/1	40,000	-	40,000	40,000	40,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 132,475</b>	<b>\$ 56,301</b>	<b>\$ 90,985</b>	<b>\$ 147,286</b>	<b>\$ 129,915</b>
<b><u>Other Sources/(Uses)</u></b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 132,475</b>	<b>\$ 56,301</b>	<b>\$ 90,985</b>	<b>\$ 147,286</b>	<b>\$ 129,915</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 61,796</b>	<b>\$ 142,027</b>	<b>\$ (88,752)</b>	<b>\$ 53,275</b>	<b>\$ 61,610</b>
<sup>(1)</sup> Carry Forward is Net of Reserve Requirement				Interest Due 11/1/26	<u>\$44,057.50</u>

**Aberdeen**  
Community Development District

**Debt Service Series 2018 Special Assessment Bonds**  
**AMORTIZATION SCHEDULE (Combined)**

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
11/01/25	\$ 1,795,000		\$ 44,958	\$ 129,915
05/01/26	1,795,000	40,000	44,958	
11/01/26	1,755,000		44,058	128,115
05/01/27	1,755,000	40,000	44,058	
11/01/27	1,715,000		43,158	131,315
05/01/28	1,715,000	45,000	43,158	
11/01/28	1,670,000		42,145	129,290
05/01/29	1,670,000	45,000	42,145	
11/01/29	1,625,000		41,133	132,265
05/01/30	1,625,000	50,000	41,133	
11/01/30	1,575,000		39,883	129,765
05/01/31	1,575,000	50,000	39,883	
11/01/31	1,525,000		38,633	132,265
05/01/32	1,525,000	55,000	38,633	
11/01/32	1,470,000		37,258	129,515
05/01/33	1,470,000	55,000	37,258	
11/01/33	1,415,000		35,883	131,765
05/01/34	1,415,000	60,000	35,883	
11/01/34	1,355,000		34,383	128,765
05/01/35	1,355,000	60,000	34,383	
11/01/35	1,295,000		32,883	130,765
05/01/36	1,295,000	65,000	32,883	
11/01/36	1,230,000		31,258	132,515
05/01/37	1,230,000	70,000	31,258	
11/01/37	1,160,000		29,508	129,015
05/01/38	1,160,000	70,000	29,508	
11/01/39	1,090,000		27,758	130,515
05/01/39	1,090,000	75,000	27,758	
11/01/39	1,015,000		25,883	131,765
05/01/40	1,015,000	80,000	25,883	
11/01/40	935,000		23,843	132,685
05/01/41	935,000	85,000	23,843	
11/01/41	850,000		21,675	133,350
05/01/42	850,000	90,000	21,675	
11/01/42	760,000		19,380	133,760
05/01/43	760,000	95,000	19,380	
11/01/43	665,000		16,958	128,915
05/01/44	665,000	95,000	16,958	
11/01/44	570,000		14,535	129,070
05/01/45	570,000	100,000	14,535	
11/01/45	470,000		11,985	133,970
05/01/46	470,000	110,000	11,985	
11/01/46	360,000		9,180	133,360
05/01/47	360,000	115,000	9,180	
11/01/47	245,000		6,248	132,495
05/01/48	245,000	120,000	6,248	
11/01/48	125,000		3,188	131,375
05/01/49	125,000	125,000	3,188	
<b>Total</b>		<b>\$ 1,795,000</b>	<b>\$ 1,351,530</b>	<b>\$ 3,146,530</b>



**Aberdeen**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b>REVENUES:</b>					
Interest Income	\$ 5,000	\$ 15,507	\$ 5,000	\$ 20,507	\$ 10,000
Impact fees	-	9,370	-	9,370	-
Capital Reserve Funding - Transfer In	40,000	-	40,000	40,000	104,160
Carry Forward Balance	658,411	688,463	-	688,463	546,235
<b>TOTAL REVENUES</b>	<b>\$ 703,411</b>	<b>\$ 713,340</b>	<b>\$ 45,000</b>	<b>\$ 758,340</b>	<b>\$ 660,395</b>
<b>EXPENDITURES:</b>					
<b>Capital Outlay</b>					
Capital Outlay	\$ 50,000	\$ 67,822	\$ 35,000	\$ 102,822	\$ 100,000
Repair and Replacements	50,000	84,283	25,000	109,283	100,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 100,000</b>	<b>\$ 152,105</b>	<b>\$ 60,000</b>	<b>\$ 212,105</b>	<b>\$ 200,000</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 100,000</b>	<b>\$ 152,105</b>	<b>\$ 60,000</b>	<b>\$ 212,105</b>	<b>\$ 200,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 603,411</b>	<b>\$ 561,235</b>	<b>\$ (15,000)</b>	<b>\$ 546,235</b>	<b>\$ 460,395</b>

**\*Capital Reserve Study**

Decsription	FY 2026 Reserve Study
Reserves Beginning of Year	\$ 607,440
Contributions	104,160
Interest Income	19,650
Expenditures	(56,600)
Anticipated Balance	\$ 674,650

**Budget Fiscal Year 2026**

Decsription	FY 2026 Budget
Reserves Beginning of Year	\$ 688,463
Contributions	104,160
Interest Income	10,000
Expenditures	(200,000)
Anticipated Balance	\$ 602,623

**Variance Reserve Study Vs Actual** **(\$72,027)**

\* Refer to Aberdeen CDD Reserve Study Page 1-2 of PDF [Report Date 5/1/25]

**Aberdeen**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds 2020 Units	Bonds 2018 Units	Annual Maintenance Assessments				Annual Debt Assessments				
				FY 2026	FY 2025	Increase/ (decrease)		FY 2026		FY 2025		Increase/ (decrease)
								Series 2020	Series 2018	Series 2020	Series 2018	Total
Single Family 80	233	215	229	<b>\$1,195.56</b>	\$939.07	<b>\$256.49</b>	27.31%	<b>\$1,547.66</b>	<b>\$105.59</b>	\$1,547.66	\$105.59	<b>\$0.00</b>
Single Family 73	330	301	326	<b>\$1,092.64</b>	\$858.22	<b>\$234.41</b>	27.31%	<b>\$1,600.47</b>	<b>\$96.50</b>	\$1,600.47	\$96.50	<b>\$0.00</b>
Single Family 63	337	309	337	<b>\$942.20</b>	\$740.06	<b>\$202.14</b>	27.31%	<b>\$1,381.23</b>	<b>\$83.21</b>	\$1,381.23	\$83.21	<b>\$0.00</b>
Single Family 53	628	586	627	<b>\$791.76</b>	\$621.90	<b>\$169.87</b>	27.31%	<b>\$1,162.02</b>	<b>\$69.93</b>	\$1,162.02	\$69.93	<b>\$0.00</b>
Multi-Family	408	223	407	<b>\$395.88</b>	\$310.95	<b>\$84.93</b>	27.31%	<b>\$580.99</b>	<b>\$34.96</b>	\$580.99	\$34.96	<b>\$0.00</b>
Commercial	42,000	-	42,000	<b>\$395.88</b>	\$310.95	<b>\$84.93</b>	27.31%	<b>\$0.00</b>	<b>\$0.00</b>	\$0.00	\$0.00	<b>\$0.00</b>
Office	7,000	-	7,000	<b>\$395.88</b>	\$310.95	<b>\$84.93</b>	27.31%	<b>\$0.00</b>	<b>\$0.00</b>	\$0.00	\$0.00	<b>\$0.00</b>
Total	50,936	1,634	50,926									

## *FOURTH ORDER OF BUSINESS*

*A.*

Contractor	Proposal File Name / Version	Date Received	Proposal Amount (\$)	Revised?	Notes / Scope Summary	Next Step / Status
PAC	Aberdeen CDD Proposal	5/19/2025	\$ 62,160.00	Y	First proposal received on 5/5/25	
			\$ 54,010.00		Email sent to contractor to revise proposal based on known field conditions and additional comments	Submitted to board
North Royal Construction	North Royal Proposal	5/19/2025	\$ 58,973.00		First proposal received on 5/19/25	Submitted to board
*General Contractor hiring subs*	North Royal Proposal Rev1	5/21/2025	\$ 62,449.98		Revised proposal based on Matthews Redlines	Submitted to board
HEB Services Inc	778 Shetland Drive Pipe Extension	5/19/2025	\$ 115,575.00		Clear 40' west of fence, install silt fence, demo & haul mitered end, install 20' of 34"x53" ERCP with concrete miter pad, riprap install, backfill to grade, St. Augustine sod in yard, Bahia sod in easement & park tract, replace 15-20' curb & sidewalk at access point. See Proposal for details	Submitted to board
D. Armstrong Contracting	Est 13630	5/21/2025	\$77,075		First proposal	Submitted to board
Ground Control	778 Shetland Drive Pipe Extension	5/23/2025	\$ 43,940.00		Matthews requested proposal revision to clear up language used	
	778 Shetland Drive Pipe Extension-Rev1	5/27/2025	\$ 43,940.00		Revised proposal	Submitted to board



License # CBC1260724 – CUC1225348 – FPC21-000104

Email: [office@pacbuildersinc.com](mailto:office@pacbuildersinc.com)

Business Address: 2875 Blanding Blvd  
Middleburg, FL 32068

Mailing Address: PO Box 1193  
Middleburg, FL 32050

## Proposal

Proposal Date: 4/27/25

Submitted To: First Service Residential  
110 Flower of Scotland Ave  
Jacksonville, FL 32259

Project Location: Aberdeen CDD  
Jay Parker  
[Jay.parker@fdsresidential.com](mailto:Jay.parker@fdsresidential.com) – 904-217-0925

## Scope of Work:

SCOPE OF WORK				
Description	Unit	Qty.	Unit Price	Total Price
<b>General Conditions</b>				
Mobilization	LS	1.0	\$3,500.00	\$3,500.00
Silt Fence	LS	1.0	\$1,250.00	\$1,250.00
Clear vegetation	LS	1.0	\$1,850.00	\$1,850.00
Demo existing MES and dispose off	LS	1.0	\$450.00	\$450.00
ERCP 34x53 (4 Sticks)	LF	32.0	\$785.00	\$25,120.00
New Poured	EA	1.0	\$4,200.00	\$4,200.00
Rip Rap	LS	1.0	\$2,500.00	\$2,500.00
Backfill & Grading	LS	1.0	\$5,115.00	\$5,115.00
Sod disturbed areas (pallets) (Average per - 400 Sqft)	EA	9.0	\$725.00	\$6,525.00
Restoration as needed (allowance) - Grading / Necessary clean soil	LS	1.0	\$3,500.00	\$3,500.00
				\$0.00
				\$0.00
			<b>Subtotal</b>	<b>\$54,010.00</b>



STATE CERTIFIED GENERAL CONTRACTOR  
CGC1536094 LICENSED AND INSURED

# NORTH ROYAL CONSTRUCTION

## sent you an estimate

Estimate expires on June 2, 2025

Project Scope Summary – 778 Shetland Dr, Aberdeen CDD (St. Johns County)

This project entails drainage easement improvements at 778 Shetland Drive to enhance stormwater flow and system performance. This estimate includes Labor, Equipment, and Materials. The work includes clearing, demolition, 34x53 20' ERCP extension, installation of 34x53 MES, riprap placement, backfill, grading, and site restoration. Please note, the estimate excludes items such as as-builts, testing, permitting, fence or irrigation removal/reinstallation, anything not included in the scope of work.

We look forward to working with you.

### Customer

MIKE SILVERSTEIN

Matthews | DCCM

msilverstein@dccm.com

+1 (904) 826-1334

7 Waldo Street

St. Augustine, FL 32084

### Additional Recipients

jay.parker@fsresidential.com, mgiles@gmsnf.com

Estimate #000314

May 21, 2025

Text us

Attachments

778 Shetland Drive Scope Of Work -2\_Page\_1.pdf

Construction Work Schedule - Sheet1.pdf

Hide full details ^

778 SHETLAND DR - PIPE EXTENSION

01. GENERAL CONDITIONS \$5,524.93

- Project Management
- General Liability
- Safety Requirements
- Install silt fence around project perimeter

02. SITE WORK \$56,925.05

- Clear vegetation within the 20' drainage easement for access to the existing MES
- Demo and remove the existing poured-in-place Mitered End Section
- Extend the existing 34"x53" ERCP 20 ft
- Install (1) poured in place Mitered End Section
- Install rip/rap per design plans
- Restore the ditch and backfill the yard at 778 Shetland Drive to match tie-out grading
- Install sod on disturbed areas
- Restore any park space and damage caused by construction activity

ADDITIONAL TERMS \$0.00

All material is guaranteed to be as specified. All work is to be completed in a workman-like manner according to standard practices. Any alterations or deviations from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, wind damage, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Subtotal \$62,449.98

Total \$62,449.98

NORTH ROYAL CONSTRUCTION

etuncer@nrcfl.com

+1 (904) 789-1144





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# *HEB Services, Inc.*

*P.O. Box 8430*

*Fleming Island, FL 32006*

*CUC 1225170*

*DBE/MBE Certified*

*Phone (904) 333-8064*

*hollybucci@yahoo.com*

---

May 19, 2025

Aberdeen CDD

Attn: Jay Parker

RE: 778 Shetland Drive Pipe Extension

1. Clear vegetation approximately 40' west from the fence line that currently sits over the pipe and the width of the easement.
2. Install silt fence around the work area.
3. Demo existing mitered end and haul off-site.
4. Install 20' of 34"x 53" ERCP from end of demoed mitered end.
5. Install 34"x 53" 4:1 pipe miter at end of 20' run of pipe and form and pour a concrete mitered end pad around pipe.
6. Install rip rap per detail.
7. Haul-in clean fill to bring homeowners yard up to grade and to cover pipe to proposed grades in 20' drainage easement.
8. Install St. Augustine sod in the homeowner's yard.
9. Install Bahia sod in drainage easement and resod any damaged area with Bahia sod in Park Tract.
10. I have included removing and replacing approximately 15-20' of curb and sidewalk where we will enter the site from the road due to equipment and trucks accessing the site

**TOTAL PRICE: \$115,575.00**

Exclusions:

- Removing and replacing homeowner's fence.
- Capping irrigation/ replacing irrigation.

Thank You,  
Holly Bucci

ALL MATERIALS IS GUARANTEED TO BE SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL.

**QUOTE GOOD FOR 30 DAYS**

ACCEPTANCE OF PROPOSAL:

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. .DATE OF ACCEPTANCE:

SIGNATURE: \_\_\_\_\_



**D ARMSTRONG CONTRACTING LLC**

9957 Moorings Drive, Ste. 405  
Jacksonville, FL 32257

# Proposal

Date	Proposal / Estimate #
5/21/2025	13630

Name / Address
Aberdeen CDD C/O Jay Parker 110 Flower of Scotland Ave. Jacksonville, FL 32259

Project Location
Aberdeen CDD - ERCP Extention 778 Shetland Drive Saint Johns, FL 32259

Requested By:	P.O. No.	Terms	Rep	Project			
Mike Parker / Jay Parker	Contract	Due on receipt	DA	778 Shetland Dr. - Pipe Extension			
Description				Qty	U/M	Unit Cost	Total
Project Deliverables: Scope of Work listed below. 1) Clear vegetation within the 20' drainage easement for access to existing MES. 2) Install silt fence around project perimeter. Contractor may not disturb the conservation easement adjacent to the 20' Drainage easement. 3) Demo and remove the existing poured in place MES. 4) Extend the existing 34"x53" ERCP 20'. Pipe length is measured from the top of existing MES to top of proposed MES 0.08%. Contractor to account for MES length to MES invert (+/- additional 11.33' @4:1 slope). 5) Install (1) poured in place MES around the extended ERCP. A 4:1 precast MES may be installed in lieu of a cast in place MES. 6) Install rip/rap per design plans. Page PD-1 "Outfall Detail". 7) Backfill the yard at 778 Shetland Drive to match tie out grading (previous outfall location). 8) Sod stabilize yard at 778 Shetland Drive within work zone. 9) Restore any park space and damage caused by construction activity or access to homeowner's yard and CDD or HOA space. ----- Project Exclusions:				1	LS	77,075.00	77,075.00

Please call the office @ (904) 351-6411 if you have any questions.		Total
(904) 351-6411	Dennis@DArmstrong.Net	Customer Signature
www.darmstrong.net		

**D ARMSTRONG CONTRACTING LLC**

9957 Moorings Drive, Ste. 405  
Jacksonville, FL 32257

# Proposal

Date	Proposal / Estimate #
5/21/2025	13630

Name / Address
Aberdeen CDD C/O Jay Parker 110 Flower of Scotland Ave. Jacksonville, FL 32259

Project Location
Aberdeen CDD - ERCP Extention 778 Shetland Drive Saint Johns, FL 32259

Requested By:	P.O. No.	Terms	Rep	Project			
Mike Parker / Jay Parker	Contract	Due on receipt	DA	778 Shetland Dr. - Pipe Extension			
Description				Qty	U/M	Unit Cost	Total
1) CDD to notify homeowner of fence removal and timeline with homeowner at 778 Shetland Drive. Responsibility is on the homeowner to coordinate with a contractor prior to construction starting. 2) Homeowners are responsible for cutting and capping off irrigation. Extending homeowner's irrigation through newly constructed yard space is not included. 3) Homeowner is responsible for reinstallation of fencing following all typical applications and protocols with HOA and CDD. ----- Scope of Work Closeout: Work will be accepted as complete after a final walkthrough with Matthews   DCCM and the facilities manager is performed and approved. No permits should be required to perform this scope of work as this is considered outfall maintenance and work performed is within the 20' Drainage Easement shown on the attached plans. Follow CDD agreement for all additional contractor requirements. -----							

Please call the office @ (904) 351-6411 if you have any questions.		Total
(904) 351-6411	Dennis@DArmstrong.Net	Customer Signature
www.darmstrong.net		

**D ARMSTRONG CONTRACTING LLC**

9957 Moorings Drive, Ste. 405  
Jacksonville, FL 32257

# Proposal

Date	Proposal / Estimate #
5/21/2025	13630

Name / Address
Aberdeen CDD C/O Jay Parker 110 Flower of Scotland Ave. Jacksonville, FL 32259

Project Location
Aberdeen CDD - ERCP Extention 778 Shetland Drive Saint Johns, FL 32259

Requested By:	P.O. No.	Terms	Rep	Project			
Mike Parker / Jay Parker	Contract	Due on receipt	DA	778 Shetland Dr. - Pipe Extension			
Description				Qty	U/M	Unit Cost	Total
Equipment List: 1. Excavator (20-25k) w/Hydraulic Thumb 2. Wheel Loader (12-15k) 3. Track Loader (10-13k) 4. Grapple, Forks and Buckets 5. Roll-Off Container (30 CY) 6. 2/3" Trash Pumps 7. Mats or Plywood							

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

TERMS: As listed above and agreed upon. Any past due amounts are subject to an interest rate of 1-½ % per month. All cost of collections will be assessed to the purchaser including all attorney's fees and court costs.

This proposal may be withdrawn by us if not accepted within 10 days.

Please call the office @ (904) 351-6411 if you have any questions.			<b>Total</b>	\$77,075.00
(904) 351-6411	Dennis@DArmstrong.Net		Customer Signature _____	
www.darmstrong.net				



# Ground Control of Florida, LLC.

3545 US 1 South, St. Augustine, FL 32086

CUC1226031

Date: 5/23/25

## 778 Shetland Drive Pipe Extension

Our scope of work includes:

### General Conditions:

- Includes mobilization of equipment.

General Conditions: \$ 6,765

### Storm Drain System:

- Includes clearing of vegetation within drainage easement to the extent needed.
- Includes demolition of MES.
- Includes installation of ERCP and MES as noted in the provided bid package (20' top MES ex. to top MES proposed).
- Includes installation of rip rap as noted in the provided bid package (20' top MES ex. to top MES proposed).
- Includes backfilling and grading through the 778 Shetland yard to match tie out grading and around pipe as described in the provided bid package.
- Includes sodding disturbed area through the 778 Shetland yard and around pipe as described in the provided bid package. Also, including any areas disturbed within the park space.

Storm Drainage: \$ 37,175

---

Total Project Lump Sum: \$ 43,940

Estimated Project Duration: 2 Weeks

### Qualifications / Additional Exclusions:

- Does not include any fencing removal or replacement.
- Does not include any cutting/capping or replacement of irrigation.
- Does not include construction permits or fees.
- Does not include performance or payment bonds.
- All material onsite is assumed to be suitable for backfill.

  
Submitted By: Jacob Palmer

\_\_\_\_\_  
Accepted By / Date

*B.*



*1.*



ACCOUNT REP: Katelyn Bowers  
katelyn@playgroundboss.com  
1-800-878-0320 ext. 118

QUOTE #: 050825-35512  
DATE CREATED: 05-08-2025  
Quote is valid for 30 days

PROJECT CONTACT

PROJECT CONTACT: Kate Trivelpiece  
COMPANY: Aberdeen CDD  
ADDRESS: 177 River Dee Dr  
Fruit Cove, FL 32259  
EMAIL: kate.trivelpiece@fsresidential.com  
PHONE: 904-217-0925



SHIP TO / SITE CONTACT

SHIPPING / SITE CONTACT: Kate Trivelpiece  
COMPANY: Aberdeen CDD  
SHIP TO ADDRESS: 177 River Dee Dr  
Fruit Cove, FL 32259  
EMAIL: kate.trivelpiece@fsresidential.com  
PHONE: 904-217-0925

COMMENTS AND SPECIAL INSTRUCTIONS: Price quoted for materials, installation and delivery only. Price excludes sitework, concrete, underground line location, permits, liftgates, & impact fees unless specifically noted below. Customer is responsible for any taxes that may apply. If order is cancelled a 25% restocking fee may be assessed

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
	Note Irish Tartan Way			
1	The Hills SKU: PGB-34524 Variants: COLOR SCHEME: Natural FREE SHIPPING - Age: 2 to 12, Child Capacity: 46, Play Activities: 19 Safety Use Zone: 45ft x 33ft FREE Safety Sign for Ages 2-12  << IN-STOCK and AVAILABLE FOR IMMEDIATE DELIVERY >>	\$ 84,532	\$42,306	\$ 42,226
1	Shady Days SKU: PGB-20212 Variants: COLOR SCHEME: Natural FREE SHIPPING - Age: 2 to 5, Child Capacity: 36, Play Activities: 10 Safety Use Zone: 28ft x 27ft INCLUDES FREE SAFETY SIGN  <<< ITEM IS IN-STOCK AND AVAILABLE FOR IMMEDIATE DELIVERY >>>	\$ 41,672	\$20,836	\$ 20,836
1	3.5 Arch Swing Frame 8ft - 2 Bay SKU: PGBASF-350802 Variants: SWING FRAME COLOR: Pacific Blue Age: 2 to 12, Child Capacity: 4, Play Activities: 1 Safety Use Zone: 36ft x 33ft	\$ 2,292		\$ 2,292
2	Belt Seat (BUNDLE) SKU: PGBS130-Bundle Variants: SEAT COLOR: Black FREE SHIPPING - Commercial Grade Bundle Includes 1 belt seat 2 chains 4 shackles 1 shackle key	\$ 153		\$ 306
2	Bucket Seat (BUNDLE) SKU: PGBS100-Bundle Variants: SEAT COLOR: Black FREE SHIPPING - Commercial Grade Bundle Includes 1 bucket seat 2 chains 4 shackles 1 shackle key	\$ 307		\$ 614
	Note Swing Set in the middle of both Playgrounds, Bucket seats to be on the side closest to Playground for ages 2-5			

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
74	12in Plastic Landscape Timber with Stake - KT SKU: PGBTB-5212-KT 12 Plastic Playground Border with Stake	\$ 41		\$ 3,034
2	PGB ADA Ramp SKU: PGBADARAMP PGBADARAMP Half ADA Ramp for 8in and 12in plastic playground borders. (For 8in border includes adapter).  To put one in front of each playground for easy ADA access	\$ 560		\$ 1,120
4	Filter Fabric - Weed Barrier SKU: PGB-CSP4300BLK FREE SHIPPING - Contractor Select Plus Landscape Fabric - 4ft x 300ft. **** 1 Roll Accommodates 1,100 Sqft ***	\$ 232		\$ 928
1	ADA Engineered Wood Fiber SKU: EWF-ASTM ADA - Engineered Wood Fiber- 150 cubic yards (blown in)	\$ 14,712		\$ 14,712
1	Square Hip Shade 20 x 20 x 10 SKU: PGB-SD202010IN Variants: POST COLOR: Green, FABRIC COLOR: Beige FREE SHIPPING - Square Hip Shade 20 x 20 x 10	\$ 10,126		\$ 10,126
2	Sealed Drawings SKU: SEALDRAW Engineered Sealed Drawings	\$ 1,925		\$ 3,850
1	Permit SKU: PERMIT Includes Obtaining Permit and permit fees up to \$200  PGB will apply for and obtain a permit from your city / county office. ** PLEASE NOTE CUSTOMER WILL NEED TO SUPPLY A SITE PLAN FROM THE ZONING DEPARTMENT / CITY / COUNTY **	\$ 3,500		\$ 3,500
2	6' Rectangular Portable Table - Expanded Metal - Standard Coating SKU: PGBTRT06-C-01-000 Variants: COLOR: Green 6' Rectangular Portable Table - Expanded Metal - Standard Coating	\$ 977		\$ 1,954
2	Dumpster Rental SKU: DUMPSTER Roll Off Dumpster (for disposal of shipping crate and packing materials)	\$ 985		\$ 1,970
	Professional Installation SKU: INSTALL	\$ 44,104		\$ 44,104
	Customer Installation Note *** 2 Separate Play Areas  Play Area: 112ft X 36ft  Installation into grass/dirt  Open access via street with curb  Please confirm water and electric availability prior to PGB arrival			
	Shipping And Freight Charges SKU: SHIPPING Delivery of products to supplied shipping address Swing set, containment borders	\$ 1,139		\$ 1,139

I APPROVE THIS PROJECT. Let's do this!

Approval of this proposal may be executed by signing below and emailing back to the contact information listed below. Unless prior arrangements are approved, payment is due upon ordering.

Account Rep: Katelyn Bowers  
katelyn@playgroundboss.com  
1-800-878-0320 ext. 118

Authorized Purchaser:

Date:

Subtotal	\$ 152,711
Tax	\$ 0
<hr/>	
\$ 152,711	

Have questions about this quote?

CALL US  
1-800-878-0320

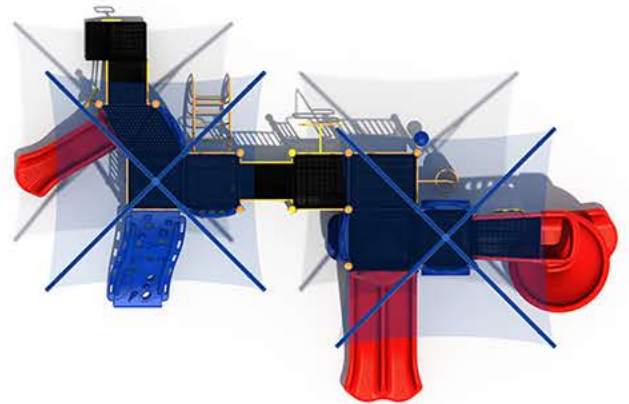


Ages  
2 to 12

Use Zone: 45ft x 33ft  
Child Capacity: 46  
Play Activities: 19

## The Hills

SKU: PGB-34524



Call Us  
1-800-878-0320

[PlaygroundBoss.com](http://PlaygroundBoss.com)



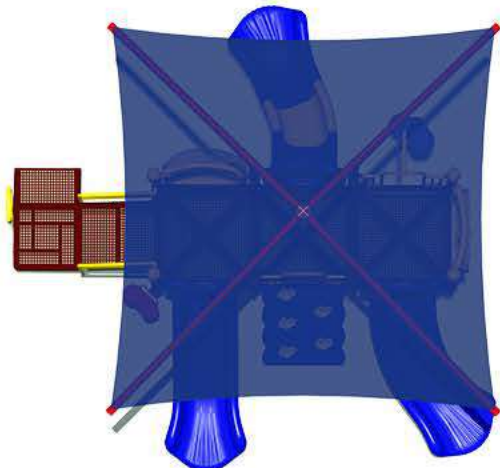


Ages 2-5

Use Zone: 28ft x 27ft  
Child Capacity: 36  
Play Activities: 10

## Shady Days

SKU: PGB-20212



 **Call Us**  
1-800-878-0320

[PlaygroundBoss.com](http://PlaygroundBoss.com)

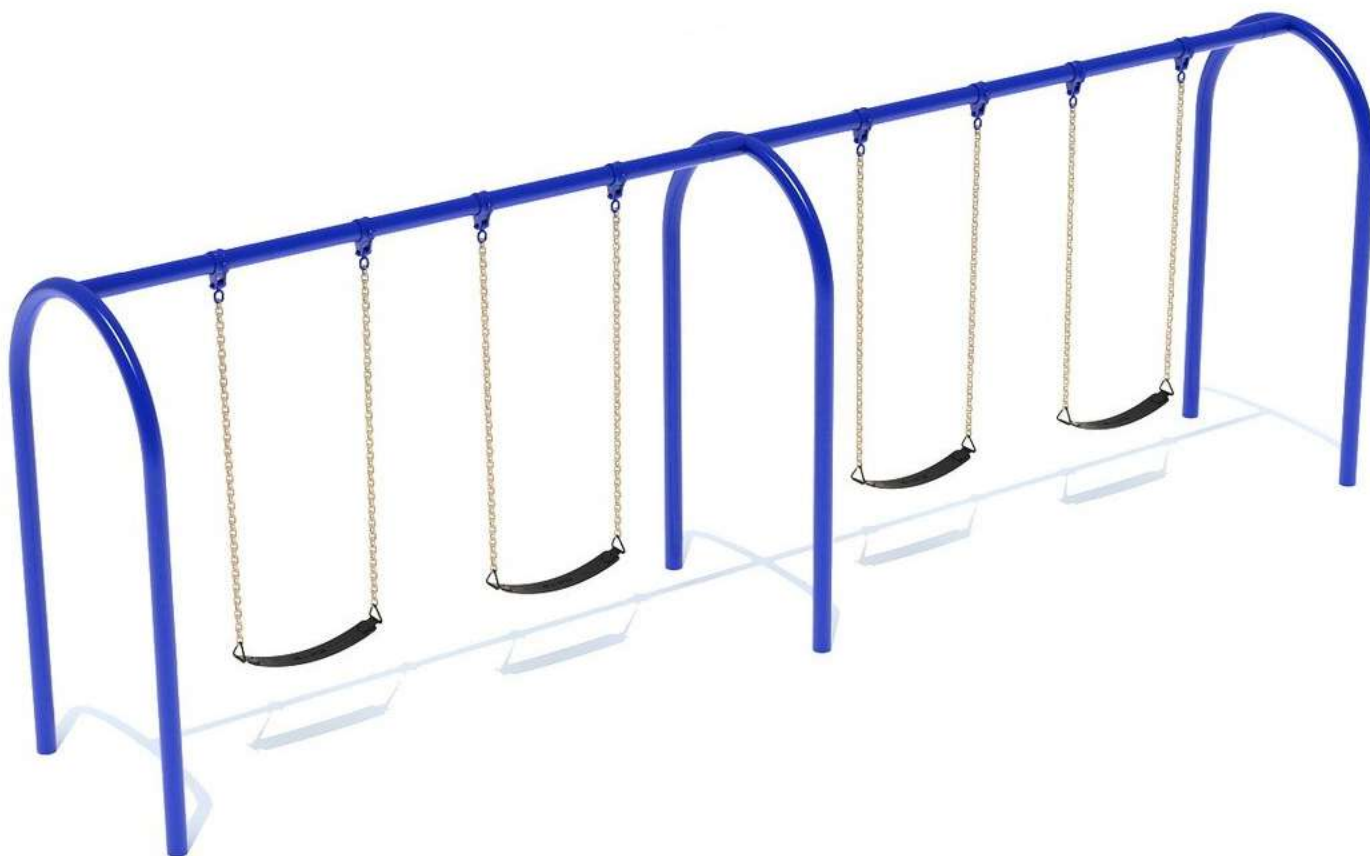


**Ages 2-12**

Use Zone: 36ft x 33ft  
Child Capacity: 4  
Play Activities: 4

## 3.5" Arch Swing Frame 8ft - 2 Bay

SKU: PGBASF-35082



**Call Us**  
**1-800-878-0320**

[PlaygroundBoss.com](https://www.PlaygroundBoss.com)



Ages 5-12

Child Capacity: 1  
Play Activities: 1

## Belt Seat Swing Bundle

SKU: PGBS130-Bundle



Call Us  
1-800-878-0320

PlaygroundBoss.com





Ages  
2 to 5

Child Capacity: 1  
Play Activities: 1

## Bucket Seat Swing Bundle

SKU: PGBS100-Bundle



Call Us  
1-800-878-0320

[PlaygroundBoss.com](https://www.PlaygroundBoss.com)



## Warranty

100  
15  
5  
3  
1

### **One Hundred (100) Year Limited Warranty**

On aluminum and steel upright posts, hardware, post caps, and clamps against structural failure due to deterioration, corrosion, or workmanship.

### **Fifteen (15) Year Limited Warranty**

On rails, rungs, rigid climbers, loops, HDPE and rotationally molded plastic components, and decks against structural failure due to deterioration, corrosion, or workmanship.

### **Five (5) Year Limited Warranty**

On cables and nets against premature wear due to natural deterioration or manufacturing defects. On moving parts against structural failure due to materials or workmanship.

### **Three (3) Year Limited Warranty**

On all blow molded plastics against structural failure due to materials, or workmanship.

### **One (1) Year Limited Warranty**

On all materials and products not covered above against failure due to materials or workmanship.

Playground Boss warrants to its original customer for as long as the original customer owns the product and uses the product with regular use and installation in accordance with published specifications to be free from defects in materials and workmanship. This warranty does not cover damage from misuse, vandalism, modified parts, or damage such as dents, scratches, fading/weathering, acts of God, and normal wear and tear.

Warranty claims must be filed within the applicable warranty period. Warranty replacement does not include the cost of labor for part replacement. Replacement parts carry the applicable warranty from the date of shipment of the replacement part.

 **Call Us**  
1-800-878-0320

[PlaygroundBoss.com](http://PlaygroundBoss.com)



## Warranty

### Fabric Shade Warranty

10

#### Ten (10) Year Limited Warranty

On all supplied steel and individual fabric tops measuring less than 40ft against failure from significant fading, deterioration, breakdown, outdoor heat, cold, or discoloration. Should the fabric need to be replaced under the warranty, the Company will manufacture and ship a new replacement at no charge for the first six (6) years, thereafter pro-rated at 20% per year over the remaining four (4) years.

5

#### Five (5) Year Limited Warranty

On individual fabric tops measuring greater than 40ft in length are covered by a non-prorated five-year warranty

1

#### One (1) Year Limited Warranty

On steel surface finish

Playground Boss warrants to its original customer for as long as the original customer owns the product and uses the product with regular use and installation in accordance with published specifications to be free from defects in materials and workmanship. This warranty does not cover damage from misuse, vandalism, modified parts, or damage such as dents, scratches, fading/weathering, acts of God, and normal wear and tear.

Warranty claims must be filed within the applicable warranty period. Warranty replacement does not include the cost of labor for part replacement. Replacement parts carry the applicable warranty from the date of shipment of the replacement part.

 **Call Us**  
1-800-878-0320

PlaygroundBoss.com



# IRISH TARTAN WAY RENDERING





2.



Proposed Date	MAY 19, 2025
Expiration Date	JUNE 19, 2025

## Southern Recreation

*Play for all ages*

4060 Edison Avenue  
Jacksonville, Florida 32254  
Phone 904-387-4390 Fax 904-387-4391  
[travis@southernrecreation.com](mailto:travis@southernrecreation.com)  
[www.southernrecreation.com](http://www.southernrecreation.com)

**PROJECT NAME:**  
Irish Tartan Way Park  
711 Irish Tartan Way  
Fruit Cove, FL 32259

**PROPOSED TO** Kate Trivelpiece  
Aberdeen CDD  
110 Flower of Scotland Ave.  
St. Johns, Florida 32259  
(904) 217-0925  
[Kate.Trivelpiece@fsresidential.com](mailto:Kate.Trivelpiece@fsresidential.com)

**BILL TO** Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.	PS3-72174	SRP On Sale Adventure Series Playstructure w/Integrated Shade Structure (5-12 ages)	MSRP 56,995.00	28,495.00
1ea.	PS3-72306	SRP On Sale Adventure Series Playstructure w/Integrated Shade Structure	MSRP 30,095.00	14,995.00
44ea.		1'x4' Plastic Border Logs		2,420.00
1ea.		ADA Half Ramp		750.00
90ea.		Yards of Playground Mulch Blown In		5,850.00
1ea.		SRP 16'x12'x8' Hip Shade Structure		4,595.00
4ea.		Footers Per Engineering w/Required Steel		1,400.00
1ea.		Set of Engineered Drawings		1,200.00
1ea.		Set of Permit Fees		1,200.00
2ea.		SRP Regal Series 6' In Ground Park Bench	775.00	1,550.00

<b>Subtotal</b>	<b>62,455.00</b>
<b>Tax Rate</b>	<b>.075</b>
<b>Tax</b>	<b>3,822.30</b>
<b>Freight</b>	<b>3,495.00</b>
<b>Installation</b>	<b>21,000.00</b>
<b>Total Due</b>	<b>90,772.30</b>

**Terms and Conditions and Required Signature on next page.**

### **Southern Recreation, Inc. Terms and Conditions**

**Payment** A 50% deposit is required to begin project. The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included unless specifically noted on the proposal.

**Installation may include the following:** Permitting if required for the State of Florida - State Certified Contractor CBC1252594  
 Site Preparation to include equipment removal, excavation, grading and drainage  
 Concrete work to include Curbing for containment and Sidewalks for accessibility  
 Installation of your Playground by \*NPSI and Factory Certified Installers  
 Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber  
 Surfacing, Loose Fill Rubber or Synthetic Turf  
 Complete site clean up and playground inspection upon completion  
 \*National Playground Safety Institute Certified Playground Safety Inspectors

**Southern Recreation Responsibilities** Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

**Owners Responsibilities** Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-  
**Note:** All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

**Optional Responsibilities** If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

**Access/Utilities** Access will need to be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage.

**Rock/Foreign Object Clause** Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in- place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

**Playground Surfacing** All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature Terry Rogers Terry Rogers, President

Accepted by \_\_\_\_\_ Date \_\_\_\_\_

Billing Name and Address: \_\_\_\_\_ Billing Email: \_\_\_\_\_  
\_\_\_\_\_

*Please sign and fill in the information where the project invoice will be billed to.*

**Southern Recreation, Inc.**

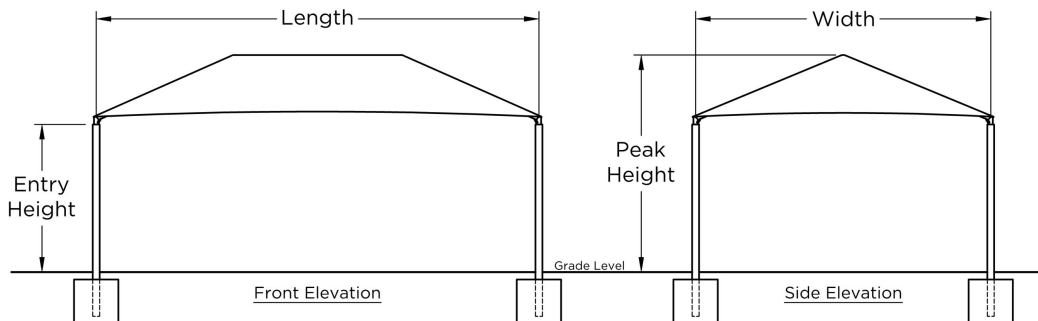
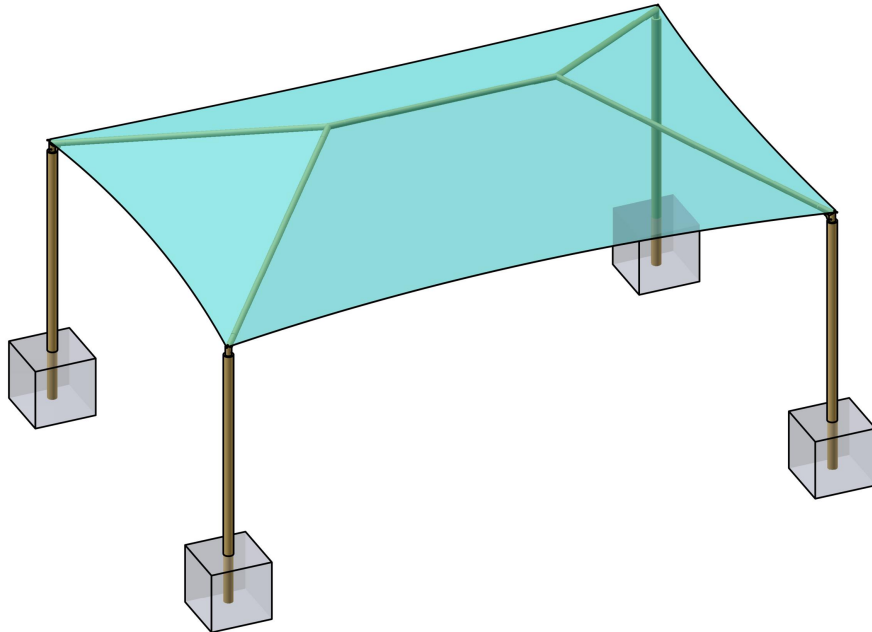


4060 Edison Avenue, Jacksonville, Florida 32254

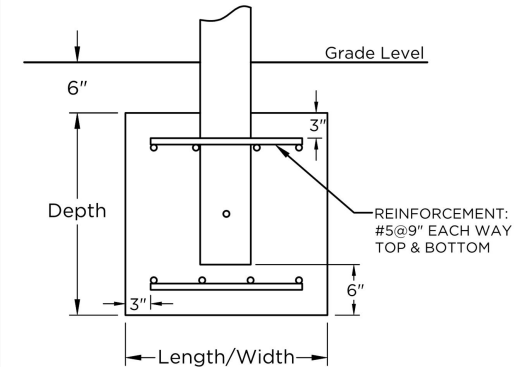


## Hip Shade

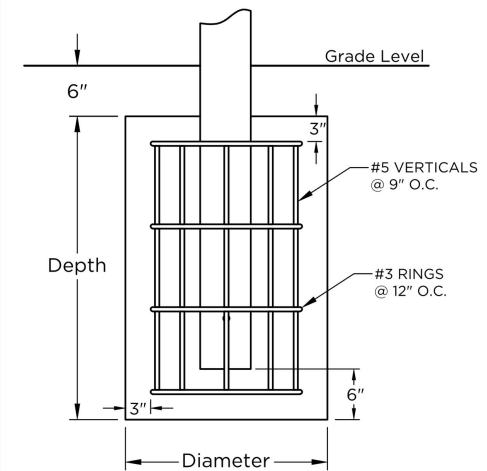
<b>Length</b>	16'	<b>Width</b>	12'	<b>Entry Height</b>	8'
<b>Peak Height</b>	10.42'	<b>Elbow</b>	Standard	<b>Column Mount</b>	Embedded
<b>Column Size</b>	Ø3.5" 11-Ga	<b>Rafter Size</b>	Ø2.5" 12-Ga	<b>Ridge Size</b>	Ø2.5" 12-Ga
<b>Column Length</b>	11'	<b>Rafter Length</b>	8.53'	<b>Ridge Length</b>	4.88'
<b>Dome Qty.</b>	1	<b>Column Qty.</b>	4		



Square Footing		
Column	Length & Width	Depth
Single Cap	1.75	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	Out of range	N/A



**SuperiorShade**

QUOTE

102911

SHADE SIZE

16 X 12

SHADE STYLE

Hip Shade

*These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.*

REFERENCE NUMBER

PS3-72174

3.5" STEEL STRUCTURE DESIGN

EQUIPMENT SIZE

20 X 20

USE ZONE

32' X 32'

AGE GROUP

5-12

SURFACE AREA

961 S.F.

USER CAPACITY

30-35

4' TIMBER COUNT

27 BORDERS

FALL HEIGHT

6'

ADA ACCESSIBILITY

ELEVATED  
PLAY ACTIVITIES

9

	GROUND LEVEL ACCESSIBLE PLAY ACTIVITIES	GROUND LEVEL ACCESSIBLE ACTIVITY TYPES
REQUIRED	3	3
PROVIDED	3	3

THIS STRUCTURE MEETS OR EXCEEDS CPSC #325  
AND ASTM F1487 UNLESS OTHERWISE NOTED.

DATE

5-5-23

DRAWN/SAVED BY

WSB  
/ WILLOW.BRANSCUM

SCALE

1/4" = 1'-0"

SHEET

1 OF 3

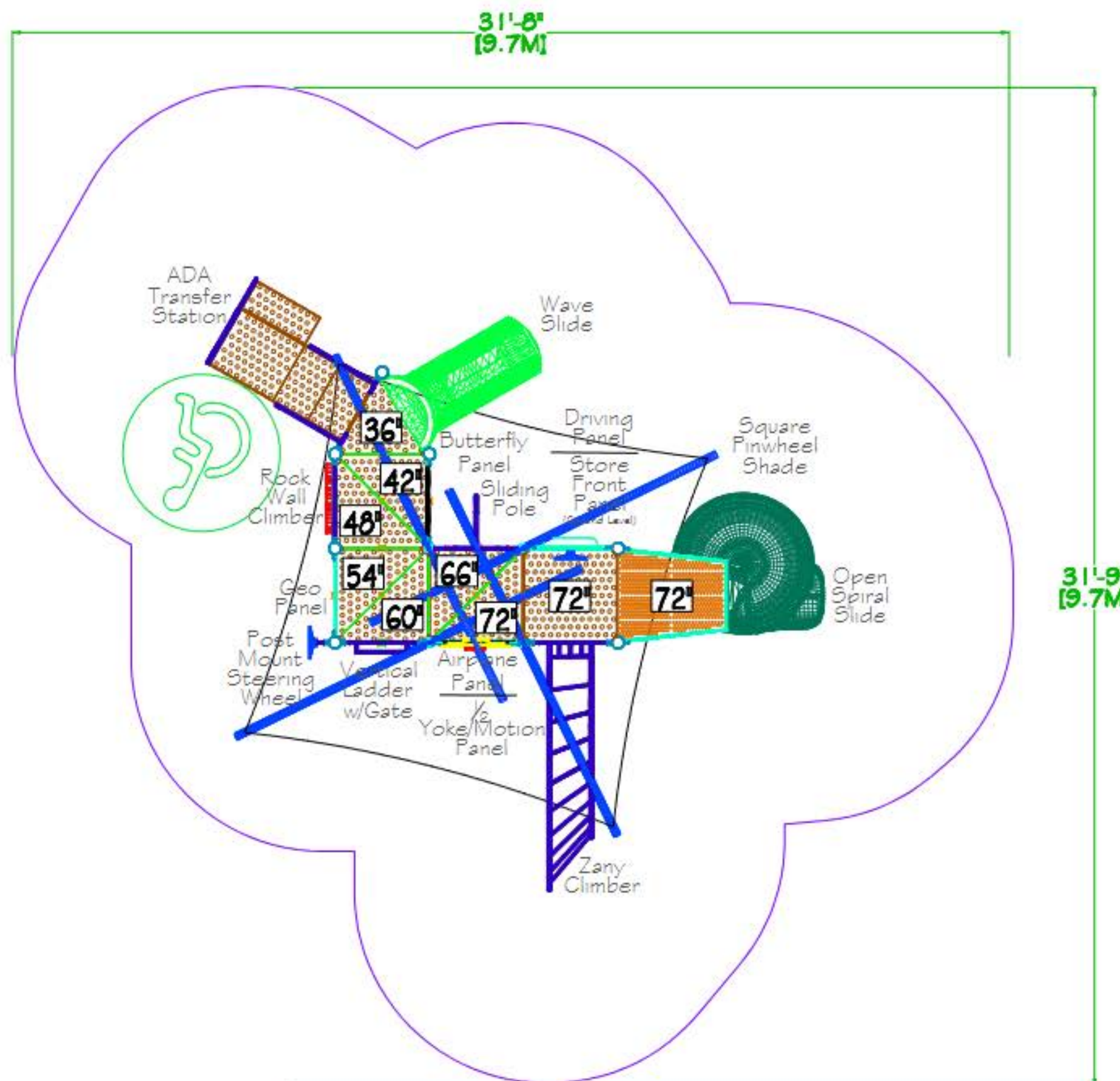
PAGE

PLAN\_VIEW

WE RECOMMEND THIS PLAN BE PRINTED ON 11" x 17" PAPER

PLAYGROUND SUPERVISION IS REQUIRED.

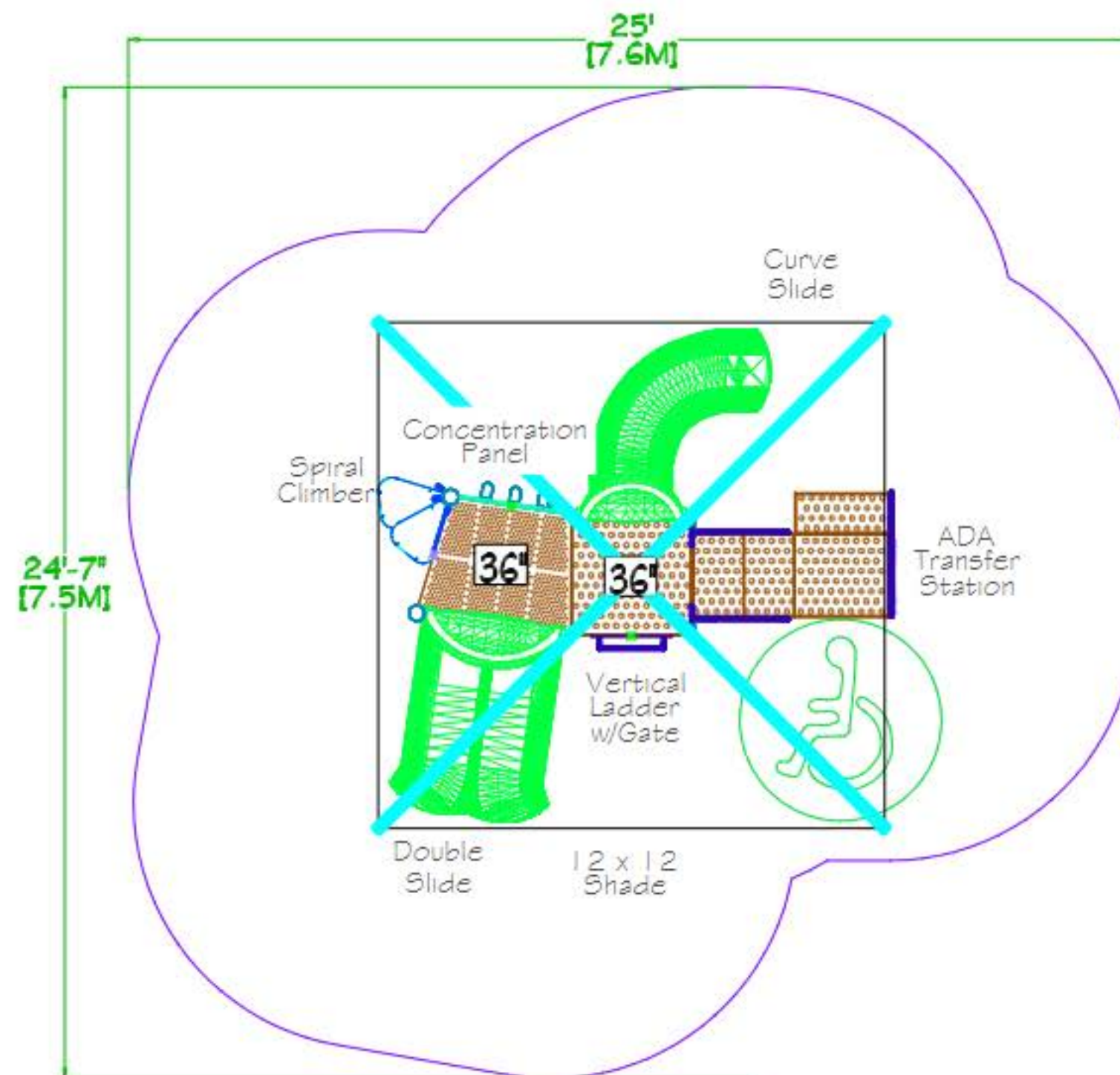
THIS DESIGN IS THE PROPERTY OF  
SUPERIOR RECREATIONAL PRODUCTS AND MAY NOT BE  
REPRODUCED OR USED IN ANY MANNER WITHOUT  
THE EXPRESSED WRITTEN CONSENT OF  
SUPERIOR RECREATIONAL PRODUCTS.











# **SuperiorPlaygrounds**

BY SUPERIOR RECREATIONAL PRODUCTS

REFERENCE NUMBER  
PS3-72306

3.5" STEEL STRUCTURE DESIGN

EQUIPMENT SIZE 13' X 13'	USE ZONE 25' X 25'
AGE GROUP 2-5	SURFACE AREA 470 S.F.

USER CAPACITY 20-25	4" TIMBER COUNT 21 BORDERS
------------------------	-------------------------------

FALL HEIGHT  
3'

ADA ACCESSIBILITY

ELEVATED  
PLAY ACTIVITIES  
5

	GROUND LEVEL ACCESSIBLE PLAY ACTIVITIES	GROUND LEVEL ACCESSIBLE ACTIVITY TYPES
REQUIRED	2	2
PROVIDED	2	2

THIS STRUCTURE MEETS OR EXCEEDS CPSC #325  
AND ASTM F1487 UNLESS OTHERWISE NOTED.

DATE  
7-24-23

DRAWN/SAVED BY  
WSB / WILLOW.BRANSCUM

SCALE  
1/4" = 1'-0"

1 OF 3

PAGE  
PLAN\_VIEW

WE RECOMMEND THIS PLAN BE PRINTED ON 11" x 17" PAPER

PLAYGROUND SUPERVISION IS REQUIRED.

THIS DESIGN IS THE PROPERTY OF  
SUPERIOR RECREATIONAL PRODUCTS AND MAY NOT BE  
REPRODUCED OR USED IN ANY MANNER WITHOUT  
THE EXPRESSED WRITTEN CONSENT OF  
SUPERIOR RECREATIONAL PRODUCTS.













*C.*



ACCOUNT REP: Katelyn Bowers  
katelyn@playgroundboss.com  
1-800-878-0320 ext. 118

QUOTE #: 050825-35510  
DATE CREATED: 05-08-2025  
Quote is valid for 30 days

PROJECT CONTACT

PROJECT CONTACT: Kate Trivelpiece  
COMPANY: Aberdeen CDD  
ADDRESS: 177 River Dee Dr  
Fruit Cove, FL 32259  
EMAIL: kate.trivelpiece@fsresidential.com  
PHONE: 904-217-0925



SHIP TO / SITE CONTACT

SHIPPING / SITE CONTACT: Kate Trivelpiece  
COMPANY: Aberdeen CDD  
SHIP TO ADDRESS: 177 River Dee Dr  
Fruit Cove, FL 32259  
EMAIL: kate.trivelpiece@fsresidential.com  
PHONE: 904-217-0925

COMMENTS AND SPECIAL INSTRUCTIONS: Price quoted for materials, installation and delivery only. Price excludes sitework, concrete, underground line location, permits, liftgates, & impact fees unless specifically noted below. Customer is responsible for any taxes that may apply. If order is cancelled a 25% restocking fee may be assessed

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
	Note River Dee			
1	Made In The Shade SKU: PGB-20238 Variants: COLOR SCHEME: Natural FREE SHIPPING - Age: 2 to 12, Child Capacity: 32, Play Activities: 9 Safety Use Zone: 30ft x 31ft INCLUDES FREE SAFETY SIGN  <<< ITEM IS IN-STOCK AND AVAILABLE FOR IMMEDIATE DELIVERY >>>	\$ 39,516	\$19,758	\$ 19,758
1	Removal SKU: REMOVAL Demo and removal of existing free standing items. (2) and swing set	\$ 5,385		\$ 5,385
1	Dumpster Rental SKU: DUMPSTER Roll Off Dumpster (for disposal of shipping crate and packing materials)	\$ 985		\$ 985
2	6ft Perforated Metal Bench with Back and Shade SKU: PGBPAC-34191 Variants: COLOR: Tan 6ft Perforated Metal Bench with Back and Shade	\$ 2,928		\$ 5,856
	Professional Installation SKU: INSTALL	\$ 10,966		\$ 10,966
	Customer Installation Note Play area: 47ft x 48ft  Installation into grass/dirt  Removal of existing play structures  PGB is to leave existing borders in place  Open access via street with curb  Please confirm water and electric availability prior to PGB arrival			
	Shipping And Freight Charges SKU: SHIPPING Delivery of products to supplied shipping address Benches	\$ 2,052		\$ 2,052

I APPROVE THIS PROJECT. Let's do this!

Approval of this proposal may be executed by signing below and emailing back to the contact information listed below. Unless prior arrangements are approved, payment is due upon ordering.

Account Rep: Katelyn Bowers  
katelyn@playgroundboss.com  
1-800-878-0320 ext. 118

Authorized Purchaser:

Date:

Subtotal	\$ 45,002
Tax	\$ 0
<hr/>	
\$ 45,002	

Have questions about this quote?

CALL US  
1-800-878-0320

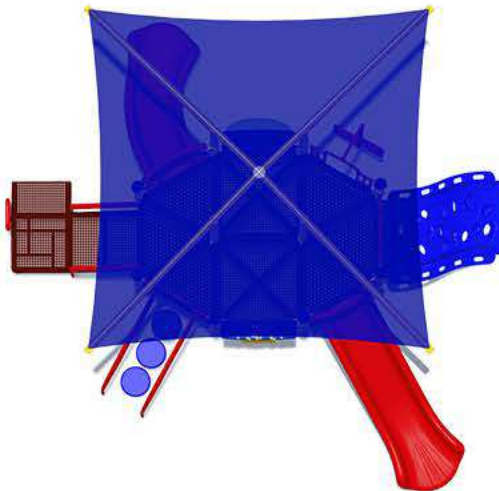



Ages 2-12

Use Zone: 30ft x 31ft  
Child Capacity: 32  
Play Activities: 9

## Made In The Shade

SKU: PGB-20238



 **Call Us**  
1-800-878-0320

[PlaygroundBoss.com](https://www.PlaygroundBoss.com)



## Warranty

100  
15  
5  
3  
1

### **One Hundred (100) Year Limited Warranty**

On aluminum and steel upright posts, hardware, post caps, and clamps against structural failure due to deterioration, corrosion, or workmanship.

### **Fifteen (15) Year Limited Warranty**

On rails, rungs, rigid climbers, loops, HDPE and rotationally molded plastic components, and decks against structural failure due to deterioration, corrosion, or workmanship.

### **Five (5) Year Limited Warranty**

On cables and nets against premature wear due to natural deterioration or manufacturing defects. On moving parts against structural failure due to materials or workmanship.

### **Three (3) Year Limited Warranty**

On all blow molded plastics against structural failure due to materials, or workmanship.

### **One (1) Year Limited Warranty**

On all materials and products not covered above against failure due to materials or workmanship.

Playground Boss warrants to its original customer for as long as the original customer owns the product and uses the product with regular use and installation in accordance with published specifications to be free from defects in materials and workmanship. This warranty does not cover damage from misuse, vandalism, modified parts, or damage such as dents, scratches, fading/weathering, acts of God, and normal wear and tear.

Warranty claims must be filed within the applicable warranty period. Warranty replacement does not include the cost of labor for part replacement. Replacement parts carry the applicable warranty from the date of shipment of the replacement part.

 **Call Us**  
1-800-878-0320

[PlaygroundBoss.com](https://PlaygroundBoss.com)



## Warranty

### Fabric Shade Warranty

10

#### Ten (10) Year Limited Warranty

On all supplied steel and individual fabric tops measuring less than 40ft against failure from significant fading, deterioration, breakdown, outdoor heat, cold, or discoloration. Should the fabric need to be replaced under the warranty, the Company will manufacture and ship a new replacement at no charge for the first six (6) years, thereafter pro-rated at 20% per year over the remaining four (4) years.

5

#### Five (5) Year Limited Warranty

On individual fabric tops measuring greater than 40ft in length are covered by a non-prorated five-year warranty

1

#### One (1) Year Limited Warranty

On steel surface finish

Playground Boss warrants to its original customer for as long as the original customer owns the product and uses the product with regular use and installation in accordance with published specifications to be free from defects in materials and workmanship. This warranty does not cover damage from misuse, vandalism, modified parts, or damage such as dents, scratches, fading/weathering, acts of God, and normal wear and tear.

Warranty claims must be filed within the applicable warranty period. Warranty replacement does not include the cost of labor for part replacement. Replacement parts carry the applicable warranty from the date of shipment of the replacement part.

 **Call Us**  
1-800-878-0320

PlaygroundBoss.com



## 6ft Perforated Metal Bench with Back and Shade



*D.*





ACCOUNT REP: Katelyn Bowers  
katelyn@playgroundboss.com  
1-800-878-0320 ext. 118

QUOTE #: 050825-35490  
DATE CREATED: 05-08-2025  
Quote is valid for 30 days

PROJECT CONTACT

PROJECT CONTACT: Kate Trivelpiece  
COMPANY: Aberdeen CDD  
ADDRESS: 177 River Dee Dr  
Fruit Cove, FL 32259  
EMAIL: kate.trivelpiece@fsresidential.com  
PHONE: 904-217-0925



SHIP TO / SITE CONTACT

SHIPPING / SITE CONTACT: Kate Trivelpiece  
COMPANY: Aberdeen CDD  
SHIP TO ADDRESS: 177 River Dee Dr  
Fruit Cove, FL 32259  
EMAIL: kate.trivelpiece@fsresidential.com  
PHONE: 904-217-0925

COMMENTS AND SPECIAL INSTRUCTIONS: Price quoted for materials, installation and delivery only. Price excludes sitework, concrete, underground line location, permits, liftgates, & impact fees unless specifically noted below. Customer is responsible for any taxes that may apply. If order is cancelled a 25% restocking fee may be assessed

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
	Note Sterling Bridge			
1	Gorilla SKU: PGB-20232 Variants: COLOR SCHEME: Natural FREE SHIPPING - Age: 2 to 12, Child Capacity: 40, Play Activities: 10 Safety Use Zone:36ft x 31ft INCLUDES FREE SAFETY SIGN  <<< ITEM IS IN-STOCK AND AVAILABLE FOR IMMEDIATE DELIVERY >>>	\$ 61,282	\$30,641	\$ 30,641
1	Removal SKU: REMOVAL Demo and removal of existing free standing items (2) and swing set	\$ 5,385		\$ 5,385
1	Dumpster Rental SKU: DUMPSTER Roll Off Dumpster (for disposal of shipping crate and packing materials)	\$ 985		\$ 985
2	6ft Perforated Metal Bench with Back and Shade SKU: PGBPAC-34191 Variants: COLOR: Tan 6ft Perforated Metal Bench with Back and Shade	\$ 2,928		\$ 5,856
	Professional Installation SKU: INSTALL	\$ 15,267		\$ 15,267
	Customer Installation Note Play area: 40ft x 60ft  Installation into existing wood mulch  PGB is to keep existing borders in place  Removal of existing play structures/Swing Set  Open access via street with curb  Please confirm water and electric availability prior to PGB arrival			
	Shipping And Freight Charges SKU: SHIPPING Delivery of products to supplied shipping address containment borders, Tables	\$ 2,053		\$ 2,053

I APPROVE THIS PROJECT. Let's do this!

Approval of this proposal may be executed by signing below and emailing back to the contact information listed below. Unless prior arrangements are approved, payment is due upon ordering.

Account Rep: Katelyn Bowers  
katelyn@playgroundboss.com  
1-800-878-0320 ext. 118

Authorized Purchaser:

Date:

Subtotal	\$ 60,187
Tax	\$ 0
<hr/>	
\$ 60,187	

Have questions about this quote?

CALL US  
1-800-878-0320

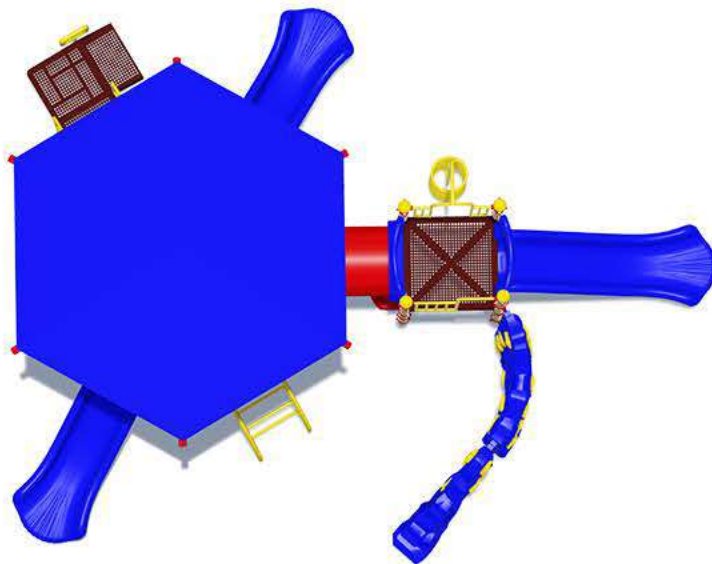


Ages 2-12

Use Zone: 36ft x 31ft  
Child Capacity: 40  
Play Activities: 10

## The Gorilla

SKU: PGB-20232



 Call Us  
1-800-878-0320

[PlaygroundBoss.com](http://PlaygroundBoss.com)



## Warranty

100  
15  
5  
3  
1

### **One Hundred (100) Year Limited Warranty**

On aluminum and steel upright posts, hardware, post caps, and clamps against structural failure due to deterioration, corrosion, or workmanship.

### **Fifteen (15) Year Limited Warranty**

On rails, rungs, rigid climbers, loops, HDPE and rotationally molded plastic components, and decks against structural failure due to deterioration, corrosion, or workmanship.

### **Five (5) Year Limited Warranty**

On cables and nets against premature wear due to natural deterioration or manufacturing defects. On moving parts against structural failure due to materials or workmanship.

### **Three (3) Year Limited Warranty**

On all blow molded plastics against structural failure due to materials, or workmanship.

### **One (1) Year Limited Warranty**

On all materials and products not covered above against failure due to materials or workmanship.

Playground Boss warrants to its original customer for as long as the original customer owns the product and uses the product with regular use and installation in accordance with published specifications to be free from defects in materials and workmanship. This warranty does not cover damage from misuse, vandalism, modified parts, or damage such as dents, scratches, fading/weathering, acts of God, and normal wear and tear.

Warranty claims must be filed within the applicable warranty period. Warranty replacement does not include the cost of labor for part replacement. Replacement parts carry the applicable warranty from the date of shipment of the replacement part.

 **Call Us**  
1-800-878-0320

[PlaygroundBoss.com](https://www.PlaygroundBoss.com)



## Warranty

### Fabric Shade Warranty

10

#### Ten (10) Year Limited Warranty

On all supplied steel and individual fabric tops measuring less than 40ft against failure from significant fading, deterioration, breakdown, outdoor heat, cold, or discoloration. Should the fabric need to be replaced under the warranty, the Company will manufacture and ship a new replacement at no charge for the first six (6) years, thereafter pro-rated at 20% per year over the remaining four (4) years.

5

#### Five (5) Year Limited Warranty

On individual fabric tops measuring greater than 40ft in length are covered by a non-prorated five-year warranty

1

#### One (1) Year Limited Warranty

On steel surface finish

Playground Boss warrants to its original customer for as long as the original customer owns the product and uses the product with regular use and installation in accordance with published specifications to be free from defects in materials and workmanship. This warranty does not cover damage from misuse, vandalism, modified parts, or damage such as dents, scratches, fading/weathering, acts of God, and normal wear and tear.

Warranty claims must be filed within the applicable warranty period. Warranty replacement does not include the cost of labor for part replacement. Replacement parts carry the applicable warranty from the date of shipment of the replacement part.

 **Call Us**  
1-800-878-0320

PlaygroundBoss.com

*E.*





ACCOUNT REP: Katelyn Bowers  
katelyn@playgroundboss.com  
1-800-878-0320 ext. 118

QUOTE #: 050825-35488  
DATE CREATED: 05-08-2025  
Quote is valid for 30 days

PROJECT CONTACT

PROJECT CONTACT: Kate Trivelpiece  
COMPANY: Aberdeen CDD  
ADDRESS: 177 River Dee Dr  
Fruit Cove, FL 32259  
EMAIL: kate.trivelpiece@fsresidential.com  
PHONE: 904-217-0925



SHIP TO / SITE CONTACT

SHIPPING / SITE CONTACT: Kate Trivelpiece  
COMPANY: Aberdeen CDD  
SHIP TO ADDRESS: 177 River Dee Dr  
Fruit Cove, FL 32259  
EMAIL: kate.trivelpiece@fsresidential.com  
PHONE: 904-217-0925

COMMENTS AND SPECIAL INSTRUCTIONS: Price quoted for materials, installation and delivery only. Price excludes sitework, concrete, underground line location, permits, liftgates, & impact fees unless specifically noted below. Customer is responsible for any taxes that may apply. If order is cancelled a 25% restocking fee may be assessed

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
1	3.5 Arch Swing Frame 8ft - 2 Bay SKU: PGBASF-350802 Variants: SWING FRAME COLOR: Rainforest Green Age: 2 to 12, Child Capacity: 4, Play Activities: 1 Safety Use Zone: 36ft x 33ft	\$ 2,292		\$ 2,292
4	Belt Seat (BUNDLE) SKU: PGBS130-Bundle Variants: SEAT COLOR: Black FREE SHIPPING - Commercial Grade Bundle Includes 1 belt seat 2 chains 4 shackles 1 shackle key	\$ 153		\$ 612
1	Four Seat Seesaw SKU: PGBSR-1405 Variants: COLOR SCHEME: Natural Age: 2 to 12, Child Capacity: 4, Play Activities: 1, Safety Use Zone: 23ft x 14ft	\$ 2,276		\$ 2,276
1	Maze Go Round SKU: PGBFS-1810 Variants: COLOR SCHEME: Natural Age: 2 to 12, Child Capacity: 6, Play Activities: 1, Safety Use Zone: 24ft x 24ft	\$ 2,378		\$ 2,378
1	ADA Engineered Wood Fiber SKU: EWF ADA - Engineered Wood Fiber- 102 cubic yards	\$ 6,866		\$ 6,866
56	12in Plastic Landscape Timber with Stake - KT SKU: PGBTB-5212-KT 12 Plastic Playground Border with Stake	\$ 41		\$ 2,296
3	Filter Fabric - Weed Barrier SKU: PGB-CSP4300BLK FREE SHIPPING - Contractor Select Plus Landscape Fabric - 4ft x 300ft. **** 1 Roll Accommodates 1,100 Sqft ***	\$ 232		\$ 696
1	Dumpster Rental SKU: DUMPSTER Roll Off Dumpster (for disposal of shipping crate and packing materials)	\$ 985		\$ 985
2	6ft Perforated Metal Bench with Back and Shade SKU: PGBPAC-34191 Variants: COLOR: Rainforest Green 6ft Perforated Metal Bench with Back and Shade	\$ 2,928		\$ 5,856
	Professional Installation SKU: INSTALL	\$ 6,920		\$ 6,920

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
	Customer Installation Note Play area: 76ft x 36ft  Installation into grass/dirt  Open access via street with curb  Please confirm water and electric availability prior to PGB arrival			
	Shipping And Freight Charges SKU: SHIPPING Delivery of products to supplied shipping address Swing set, containment borders,Maze Go Round, 4 Seat See-Saw, Benches	\$ 4,668		\$ 4,668

I APPROVE THIS PROJECT. Let's do this!

Approval of this proposal may be executed by signing below and emailing back to the contact information listed below. Unless prior arrangements are approved, payment is due upon ordering.

Subtotal	\$ 35,845
Tax	\$ 0
	<hr/>
	\$ 35,845

Account Rep: Katelyn Bowers  
katelyn@playgroundboss.com  
1-800-878-0320 ext. 118

Authorized Purchaser:   
Date:

Have questions about this quote?

CALL US  
1-800-878-0320



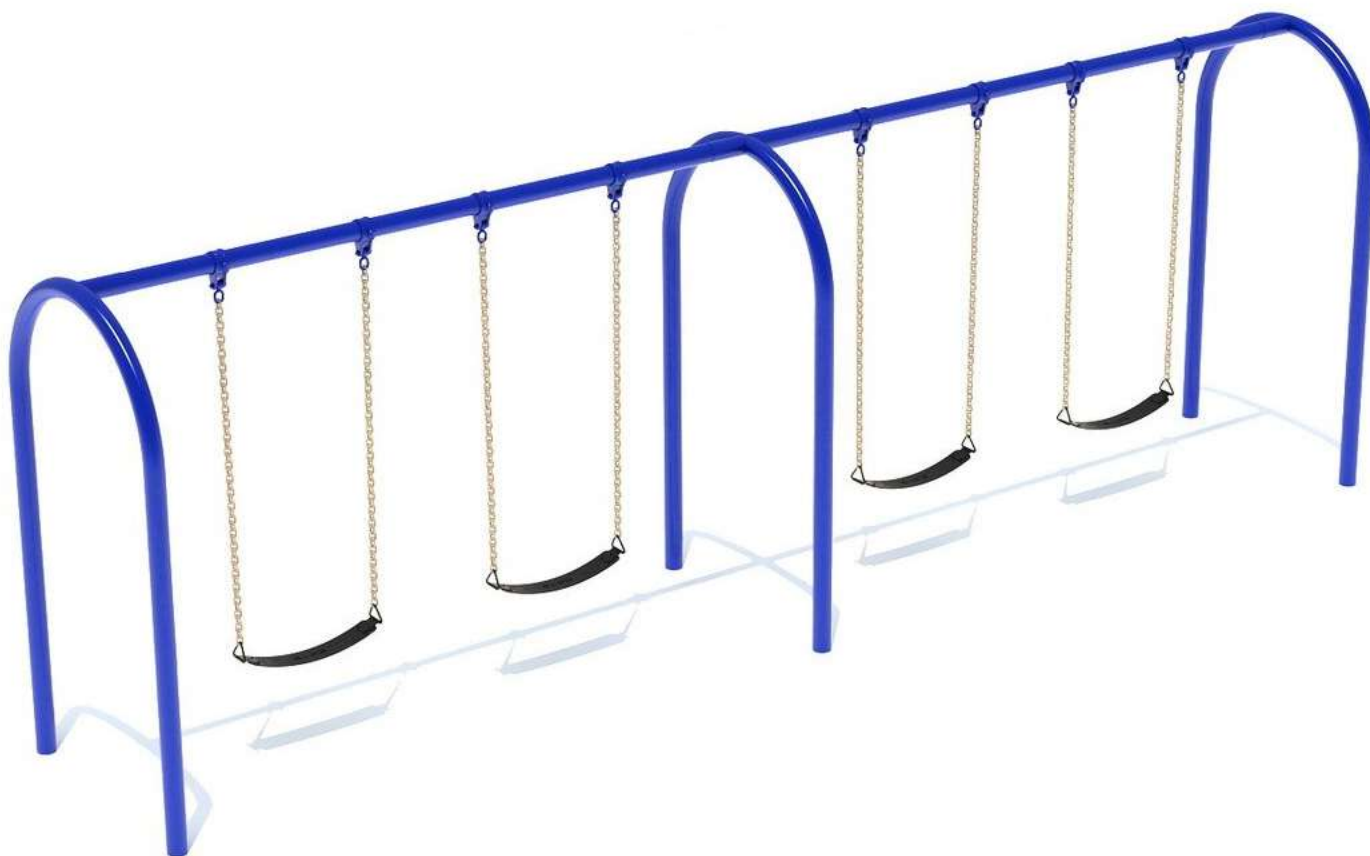


**Ages 2-12**

Use Zone: 36ft x 33ft  
Child Capacity: 4  
Play Activities: 4

## **3.5" Arch Swing Frame 8ft - 2 Bay**

SKU: PGBASF-35082



**Call Us**  
**1-800-878-0320**

[PlaygroundBoss.com](https://www.PlaygroundBoss.com)

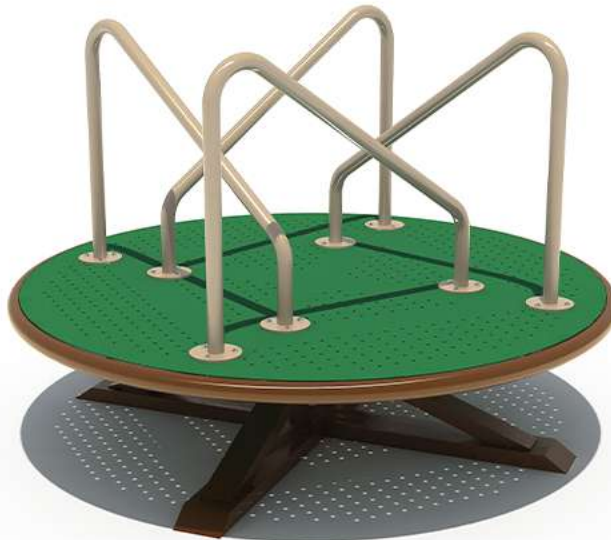
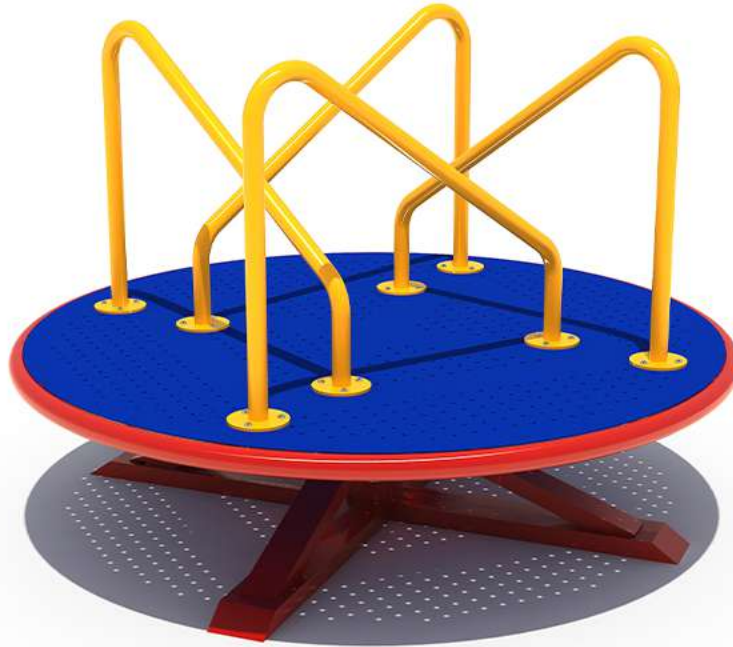


Ages  
2 to 12

Use Zone: 24ft x 24ft  
Child Capacity: 6  
Play Activities: 1

## Maze Go Round

SKU: PGBFS-1810



Call Us  
1-800-878-0320

[PlaygroundBoss.com](https://www.PlaygroundBoss.com)



Ages  
2 to 12

Use Zone: 23ft x 14ft  
Child Capacity: 4  
Play Activities: 1

## Four Seat Seesaw

SKU: PGBSR-1405



Call Us  
1-800-878-0320

[PlaygroundBoss.com](https://www.PlaygroundBoss.com)



## Warranty

100  
15  
5  
3  
1

### **One Hundred (100) Year Limited Warranty**

On aluminum and steel upright posts, hardware, post caps, and clamps against structural failure due to deterioration, corrosion, or workmanship.

### **Fifteen (15) Year Limited Warranty**

On rails, rungs, rigid climbers, loops, HDPE and rotationally molded plastic components, and decks against structural failure due to deterioration, corrosion, or workmanship.

### **Five (5) Year Limited Warranty**

On cables and nets against premature wear due to natural deterioration or manufacturing defects. On moving parts against structural failure due to materials or workmanship.

### **Three (3) Year Limited Warranty**

On all blow molded plastics against structural failure due to materials, or workmanship.

### **One (1) Year Limited Warranty**

On all materials and products not covered above against failure due to materials or workmanship.

Playground Boss warrants to its original customer for as long as the original customer owns the product and uses the product with regular use and installation in accordance with published specifications to be free from defects in materials and workmanship. This warranty does not cover damage from misuse, vandalism, modified parts, or damage such as dents, scratches, fading/weathering, acts of God, and normal wear and tear.

Warranty claims must be filed within the applicable warranty period. Warranty replacement does not include the cost of labor for part replacement. Replacement parts carry the applicable warranty from the date of shipment of the replacement part.

 **Call Us**  
1-800-878-0320

[PlaygroundBoss.com](https://www.PlaygroundBoss.com)



# FORT WILLIAMS RENDERING



*F.*



ACCOUNT REP: Katelyn Bowers  
katelyn@playgroundboss.com  
1-800-878-0320 ext. 118

QUOTE #: 051325-35627  
DATE CREATED: 05-13-2025  
Quote is valid for 30 days

PROJECT CONTACT

PROJECT CONTACT: Kate Trivelpiece  
COMPANY: Aberdeen CDD  
ADDRESS: 177 River Dee Dr  
Fruit Cove, FL 32259  
EMAIL: kate.trivelpiece@fsresidential.com  
PHONE: 904-217-0925



SHIP TO / SITE CONTACT

SHIPPING / SITE CONTACT: Kate Trivelpiece  
COMPANY: Aberdeen CDD  
SHIP TO ADDRESS: 177 River Dee Dr  
Fruit Cove, FL 32259  
EMAIL: kate.trivelpiece@fsresidential.com  
PHONE: 904-217-0925

COMMENTS AND SPECIAL INSTRUCTIONS: Price quoted for materials, installation and delivery only. Price excludes sitework, concrete, underground line location, permits, liftgates, & impact fees unless specifically noted below. Customer is responsible for any taxes that may apply. If order is cancelled a 25% restocking fee may be assessed

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
	Note Prince Albert Ave			
2450	Concrete SKU: CONCRETE 2 Pickle Ball Courts :  2,450 square feet is needed to accommodate two standard pickleball courts. The layout should measure approximately 50 feet in width by 49 feet in length. This space includes:  Two adjacent pickleball courts, placed side-by-side. Both being (44ft X 20ft)  A 3-foot buffer between the two courts.  3-foot clearance along the perimeter of the court area (i.e., on both ends and both sides of the overall layout), to allow for safe movement and comply with recommended spacing standards.  Concrete to be reinforced and include tension rods ,vapor barrier, and sealed on top and sides prior to pickleball paint	\$ 65		\$ 159,250
2	CUSTOM SITE AMMENITY SKU: PGBCUSTOMSF Variants: COLOR: TBD PGB-1393373 -Inground Posts for Pickle Ball Net (pair)	\$ 693		\$ 1,386
2	Custom Site Amenity 2 SKU: Custom Site Amenity 2 Variants: COLOR: TBD PGB-1296778 -Pickball Net	\$ 308		\$ 616

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
1	Site Prep SKU: SITEPREP Excavate the area/Paint  Paint:Court Size: 20' wide x 44' long  Line Width: 2 inches (use high-contrast paint, typically white)  Net Height: 36" at sides, 34" at center  Line Layout: Outline the Court: Mark a 20' x 44' rectangle. Ensure corners are square.  Non-Volley Zone (Kitchen): Mark a line 7' from the net on both sides, across the full 20' width.  Centerline: Divide each side in half (10' wide each) from baseline to kitchen line.  Service Areas: Each of the 4 service boxes should be 10' x 15'.  Double-Check: Confirm all dimensions before painting.  Allow for crisp edges and exterior-grade paint. Allow 3' space between courts and around the perimeter	\$ 4,308		\$ 4,308
4	Dumpster Rental SKU: DUMPSTER Roll Off Dumpster (for disposal of shipping crate and packing materials/spoils)	\$ 985		\$ 3,940
	Professional Installation SKU: INSTALL	\$ 5,385		\$ 5,385
	Customer Installation Note Play area: 49ft X 50ft  Installation into grass/dirt  Open access via street with curb  Please confirm water and electric availability prior to PGB arrival			
	Shipping And Freight Charges SKU: SHIPPING Delivery of products to supplied shipping address Inground Posts, Net	\$ 693		\$ 693

## I APPROVE THIS PROJECT. Let's do this!

Approval of this proposal may be executed by signing below and emailing back to the contact information listed below. Unless prior arrangements are approved, payment is due upon ordering.

**Account Rep:** Katelyn Bowers  
 katelyn@playgroundboss.com  
 1-800-878-0320 ext. 118

Authorized Purchaser: \_\_\_\_\_

Date: \_\_\_\_\_

Subtotal \$ 175,578

Tax \$ 0

**\$ 175,578**

Have questions about this quote?

**CALL US**  
**1-800-878-0320**

1101 Central Expy S, Suite 200 Allen, TX 75013 - Phone 1-800-878-0320 - [www.PlaygroundBoss.com](http://www.PlaygroundBoss.com)





ACCOUNT REP: Katelyn Bowers  
katelyn@playgroundboss.com  
1-800-878-0320 ext. 118

QUOTE #: 051325-35626  
DATE CREATED: 05-13-2025  
Quote is valid for 30 days

PROJECT CONTACT

PROJECT CONTACT: Kate Trivelpiece  
COMPANY: Aberdeen CDD  
ADDRESS: 177 River Dee Dr  
Fruit Cove, FL 32259  
EMAIL: kate.trivelpiece@fsresidential.com  
PHONE: 904-217-0925



SHIP TO / SITE CONTACT

SHIPPING / SITE CONTACT: Kate Trivelpiece  
COMPANY: Aberdeen CDD  
SHIP TO ADDRESS: 177 River Dee Dr  
Fruit Cove, FL 32259  
EMAIL: kate.trivelpiece@fsresidential.com  
PHONE: 904-217-0925

COMMENTS AND SPECIAL INSTRUCTIONS: Price quoted for materials, installation and delivery only. Price excludes sitework, concrete, underground line location, permits, liftgates, & impact fees unless specifically noted below. Customer is responsible for any taxes that may apply. If order is cancelled a 25% restocking fee may be assessed

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
	Note Prince Albert Ave			
1	Made In The Shade SKU: PGB-20238 Variants: COLOR SCHEME: Natural FREE SHIPPING - Age: 2 to 12, Child Capacity: 32, Play Activities: 9 Safety Use Zone: 30ft x 31ft INCLUDES FREE SAFETY SIGN  <<< ITEM IS IN-STOCK AND AVAILABLE FOR IMMEDIATE DELIVERY >>>	\$ 39,516	\$19,758	\$ 19,758
1	ADA Engineered Wood Fiber SKU: EWF ADA - Engineered Wood Fiber- 38 cubic yards	\$ 3,727		\$ 3,727
32	12in Plastic Landscape Timber with Stake - KT SKU: PGBTB-5212-KT 12 Plastic Playground Border with Stake	\$ 41		\$ 1,312
1	Filter Fabric - Weed Barrier SKU: PGB-CSP4300BLK FREE SHIPPING - Contractor Select Plus Landscape Fabric - 4ft x 300ft. **** 1 Roll Accommodates 1,100 Sqft ***	\$ 232		\$ 232
1	Dumpster Rental SKU: DUMPSTER Roll Off Dumpster (for disposal of shipping crate and packing materials)	\$ 985		\$ 985
	Professional Installation SKU: INSTALL	\$ 9,227		\$ 9,227
	Customer Installation Note Play area: 32ft x 32ft  Installation into grass/dirt  Open access via street with curb  Please confirm water and electric availability prior to PGB arrival			
	Shipping And Freight Charges SKU: SHIPPING Delivery of products to supplied shipping address Containment borders	\$ 808		\$ 808

I APPROVE THIS PROJECT. Let's do this!

Approval of this proposal may be executed by signing below and emailing back to the contact information listed below. Unless prior arrangements are approved, payment is due upon ordering.

Account Rep: Katelyn Bowers  
katelyn@playgroundboss.com  
1-800-878-0320 ext. 118

Authorized Purchaser:

Date:

Subtotal	\$ 36,049
Tax	\$ 0
<hr/>	
	<b>\$ 36,049</b>

Have questions about this quote?

 **CALL US**  
**1-800-878-0320**

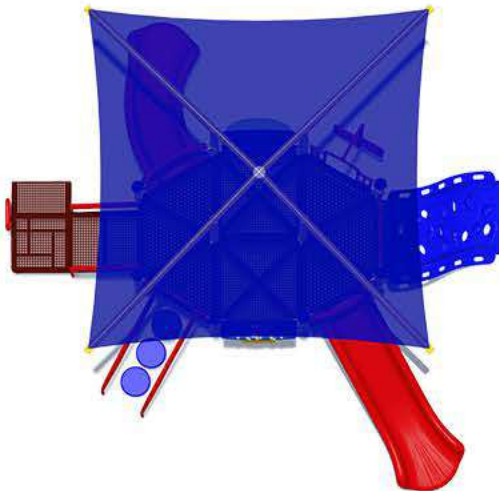


Ages 2-12

Use Zone: 30ft x 31ft  
Child Capacity: 32  
Play Activities: 9

## Made In The Shade

SKU: PGB-20238



 **Call Us**  
1-800-878-0320

[PlaygroundBoss.com](https://www.PlaygroundBoss.com)



## Warranty

100  
15  
5  
3  
1

### **One Hundred (100) Year Limited Warranty**

On aluminum and steel upright posts, hardware, post caps, and clamps against structural failure due to deterioration, corrosion, or workmanship.

### **Fifteen (15) Year Limited Warranty**

On rails, rungs, rigid climbers, loops, HDPE and rotationally molded plastic components, and decks against structural failure due to deterioration, corrosion, or workmanship.

### **Five (5) Year Limited Warranty**

On cables and nets against premature wear due to natural deterioration or manufacturing defects. On moving parts against structural failure due to materials or workmanship.

### **Three (3) Year Limited Warranty**

On all blow molded plastics against structural failure due to materials, or workmanship.

### **One (1) Year Limited Warranty**

On all materials and products not covered above against failure due to materials or workmanship.

Playground Boss warrants to its original customer for as long as the original customer owns the product and uses the product with regular use and installation in accordance with published specifications to be free from defects in materials and workmanship. This warranty does not cover damage from misuse, vandalism, modified parts, or damage such as dents, scratches, fading/weathering, acts of God, and normal wear and tear.

Warranty claims must be filed within the applicable warranty period. Warranty replacement does not include the cost of labor for part replacement. Replacement parts carry the applicable warranty from the date of shipment of the replacement part.

 **Call Us**  
1-800-878-0320

[PlaygroundBoss.com](http://PlaygroundBoss.com)



## Warranty

### Fabric Shade Warranty

10

#### Ten (10) Year Limited Warranty

On all supplied steel and individual fabric tops measuring less than 40ft against failure from significant fading, deterioration, breakdown, outdoor heat, cold, or discoloration. Should the fabric need to be replaced under the warranty, the Company will manufacture and ship a new replacement at no charge for the first six (6) years, thereafter pro-rated at 20% per year over the remaining four (4) years.

5

#### Five (5) Year Limited Warranty

On individual fabric tops measuring greater than 40ft in length are covered by a non-prorated five-year warranty

1

#### One (1) Year Limited Warranty

On steel surface finish

Playground Boss warrants to its original customer for as long as the original customer owns the product and uses the product with regular use and installation in accordance with published specifications to be free from defects in materials and workmanship. This warranty does not cover damage from misuse, vandalism, modified parts, or damage such as dents, scratches, fading/weathering, acts of God, and normal wear and tear.

Warranty claims must be filed within the applicable warranty period. Warranty replacement does not include the cost of labor for part replacement. Replacement parts carry the applicable warranty from the date of shipment of the replacement part.

 **Call Us**  
1-800-878-0320

[PlaygroundBoss.com](http://PlaygroundBoss.com)

*G.*





EC 13007419 Lins Electric  
7820 Pritchard Road  
Jacksonville, FL 32219

## ESTIMATE

Date: **04/30/2025**

Estimate No: **9543**

**Bill To:**

Aberdeen CDD

475 West Town Place  
St. Augustine, FL 32092

**Location:**

Aberdeen CDD

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

**SERVICES**

	QTY	AMT	TOTAL
Labor, material and permits to remove (7) existing irrigation panels that has severe corrosion damage and exposure to water and replace with (7) new panels, (7) new photo cells, (7) 60amp main breakers and with new branch circuit breakers, and (7) surge suppressions for communities below:	7.00	1835.00	\$12845.00

Highland Point  
Wellington Park  
Castle Gate  
Stonehaven  
Seton Manor  
Eastwood  
Sutherland Forest

**Payment Terms:**

\*\*\* We require payment within 7 calendar days to ensure permit is finalized with the COJ and that JEA is notified in the correct amount of time to prevent the units from losing power 10 days from the day work was performed.\*\*\*

\*\*\*Please note: Per JEA's recently invoked policy- all permits must be finalized within 10 days to prevent the power from being shut off.\*\*\*

Once payment is received an inspection can be scheduled the next business day.

**Prior to approval please read disclaimers below****Disclaimer - Damage to landscaping and/or irrigation:**

Lin's Electric is not responsible for damage to existing landscaping ( IE Shrubs ,Trees, Plants, ETC ) Lin's Electric is also not responsible for damage to water pipes , irrigation pipes or existing unmarked conduit.

**Disclaimer - Power Loss**

During the course of making repairs you may experience power loss, Lin's Electric is not responsible for the loss of perishable items during this time frame. We do work as quickly as possible to restore power to minimize the outage.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.3, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-CONTRACTORS, OR MATERIAL

## *FIFTH ORDER OF BUSINESS*



# **Reserve Study Update Aberdeen Community Development District St. Johns, Florida**



**Prepared for FY 2025  
Report Date: May 1, 2025**





May 1, 2025

Board of Supervisors  
C/o Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine Florida 32092

Re: Reserve Study Report for Aberdeen Community Development District

Dear Supervisors:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*  
Professional Reserve Analyst

10459 Hunters Creek Court  
Jacksonville, FL 32256  
(904) 303-3275  
[www.communityadvisors.com](http://www.communityadvisors.com)



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## Aberdeen Community Development District

St. Johns, Florida

### Funding Model Summary

Report Date	May 1, 2025
Account Number	2169
Version	1
Budget Year Beginning	October 1, 2025
Budget Year Ending	September 30, 2026

#### *Report Parameters*

Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	3.00%

2025 Beginning Balance	\$607,440
------------------------	-----------

#### GENERAL INFORMATION

- Date of Completion: June 1, 2008
- Date of site visit: May 1, 2025
- Components Included: 63
- Current replacement cost: \$1,963,255
- Level of Service: Level II Update
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions

#### NOTES

- This reserve study update includes components with a replacement cost above \$2,000.
- The fitness building and parking lot are included in this update.
- Various components that were considered an operating expense in the previous report are included in this update with adequate funding provided.
- The recommended funding plan provides adequate funding with it's low balance or Threshold Year FY 2045/2046.

#### *Cash Flow Funding Plan Summary of Calculations*

Required Annual Contribution	\$104,160.09
Average Net Annual Interest Earned	<u>\$19,650.00</u>
Total Annual Allocation to Reserves	\$123,810.10

**Aberdeen Community Development District  
Required Funding Model Projection**

Beginning Balance: \$607,440

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
25-26	1,963,255	104,160	19,650	56,600	674,650
26-27	2,022,152	107,285	22,837	20,703	784,069
27-28	2,082,817	110,503	22,105	157,735	758,942
28-29	2,145,302	113,819	24,564	53,964	843,360
29-30	2,209,661	117,233	19,600	307,264	672,929
30-31	2,275,950	120,750	17,599	207,046	604,232
31-32	2,344,229	124,373	21,285	19,105	730,785
32-33	2,414,556	128,104	16,536	307,678	567,748
33-34	2,486,992	131,947	19,706	42,817	676,584
34-35	2,550,120	135,905	24,091	9,448	827,132
35-36	2,626,624	139,982	22,866	204,901	785,080
36-37	2,705,423	144,182	25,569	76,974	877,856
37-38	2,786,585	148,507	25,898	163,107	889,154
38-39	2,870,183	152,963	27,871	113,077	956,911
39-40	2,956,288	157,551	22,861	352,427	784,896
40-41	3,044,977	162,278	27,803	20,409	954,568
41-42	3,136,326	167,146	30,927	90,826	1,061,814
42-43	3,230,416	172,161	23,689	444,336	813,328
43-44	3,327,328	177,326	21,876	261,461	751,068
44-45	3,427,148	182,645	15,965	401,553	548,126
45-46	3,529,963	188,125	12,208	329,305	419,154
46-47	3,635,862	193,768	18,388		631,310
47-48	3,744,937	199,582	19,207	190,652	659,447
48-49	3,857,286	205,569	25,950		890,966
49-50	3,973,004	211,736	26,091	233,011	895,782
50-51	4,050,319	218,088	31,582	61,138	1,084,314
51-52	4,171,828	224,631	37,251	67,244	1,278,951
52-53	4,296,983	231,370	37,679	254,338	1,293,663
53-54	4,425,893	238,311	40,125	194,474	1,377,625
54-55	4,558,669	245,460	48,473	7,305	1,664,253

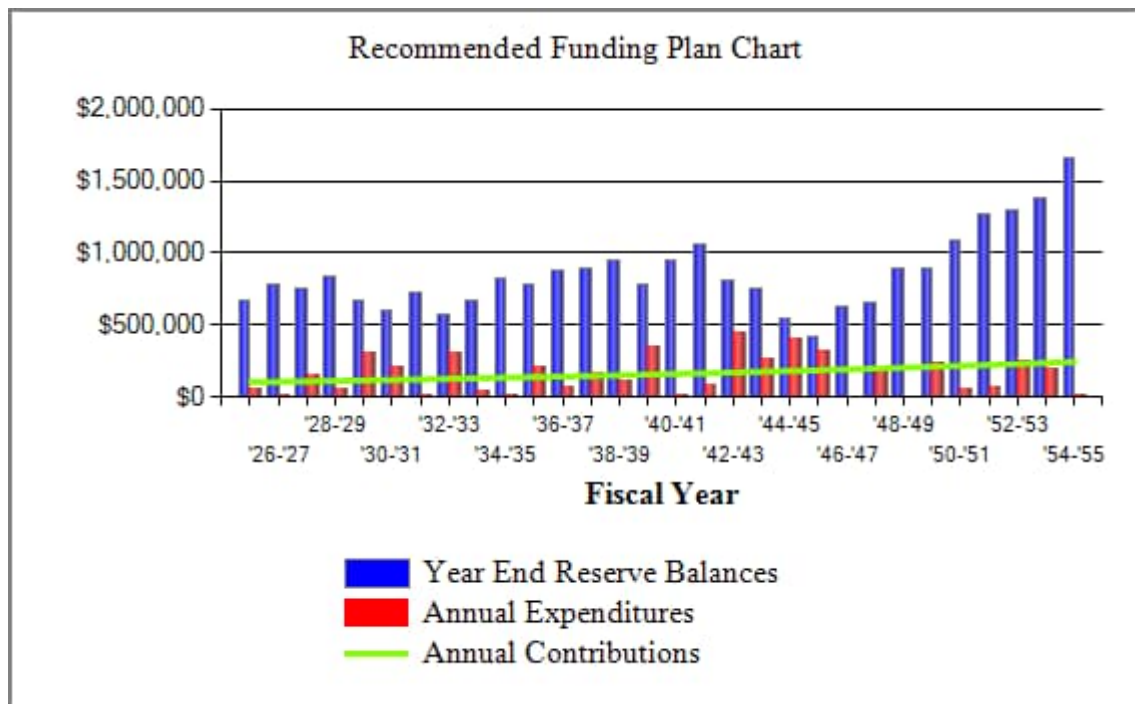
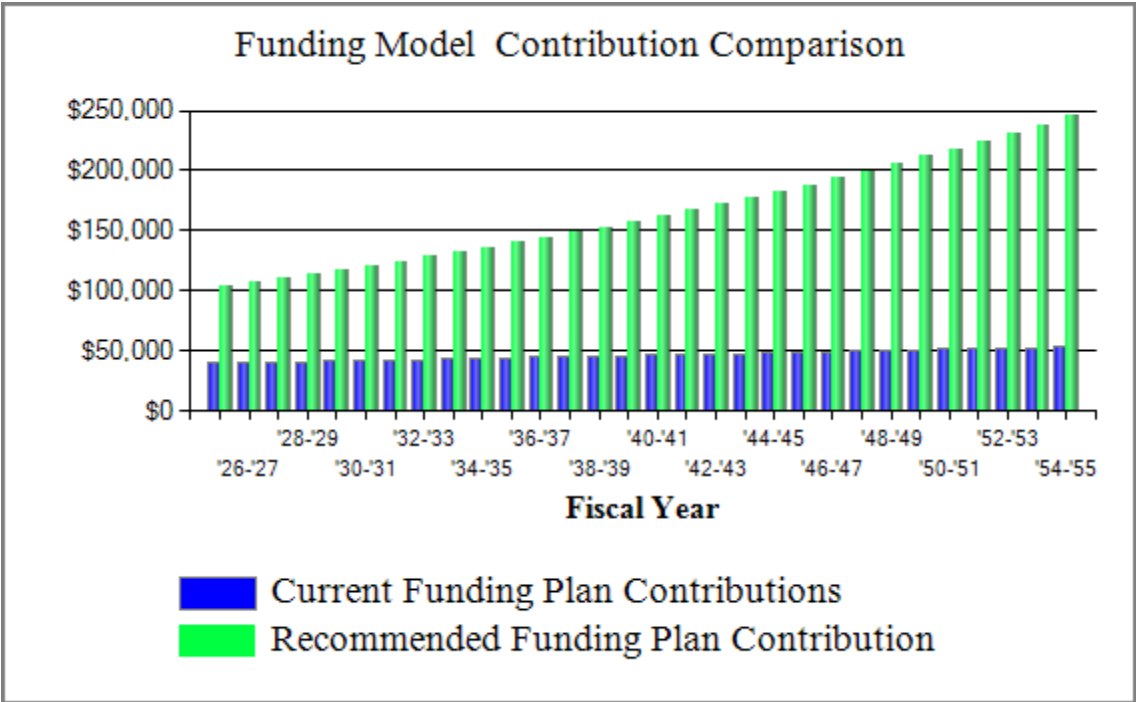


Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.



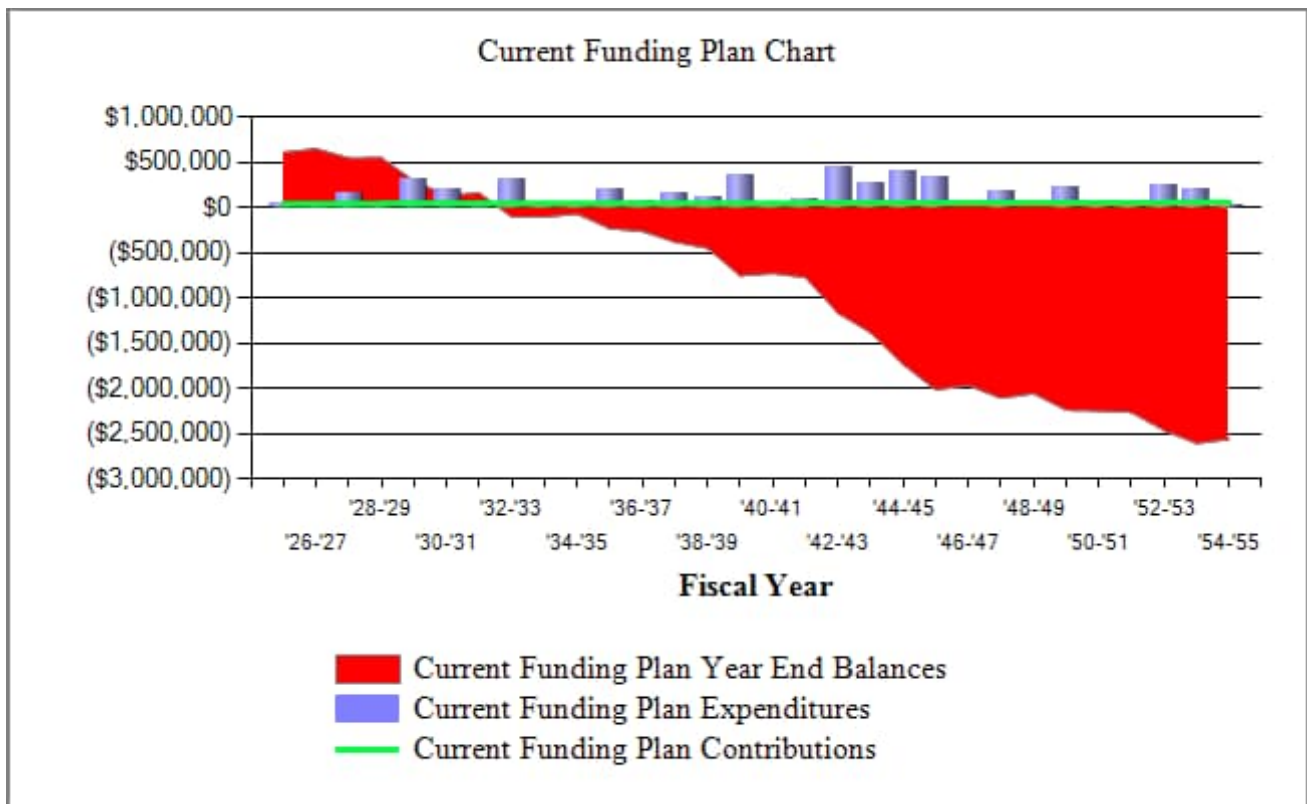


This chart illustrates annual expenditures and compares the current funding plan to the recommended funding plan.

**Aberdeen Community Development District  
Current Funding Model Projection**

Beginning Balance: \$607,440

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
25-26	1,963,255	40,000	17,725	56,600	608,565
26-27	2,022,152	40,400	18,848	20,703	647,110
27-28	2,082,817	40,804	15,905	157,735	546,084
28-29	2,145,302	41,212	16,000	53,964	549,332
29-30	2,209,661	41,624	8,511	307,264	292,203
30-31	2,275,950	42,040	3,816	207,046	131,013
31-32	2,344,229	42,461	4,631	19,105	159,000
32-33	2,414,556	42,885		307,678	-105,792
33-34	2,486,992	43,314		42,817	-105,295
34-35	2,550,120	43,747		9,448	-70,996
35-36	2,626,624	44,185		204,901	-231,712
36-37	2,705,423	44,627		76,974	-264,059
37-38	2,786,585	45,073		163,107	-382,093
38-39	2,870,183	45,524		113,077	-449,647
39-40	2,956,288	45,979		352,427	-756,095
40-41	3,044,977	46,439		20,409	-730,066
41-42	3,136,326	46,903		90,826	-773,989
42-43	3,230,416	47,372		444,336	-1,170,953
43-44	3,327,328	47,846		261,461	-1,384,568
44-45	3,427,148	48,324		401,553	-1,737,797
45-46	3,529,963	48,808		329,305	-2,018,294
46-47	3,635,862	49,296			-1,968,998
47-48	3,744,937	49,789		190,652	-2,109,862
48-49	3,857,286	50,287			-2,059,575
49-50	3,973,004	50,789		233,011	-2,241,797
50-51	4,050,319	51,297		61,138	-2,251,638
51-52	4,171,828	51,810		67,244	-2,267,072
52-53	4,296,983	52,328		254,338	-2,469,081
53-54	4,425,893	52,852		194,474	-2,610,703
54-55	4,558,669	53,380		7,305	-2,564,629



This chart illustrates how the CDD's current funding plan will perform over time.

**Aberdeen Community Development District  
Income & Expense Spreadsheet**

	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>	<b>32-33</b>	<b>33-34</b>	<b>34-35</b>
<b>Beginning Balance</b>	607,440	674,650	784,069	758,942	843,360	672,929	604,232	730,785	567,748	676,584
<b>Annual Assessment</b>	104,160	107,285	110,503	113,819	117,233	120,750	124,373	128,104	131,947	135,905
<b>Interest Earned</b>	19,650	22,837	22,105	24,564	19,600	17,599	21,285	16,536	19,706	24,091
<b>Expenditures</b>	56,600	20,703	157,735	53,964	307,264	207,046	19,105	307,678	42,817	9,448
<b>Ending Balance</b>	674,650	784,069	758,942	843,360	672,929	604,232	730,785	567,748	676,584	827,132

**Description**

Misc. Site Components

Monument Signs Refurbish Allowance								35,420		
------------------------------------	--	--	--	--	--	--	--	--------	--	--

**Misc. Site Components Total:** **35,420**

Storm Water System

Pond Aerators - Pond 3A	5,000					5,796				
Pond Aerators - Pond 4	5,000					5,796				
Pond Bathymetric Survey			38,192							
Pond Fountain - Pond 35		8,755								
Pond Fountain - Pond 5A		8,755								
Structure/Pipe Allowance			15,913							
<b>Storm Water System Total:</b>	<b>10,000</b>	<b>17,510</b>	<b>54,106</b>			<b>11,593</b>				

Parking Lots

Asphalt Mill & Resurface - Amenity Lot								114,501		
Asphalt Mill & Resurface - Fitness Bld Lot										
<b>Parking Lots Total:</b>								<b>114,501</b>		

Fencing/Gates/Access Control

Access Control/Camera System										
Aluminium Fence - Parking Lot										
Aluminium Fence - Pool & Playground										
Chain Link Fence - Basketball Court										
Chain Link Fence - Dog Park								12,385		
Dumpster Enclosure Gates								7,871		
Vinyl Ranch Fence - Prince Albert Avenue										
Vinyl Ranch Fence - Queen Victoria Avenue										
<b>Fencing/Gates/Access Control Total:</b>								<b>20,256</b>		

**Aberdeen Community Development District  
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
<b>Site Lighting</b>										
Decorative Wall Lights - Amenity Blds.										
Light Pole Fixtures - Parking Lots										
<b>Site Lighting Total:</b>										
<b>Building Components</b>										
Window/Door Allowance - Amenity Bld										
Window/Door Allowance - Fitness Bld.										
<b>Building Components Total:</b>										
<b>Roofing</b>										
Asphalt Shingles - Amenity Bld.										
Asphalt Shingles - Fitness Bld.										
Asphalt Shingles - Slide Bld										
Membrane Roof - Fitness Bld.										
<b>Roofing Total:</b>										
<b>Interior Finishes</b>										
LVP Flooring - Fitness Center										9,448
Refurbishment Allow - Fitness Bld. Restrooms										
Refurbishment Allowance - Locker Rooms										
Refurbishment Allowance - Slide Restrooms										
Refurbishment Allowance - Social Room										
Rubber Flooring - Fitness Center										
<b>Interior Finishes Total:</b>										9,448
<b>Exterior Painting</b>										
Repair/Paint - Amenity Bld.			13,014							
Repair/Paint - Entry Feature							19,105			
Repair/Paint - Fitness Bld.			8,799							
Repair/Paint - Slide Tower Bld.			11,267							
<b>Exterior Painting Total:</b>			33,080				19,105			

**Aberdeen Community Development District  
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
<b>HVAC</b>										
Heat Pump 1 - Amenity Bld.	9,000									
Heat Pump 1 - Fitness Bld.	28,600									
Heat Pump 2 - Amenity Bld.	9,000									
<b>HVAC Total:</b>	<b>46,600</b>									
<b>Plumbing</b>										
Water Coolers - Amenity Bld.										
Water Coolers - Fitness Bld.										
<b>Plumbing Total:</b>										
<b>Life Safety Systems</b>										
Fire Alarm Panel - Amenity Bld.			9,018							
<b>Life Safety Systems Total:</b>			<b>9,018</b>							
<b>Furniture Fixtures &amp; Equipment</b>										
Fitness Equipment Allowance					73,158					
Furniture Allowance - Social Hall								18,448		
Pool Furniture Replace Allowance								67,643		
<b>Furniture Fixtures &amp; Equipment Total:</b>					<b>73,158</b>			<b>86,091</b>		
<b>Swimming Pools</b>										
Concrete Pavers - Pool Deck										
Lane Divider Reel										
Pool Deck Lighting								51,409		
Pool Filtration Refurbish Allowance										
Pool Lane Dividers		3,193								
Pool Lift			19,096							
Pool Resurfacing - Family Pool					234,106					
Pool Resurfacing - Lap Pool						192,903				
Pool Slide Refurbishment Allowance									31,669	
Shade Fabric - Pool Area Structures									11,148	
Shade Structures/Fabric - Pool										
Shade Structures/Fabric - Pool Equip.										



**Aberdeen Community Development District  
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
<i>Swimming Pools continued...</i>										
Slide Tower Stair Replacement										
<b>Swimming Pools Total:</b>		3,193	19,096		234,106	192,903		51,409	42,817	
Playground - Pool										
Plastic Play Surface Border - Playground						2,550				
Play Equipment Allowance				49,173						
<b>Playground - Pool Total:</b>				49,173		2,550				
Basketball Court										
Basketball Court Resurfacing				4,791						
<b>Basketball Court Total:</b>				4,791						
Pocket Parks										
Play Equipment Allowance - Anadale Park			21,218							
Play Equipment Allowance - Glasgow Park										
Play Equipment Allowance - River Dee Park			21,218							
<b>Pocket Parks Total:</b>			42,436							
Operating Expense										
Appliances - Social Hall										
Basketball Poles & Goals										
Benches/Dog Play Equipment - Dog Park										
Bike Racks										
Carpet - Office										
Ceiling Fans										
Concrete Curb/Walk Repair										
Dumpster Enclosure Repair & Paint										
Entry Feature Roof										
Interior Painting										
Irrigation System Repair										
Landscape Lighting										
Landscape Replacement										
Metal Park Benches										
Office Furniture & Equipment										
Parking Lot Asphalt Seal Coat										

**Aberdeen Community Development District  
Income & Expense Spreadsheet**

<b>Description</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>	<b>32-33</b>	<b>33-34</b>	<b>34-35</b>
<i>Operating Expense continued...</i>										
Office Furniture & Equipment										
Parking Lot Asphalt Seal Coat										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Signage Replacement										
Televisions										
<b>Long Life Components</b>										
Building Foundations/Frames										
Communications Wiring/Devices										
Electrical Panels/Wiring										
Electrical Service to Blds.										
Hand Rails										
Pond Bank Rebuilding										
Pond Dredging										
Pool Shell										
Water/Sewer Mains to Blds.										
<b>Year Total:</b>	<b>56,600</b>	<b>20,703</b>	<b>157,735</b>	<b>53,964</b>	<b>307,264</b>	<b>207,046</b>	<b>19,105</b>	<b>307,678</b>	<b>42,817</b>	<b>9,448</b>

**Aberdeen Community Development District  
Income & Expense Spreadsheet**

	<b>35-36</b>	<b>36-37</b>	<b>37-38</b>	<b>38-39</b>	<b>39-40</b>	<b>40-41</b>	<b>41-42</b>	<b>42-43</b>	<b>43-44</b>	<b>44-45</b>
<b>Beginning Balance</b>	827,132	785,080	877,856	889,154	956,911	784,896	954,568	1,061,814	813,328	751,068
<b>Annual Assessment</b>	139,982	144,182	148,507	152,963	157,551	162,278	167,146	172,161	177,326	182,645
<b>Interest Earned</b>	22,866	25,569	25,898	27,871	22,861	27,803	30,927	23,689	21,876	15,965
<b>Expenditures</b>	204,901	76,974	163,107	113,077	352,427	20,409	90,826	444,336	261,461	401,553
<b>Ending Balance</b>	785,080	877,856	889,154	956,911	784,896	954,568	1,061,814	813,328	751,068	548,126

**Description**

Misc. Site Components

Monument Signs Refurbish Allowance

**Misc. Site Components Total:**

Storm Water System

Pond Aerators - Pond 3A

Pond Aerators - Pond 4

Pond Bathymetric Survey

Pond Fountain - Pond 35

Pond Fountain - Pond 5A

Structure/Pipe Allowance

**Storm Water System Total:**

Parking Lots

Asphalt Mill & Resurface - Amenity Lot

Asphalt Mill & Resurface - Fitness Bld Lot

**Parking Lots Total:**

Fencing/Gates/Access Control

Access Control/Camera System

Aluminium Fence - Parking Lot

Aluminium Fence - Pool & Playground

Chain Link Fence - Basketball Court

Chain Link Fence - Dog Park

Dumpster Enclosure Gates

Vinyl Ranch Fence - Prince Albert Avenue

Vinyl Ranch Fence - Queen Victoria Avenue

**Fencing/Gates/Access Control Total:**

Community Advisors

Page 3-6

May 1, 2025

**Aberdeen Community Development District  
Income & Expense Spreadsheet**

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
<b>Description</b>										
Site Lighting										
Decorative Wall Lights - Amenity Blds.			19,390							
Light Pole Fixtures - Parking Lots					45,378					
<b>Site Lighting Total:</b>			<b>19,390</b>		<b>45,378</b>					
Building Components										
Window/Door Allowance - Amenity Bld										
Window/Door Allowance - Fitness Bld.										
<b>Building Components Total:</b>										
Roofing										
Asphalt Shingles - Amenity Bld.									52,231	
Asphalt Shingles - Fitness Bld.					55,845					
Asphalt Shingles - Slide Bld									9,738	
Membrane Roof - Fitness Bld.					32,484					
<b>Roofing Total:</b>					<b>88,329</b>				<b>61,969</b>	
Interior Finishes										
LVP Flooring - Fitness Center										
Refurbishment Allow - Fitness Bld. Restrooms					37,210					
Refurbishment Allowance - Locker Rooms	85,957									
Refurbishment Allowance - Slide Restrooms	26,878									
Refurbishment Allowance - Social Room	30,829									
Rubber Flooring - Fitness Center					25,169					
<b>Interior Finishes Total:</b>	<b>143,665</b>				<b>62,379</b>					
Exterior Painting										
Repair/Paint - Amenity Bld.	16,486								20,883	
Repair/Paint - Entry Feature									27,239	
Repair/Paint - Fitness Bld.	11,146								14,120	
Repair/Paint - Slide Tower Bld.	14,272								18,080	
<b>Exterior Painting Total:</b>	<b>41,904</b>								<b>80,322</b>	

**Aberdeen Community Development District  
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
<b>HVAC</b>										
Heat Pump 1 - Amenity Bld.			12,832							
Heat Pump 1 - Fitness Bld.							45,895			
Heat Pump 2 - Amenity Bld.			12,832							
<b>HVAC Total:</b>			<b>25,664</b>				<b>45,895</b>			
<b>Plumbing</b>										
Water Coolers - Amenity Bld.					9,378					
Water Coolers - Fitness Bld.					9,378					
<b>Plumbing Total:</b>					<b>18,756</b>					
<b>Life Safety Systems</b>										
Fire Alarm Panel - Amenity Bld.										
<b>Life Safety Systems Total:</b>										
<b>Furniture Fixtures &amp; Equipment</b>										
Fitness Equipment Allowance					98,318					
Furniture Allowance - Social Hall										
Pool Furniture Replace Allowance										
<b>Furniture Fixtures &amp; Equipment Total:</b>					<b>98,318</b>					
<b>Swimming Pools</b>										
Concrete Pavers - Pool Deck								266,846		
Lane Divider Reel			5,418							
Pool Deck Lighting										
Pool Filtration Refurbish Allowance								49,585		
Pool Lane Dividers						4,830				
Pool Lift								29,751		
Pool Resurfacing - Family Pool										364,729
Pool Resurfacing - Lap Pool										
Pool Slide Refurbishment Allowance									42,561	
Shade Fabric - Pool Area Structures										
Shade Structures/Fabric - Pool			34,218							
Shade Structures/Fabric - Pool Equip.										

**Aberdeen Community Development District  
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
<i>Swimming Pools continued...</i>										
Slide Tower Stair Replacement							44,932			
<b>Swimming Pools Total:</b>			39,636			4,830	44,932	346,182	42,561	364,729
<b>Playground - Pool</b>										
Plastic Play Surface Border - Playground										
Play Equipment Allowance									76,609	
<b>Playground - Pool Total:</b>									76,609	
<b>Basketball Court</b>										
Basketball Court Resurfacing	5,893							7,247		
<b>Basketball Court Total:</b>	5,893							7,247		
<b>Pocket Parks</b>										
Play Equipment Allowance - Anadale Park								33,057		
Play Equipment Allowance - Glasgow Park				88,112						
Play Equipment Allowance - River Dee Park								33,057		
<b>Pocket Parks Total:</b>				88,112				66,114		
<b>Operating Expense</b>										
Appliances - Social Hall										
Basketball Poles & Goals										
Benches/Dog Play Equipment - Dog Park										
Bike Racks										
Carpet - Office										
Ceiling Fans										
Concrete Curb/Walk Repair										
Dumpster Enclosure Repair & Paint										
Entry Feature Roof										
Interior Painting										
Irrigation System Repair										
Landscape Lighting										
Landscape Replacement										
Metal Park Benches										
Office Furniture & Equipment										
Parking Lot Asphalt Seal Coat										



**Aberdeen Community Development District  
Income & Expense Spreadsheet**

<b>Description</b>	<b>35-36</b>	<b>36-37</b>	<b>37-38</b>	<b>38-39</b>	<b>39-40</b>	<b>40-41</b>	<b>41-42</b>	<b>42-43</b>	<b>43-44</b>	<b>44-45</b>
<i>Operating Expense continued...</i>										
Office Furniture & Equipment										
Parking Lot Asphalt Seal Coat										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Signage Replacement										
Televisions										
<b>Long Life Components</b>										
Building Foundations/Frames										
Communications Wiring/Devices										
Electrical Panels/Wiring										
Electrical Service to Blds.										
Hand Rails										
Pond Bank Rebuilding										
Pond Dredging										
Pool Shell										
Water/Sewer Mains to Blds.										
<b>Year Total:</b>	<b>204,901</b>	<b>76,974</b>	<b>163,107</b>	<b>113,077</b>	<b>352,427</b>	<b>20,409</b>	<b>90,826</b>	<b>444,336</b>	<b>261,461</b>	<b>401,553</b>

**Aberdeen Community Development District  
Income & Expense Spreadsheet**

	<b>45-46</b>	<b>46-47</b>	<b>47-48</b>	<b>48-49</b>	<b>49-50</b>	<b>50-51</b>	<b>51-52</b>	<b>52-53</b>	<b>53-54</b>	<b>54-55</b>
<b>Beginning Balance</b>	548,126	419,154	631,310	659,447	890,966	895,782	1,084,314	1,278,951	1,293,663	1,377,625
<b>Annual Assessment</b>	188,125	193,768	199,582	205,569	211,736	218,088	224,631	231,370	238,311	245,460
<b>Interest Earned</b>	12,208	18,388	19,207	25,950	26,091	31,582	37,251	37,679	40,125	48,473
<b>Expenditures</b>	329,305		190,652		233,011	61,138	67,244	254,338	194,474	7,305
<b>Ending Balance</b>	419,154	631,310	659,447	890,966	895,782	1,084,314	1,278,951	1,293,663	1,377,625	1,664,253

**Description**

Misc. Site Components

Monument Signs Refurbish Allowance

**Misc. Site Components Total:**

Storm Water System

Pond Aerators - Pond 3A

Pond Aerators - Pond 4

Pond Bathymetric Survey

Pond Fountain - Pond 35

Pond Fountain - Pond 5A

Structure/Pipe Allowance

**Storm Water System Total:**

Parking Lots

Asphalt Mill & Resurface - Amenity Lot

Asphalt Mill & Resurface - Fitness Bld Lot

**Parking Lots Total:**

Fencing/Gates/Access Control

Access Control/Camera System

Aluminium Fence - Parking Lot

Aluminium Fence - Pool & Playground

Chain Link Fence - Basketball Court

Chain Link Fence - Dog Park

Dumpster Enclosure Gates

Vinyl Ranch Fence - Prince Albert Avenue

Vinyl Ranch Fence - Queen Victoria Avenue

**Fencing/Gates/Access Control Total:**

Community Advisors

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**Aberdeen Community Development District  
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
<b>Site Lighting</b>										
Decorative Wall Lights - Amenity Blds.										
Light Pole Fixtures - Parking Lots										
<b>Site Lighting Total:</b>										
<b>Building Components</b>										
Window/Door Allowance - Amenity Bld			105,386							
Window/Door Allowance - Fitness Bld.										
<b>Building Components Total:</b>			<b>105,386</b>							
<b>Roofing</b>										
Asphalt Shingles - Amenity Bld.										
Asphalt Shingles - Fitness Bld.										
Asphalt Shingles - Slide Bld										
Membrane Roof - Fitness Bld.										
<b>Roofing Total:</b>										
<b>Interior Finishes</b>										
LVP Flooring - Fitness Center					14,720					
Refurbishment Allow - Fitness Bld. Restrooms										
Refurbishment Allowance - Locker Rooms										
Refurbishment Allowance - Slide Restrooms										
Refurbishment Allowance - Social Room										
Rubber Flooring - Fitness Center										
<b>Interior Finishes Total:</b>					<b>14,720</b>					
<b>Exterior Painting</b>										
Repair/Paint - Amenity Bld.							26,454			
Repair/Paint - Entry Feature										
Repair/Paint - Fitness Bld.							17,887			
Repair/Paint - Slide Tower Bld.							22,903			
<b>Exterior Painting Total:</b>							<b>67,244</b>			

**Aberdeen Community Development District  
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
<b>HVAC</b>										
Heat Pump 1 - Amenity Bld.					18,295					
Heat Pump 1 - Fitness Bld.										
Heat Pump 2 - Amenity Bld.					18,295					
<b>HVAC Total:</b>					<b>36,590</b>					
<b>Plumbing</b>										
Water Coolers - Amenity Bld.										
Water Coolers - Fitness Bld.										
<b>Plumbing Total:</b>										
<b>Life Safety Systems</b>										
Fire Alarm Panel - Amenity Bld.			16,287							
<b>Life Safety Systems Total:</b>			<b>16,287</b>							
<b>Furniture Fixtures &amp; Equipment</b>										
Fitness Equipment Allowance					132,132					
Furniture Allowance - Social Hall								33,319		
Pool Furniture Replace Allowance										
<b>Furniture Fixtures &amp; Equipment Total:</b>					<b>132,132</b>			<b>33,319</b>		
<b>Swimming Pools</b>										
Concrete Pavers - Pool Deck										
Lane Divider Reel										
Pool Deck Lighting										
Pool Filtration Refurbish Allowance										
Pool Lane Dividers										7,305
Pool Lift										
Pool Resurfacing - Family Pool										
Pool Resurfacing - Lap Pool	300,537									
Pool Slide Refurbishment Allowance									57,198	
Shade Fabric - Pool Area Structures										
Shade Structures/Fabric - Pool										
Shade Structures/Fabric - Pool Equip.					40,656					

**Aberdeen Community Development District  
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
<i>Swimming Pools continued...</i>										
Slide Tower Stair Replacement										
<b>Swimming Pools Total:</b>	<b>300,537</b>				<b>40,656</b>				<b>57,198</b>	<b>7,305</b>
Playground - Pool										
Plastic Play Surface Border - Playground						4,606				
Play Equipment Allowance										
<b>Playground - Pool Total:</b>						<b>4,606</b>				
Basketball Court										
Basketball Court Resurfacing					8,913					
<b>Basketball Court Total:</b>					<b>8,913</b>					
Pocket Parks										
Play Equipment Allowance - Anadale Park										
Play Equipment Allowance - Glasgow Park									137,276	
Play Equipment Allowance - River Dee Park										
<b>Pocket Parks Total:</b>									<b>137,276</b>	
Operating Expense										
Appliances - Social Hall										
Basketball Poles & Goals										
Benches/Dog Play Equipment - Dog Park										
Bike Racks										
Carpet - Office										
Ceiling Fans										
Concrete Curb/Walk Repair										
Dumpster Enclosure Repair & Paint										
Entry Feature Roof										
Interior Painting										
Irrigation System Repair										
Landscape Lighting										
Landscape Replacement										
Metal Park Benches										
Office Furniture & Equipment										
Parking Lot Asphalt Seal Coat										

**Aberdeen Community Development District  
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
<i>Operating Expense continued...</i>										
Office Furniture & Equipment										
Parking Lot Asphalt Seal Coat										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Signage Replacement										
Televisions										
<b>Long Life Components</b>										
Building Foundations/Frames										
Communications Wiring/Devices										
Electrical Panels/Wiring										
Electrical Service to Blds.										
Hand Rails										
Pond Bank Rebuilding										
Pond Dredging										
Pool Shell										
Water/Sewer Mains to Blds.										
<b>Year Total:</b>	<b>329,305</b>		<b>190,652</b>		<b>233,011</b>	<b>61,138</b>	<b>67,244</b>	<b>254,338</b>	<b>194,474</b>	<b>7,305</b>

**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 25-26</b>	
<b>Storm Water System</b>	
Pond Aerators - Pond 3A	5,000
Pond Aerators - Pond 4	5,000
<b>HVAC</b>	
Heat Pump 1 - Amenity Bld.	9,000
Heat Pump 1 - Fitness Bld.	28,600
Heat Pump 2 - Amenity Bld.	9,000
<b>Total for 2025 - 2026</b>	<b>\$56,600</b>
<b>Replacement Year 26-27</b>	
<b>Storm Water System</b>	
Pond Fountain - Pond 35	8,755
Pond Fountain - Pond 5A	8,755
<b>Swimming Pools</b>	
Pool Lane Dividers	3,193
<b>Total for 2026 - 2027</b>	<b>\$20,703</b>
<b>Replacement Year 27-28</b>	
<b>Storm Water System</b>	
Pond Bathymetric Survey	38,192
Structure/Pipe Allowance	15,913
<b>Exterior Painting</b>	
Repair/Paint - Amenity Bld.	13,014
Repair/Paint - Fitness Bld.	8,799
Repair/Paint - Slide Tower Bld.	11,267
<b>Life Safety Systems</b>	
Fire Alarm Panel - Amenity Bld.	9,018
<b>Swimming Pools</b>	
Pool Lift	19,096
<b>Pocket Parks</b>	
Play Equipment Allowance - Anadale Park	21,218
Play Equipment Allowance - River Dee Park	21,218
<b>Total for 2027 - 2028</b>	<b>\$157,735</b>



**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 28-29</b>	
<b>Playground - Pool</b>	
Play Equipment Allowance	49,173
<b>Basketball Court</b>	
Basketball Court Resurfacing	4,791
<b>Total for 2028 - 2029</b>	<b>\$53,964</b>
<b>Replacement Year 29-30</b>	
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance	73,158
<b>Swimming Pools</b>	
Pool Resurfacing - Family Pool	234,106
<b>Total for 2029 - 2030</b>	<b>\$307,264</b>
<b>Replacement Year 30-31</b>	
<b>Storm Water System</b>	
Pond Aerators - Pond 3A	5,796
Pond Aerators - Pond 4	5,796
<b>Swimming Pools</b>	
Pool Resurfacing - Lap Pool	192,903
<b>Playground - Pool</b>	
Plastic Play Surface Border - Playground	2,550
<b>Total for 2030 - 2031</b>	<b>\$207,046</b>
<b>Replacement Year 31-32</b>	
<b>Exterior Painting</b>	
Repair/Paint - Entry Feature	19,105
<b>Total for 2031 - 2032</b>	<b>\$19,105</b>
<b>Replacement Year 32-33</b>	
<b>Misc. Site Components</b>	
Monument Signs Refurbish Allowance	35,420
<b>Parking Lots</b>	
Asphalt Mill & Resurface - Amenity Lot	114,501

**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 32-33 continued...</i></b>	
<b>Fencing/Gates/Access Control</b>	
Chain Link Fence - Dog Park	12,385
Dumpster Enclosure Gates	7,871
<b>Furniture Fixtures &amp; Equipment</b>	
Furniture Allowance - Social Hall	18,448
Pool Furniture Replace Allowance	67,643
<b>Swimming Pools</b>	
Pool Deck Lighting	51,409
<b>Total for 2032 - 2033</b>	<b>\$307,678</b>
 <b>Replacement Year 33-34</b>	
<b>Swimming Pools</b>	
Pool Slide Refurbishment Allowance	31,669
Shade Fabric - Pool Area Structures	11,148
<b>Total for 2033 - 2034</b>	<b>\$42,817</b>
 <b>Replacement Year 34-35</b>	
<b>Interior Finishes</b>	
LVP Flooring - Fitness Center	9,448
<b>Total for 2034 - 2035</b>	<b>\$9,448</b>
 <b>Replacement Year 35-36</b>	
<b>Storm Water System</b>	
Pond Aerators - Pond 3A	6,720
Pond Aerators - Pond 4	6,720
<b>Interior Finishes</b>	
Refurbishment Allowance - Locker Rooms	85,957
Refurbishment Allowance - Slide Restrooms	26,878
Refurbishment Allowance - Social Room	30,829
<b>Exterior Painting</b>	
Repair/Paint - Amenity Bld.	16,486
Repair/Paint - Fitness Bld.	11,146
Repair/Paint - Slide Tower Bld.	14,272

**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 35-36 continued...</i></b>	
<b>Basketball Court</b>	
Basketball Court Resurfacing	5,893
<b>Total for 2035 - 2036</b>	<b>\$204,901</b>
<b>Replacement Year 36-37</b>	
<b>Fencing/Gates/Access Control</b>	
Vinyl Ranch Fence - Prince Albert Avenue	31,394
Vinyl Ranch Fence - Queen Victoria Avenue	45,580
<b>Total for 2036 - 2037</b>	<b>\$76,974</b>
<b>Replacement Year 37-38</b>	
<b>Fencing/Gates/Access Control</b>	
Aluminium Fence - Parking Lot	13,174
Aluminium Fence - Pool & Playground	65,243
<b>Site Lighting</b>	
Decorative Wall Lights - Amenity Blds.	19,390
<b>HVAC</b>	
Heat Pump 1 - Amenity Bld.	12,832
Heat Pump 2 - Amenity Bld.	12,832
<b>Swimming Pools</b>	
Lane Divider Reel	5,418
Shade Structures/Fabric - Pool	34,218
<b>Total for 2037 - 2038</b>	<b>\$163,107</b>
<b>Replacement Year 38-39</b>	
<b>Storm Water System</b>	
Pond Fountain - Pond 35	12,483
Pond Fountain - Pond 5A	12,483
<b>Pocket Parks</b>	
Play Equipment Allowance - Glasglow Park	88,112
<b>Total for 2038 - 2039</b>	<b>\$113,077</b>
<b>Replacement Year 39-40</b>	
<b>Parking Lots</b>	
Asphalt Mill & Resurface - Fitness Bld Lot	39,267

**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 39-40 continued...</i></b>	
<b>Site Lighting</b>	
Light Pole Fixtures - Parking Lots	45,378
<b>Roofing</b>	
Asphalt Shingles - Fitness Bld.	55,845
Membrane Roof - Fitness Bld.	32,484
<b>Interior Finishes</b>	
Refurbishment Allow - Fitness Bld. Restrooms	37,210
Rubber Flooring - Fitness Center	25,169
<b>Plumbing</b>	
Water Coolers - Amenity Bld.	9,378
Water Coolers - Fitness Bld.	9,378
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance	98,318
<b>Total for 2039 - 2040</b>	<b><u>\$352,427</u></b>
 <b>Replacement Year 40-41</b>	
<b>Storm Water System</b>	
Pond Aerators - Pond 3A	7,790
Pond Aerators - Pond 4	7,790
<b>Swimming Pools</b>	
Pool Lane Dividers	4,830
<b>Total for 2040 - 2041</b>	<b><u>\$20,409</u></b>
 <b>Replacement Year 41-42</b>	
<b>HVAC</b>	
Heat Pump 1 - Fitness Bld.	45,895
<b>Swimming Pools</b>	
Slide Tower Stair Replacement	44,932
<b>Total for 2041 - 2042</b>	<b><u>\$90,826</u></b>
 <b>Replacement Year 42-43</b>	
<b>Storm Water System</b>	
Structure/Pipe Allowance	24,793

**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 42-43 continued...</i></b>	
<b>Swimming Pools</b>	
Concrete Pavers - Pool Deck	266,846
Pool Filtration Refurbish Allowance	49,585
Pool Lift	29,751
<b>Basketball Court</b>	
Basketball Court Resurfacing	7,247
<b>Pocket Parks</b>	
Play Equipment Allowance - Anadale Park	33,057
Play Equipment Allowance - River Dee Park	33,057
<b>Total for 2042 - 2043</b>	<b><u>\$444,336</u></b>
<b>Replacement Year 43-44</b>	
<b>Roofing</b>	
Asphalt Shingles - Amenity Bld.	52,231
Asphalt Shingles - Slide Bld	9,738
<b>Exterior Painting</b>	
Repair/Paint - Amenity Bld.	20,883
Repair/Paint - Entry Feature	27,239
Repair/Paint - Fitness Bld.	14,120
Repair/Paint - Slide Tower Bld.	18,080
<b>Swimming Pools</b>	
Pool Slide Refurbishment Allowance	42,561
<b>Playground - Pool</b>	
Play Equipment Allowance	76,609
<b>Total for 2043 - 2044</b>	<b><u>\$261,461</u></b>
<b>Replacement Year 44-45</b>	
<b>Fencing/Gates/Access Control</b>	
Access Control/Camera System	36,824
<b>Swimming Pools</b>	
Pool Resurfacing - Family Pool	364,729
<b>Total for 2044 - 2045</b>	<b><u>\$401,553</u></b>

**Aberdeen Community Development District  
Annual Expenditure Detail**

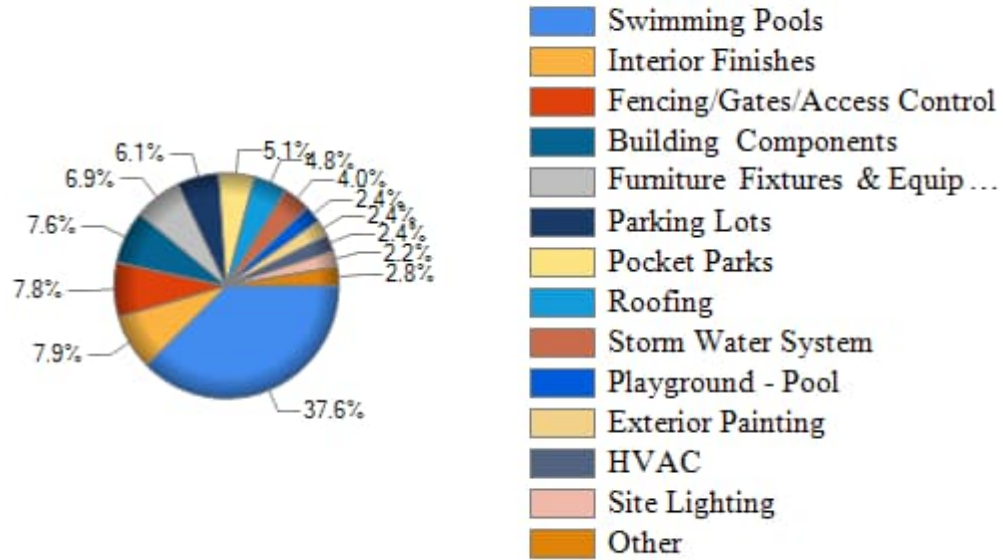
Description	Expenditures
<b>Replacement Year 45-46</b>	
<b>Storm Water System</b>	
Pond Aerators - Pond 3A	9,031
Pond Aerators - Pond 4	9,031
<b>Fencing/Gates/Access Control</b>	
Chain Link Fence - Basketball Court	10,707
<b>Swimming Pools</b>	
Pool Resurfacing - Lap Pool	300,537
<b>Total for 2045 - 2046</b>	<b>\$329,305</b>
<i>No Replacement in 46-47</i>	
<b>Replacement Year 47-48</b>	
<b>Storm Water System</b>	
Pond Bathymetric Survey	68,980
<b>Building Components</b>	
Window/Door Allowance - Amenity Bld	105,386
<b>Life Safety Systems</b>	
Fire Alarm Panel - Amenity Bld.	16,287
<b>Total for 2047 - 2048</b>	<b>\$190,652</b>
<i>No Replacement in 48-49</i>	
<b>Replacement Year 49-50</b>	
<b>Interior Finishes</b>	
LVP Flooring - Fitness Center	14,720
<b>HVAC</b>	
Heat Pump 1 - Amenity Bld.	18,295
Heat Pump 2 - Amenity Bld.	18,295
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance	132,132
<b>Swimming Pools</b>	
Shade Structures/Fabric - Pool Equip.	40,656
<b>Basketball Court</b>	
Basketball Court Resurfacing	8,913
<b>Total for 2049 - 2050</b>	<b>\$233,011</b>

**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 50-51</b>	
<b>Storm Water System</b>	
Pond Aerators - Pond 3A	10,469
Pond Aerators - Pond 4	10,469
Pond Fountain - Pond 35	17,797
Pond Fountain - Pond 5A	17,797
<b>Playground - Pool</b>	
Plastic Play Surface Border - Playground	4,606
<b>Total for 2050 - 2051</b>	<b>\$61,138</b>
<b>Replacement Year 51-52</b>	
<b>Exterior Painting</b>	
Repair/Paint - Amenity Bld.	26,454
Repair/Paint - Fitness Bld.	17,887
Repair/Paint - Slide Tower Bld.	22,903
<b>Total for 2051 - 2052</b>	<b>\$67,244</b>
<b>Replacement Year 52-53</b>	
<b>Parking Lots</b>	
Asphalt Mill & Resurface - Amenity Lot	206,802
<b>Fencing/Gates/Access Control</b>	
Dumpster Enclosure Gates	14,216
<b>Furniture Fixtures &amp; Equipment</b>	
Furniture Allowance - Social Hall	33,319
<b>Total for 2052 - 2053</b>	<b>\$254,338</b>
<b>Replacement Year 53-54</b>	
<b>Swimming Pools</b>	
Pool Slide Refurbishment Allowance	57,198
<b>Pocket Parks</b>	
Play Equipment Allowance - Glasgow Park	137,276
<b>Total for 2053 - 2054</b>	<b>\$194,474</b>
<b>Replacement Year 54-55</b>	
<b>Swimming Pools</b>	
Pool Lane Dividers	7,305
<b>Total for 2054 - 2055</b>	<b>\$7,305</b>



## Asset Current Cost by Category



**Aberdeen Community Development District  
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Misc. Site Components</b>								
Monument Signs Refurbish Allowance	2008	32-33	25	0	7	24 Each	1,200.00	<u>28,800</u>
Misc. Site Components - Total								\$28,800
<b>Storm Water System</b>								
Pond Aerators - Pond 3A	2015	25-26	5	0	0	1 Each	5,000.00	5,000
Pond Aerators - Pond 4	2015	25-26	5	0	0	1 Each	5,000.00	5,000
Pond Bathymetric Survey	2008	27-28	20	0	2	24 Acres	1,500.00	36,000
Pond Fountain - Pond 35	2015	26-27	12	0	1	1 Each	8,500.00	8,500
Pond Fountain - Pond 5A	2015	26-27	12	0	1	1 Each	8,500.00	8,500
Structure/Pipe Allowance	2008	27-28	15	5	2	1 Lump Sum	15,000.00	<u>15,000</u>
Storm Water System - Total								\$78,000
<b>Parking Lots</b>								
Asphalt Mill & Resurface - Amenity Lot	2008	32-33	20	5	7	4,900 Square Yards	19.00	93,100
Asphalt Mill & Resurface - Fitness Bld Lot	2020	39-40	20	0	14	1,180 Square Yards	22.00	<u>25,960</u>
Parking Lots - Total								\$119,060
<b>Fencing/Gates/Access Control</b>								
Access Control/Camera System	2025	44-45	20	0	19	1 Lump Sum	21,000.00	21,000
Aluminium Fence - Parking Lot	2008	37-38	30	0	12	220 Linear Feet	42.00	9,240
Aluminium Fence - Pool & Playground	2008	37-38	30	0	12	880 Linear Feet	52.00	45,760
Chain Link Fence - Basketball Court	2024	45-46	22	0	20	156 Linear Feet	38.00	5,928
Chain Link Fence - Dog Park	2008	32-33	25	0	7	380 Linear Feet	26.50	10,070
Dumpster Enclosure Gates	2008	32-33	20	5	7	2 Each	3,200.00	6,400
Vinyl Ranch Fence - Prince Albert Avenue	2007	36-37	30	0	11	540 Linear Feet	42.00	22,680
Vinyl Ranch Fence - Queen Victoria Avenue	2007	36-37	30	0	11	784 Linear Feet	42.00	<u>32,928</u>
Fencing/Gates/Access Control - Total								\$154,006
<b>Site Lighting</b>								
Decorative Wall Lights - Amenity Blds.	2008	37-38	30	0	12	16 Each	850.00	13,600
Light Pole Fixtures - Parking Lots	2020	39-40	20	0	14	25 Each	1,200.00	<u>30,000</u>
Site Lighting - Total								\$43,600
<b>Building Components</b>								
Window/Door Allowance - Amenity Bld	2008	47-48	40	0	22	1 Lump Sum	55,000.00	55,000
Window/Door Allowance - Fitness Bld.	2020	59-60	40	0	34	1 Lump Sum	95,000.00	<u>95,000</u>
Building Components - Total								\$150,000
<b>Roofing</b>								
Asphalt Shingles - Amenity Bld.	2024	43-44	20	0	18	59 Squares	520.00	30,680
Asphalt Shingles - Fitness Bld.	2020	39-40	20	0	14	71 Squares	520.00	36,920
Asphalt Shingles - Slide Bld	2024	43-44	20	0	18	11 Squares	520.00	5,720
Membrane Roof - Fitness Bld.	2020	39-40	20	0	14	1,180 Square Feet	18.20	<u>21,476</u>
Roofing - Total								\$94,796

**Aberdeen Community Development District  
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Interior Finishes</b>								
LVP Flooring - Fitness Center	2020	34-35	15	0	9	842 Square Feet	8.60	7,241
Refurbishment Allow - Fitness Bld. Restroo..	2020	39-40	20	0	14	300 Square Feet	82.00	24,600
Refurbishment Allowance - Locker Rooms	2008	35-36	20	8	10	780 Square Feet	82.00	63,960
Refurbishment Allowance - Slide Restrooms	2008	35-36	20	8	10	1 Lump Sum	20,000.00	20,000
Refurbishment Allowance - Social Room	2008	35-36	20	8	10	740 Square Feet	31.00	22,940
Rubber Flooring - Fitness Center	2020	39-40	20	0	14	260 Square Yards	64.00	16,640
Interior Finishes - Total								<u>\$155,381</u>
<b>Exterior Painting</b>								
Repair/Paint - Amenity Bld.	2020	27-28	8	0	2	4,718 Square Feet	2.60	12,267
Repair/Paint - Entry Feature	2020	31-32	12	0	6	1 Lump Sum	16,000.00	16,000
Repair/Paint - Fitness Bld.	2020	27-28	8	0	2	3,190 Square Feet	2.60	8,294
Repair/Paint - Slide Tower Bld.	2020	27-28	8	0	2	1,800 Square Feet	5.90	10,620
Exterior Painting - Total								<u>\$47,181</u>
<b>HVAC</b>								
Heat Pump 1 - Amenity Bld.	2008	25-26	12	0	0	6 Ton	1,500.00	9,000
Heat Pump 1 - Fitness Bld.	2008	25-26	16	0	0	11 Ton	2,600.00	28,600
Heat Pump 2 - Amenity Bld.	2008	25-26	12	0	0	6 Ton	1,500.00	9,000
HVAC - Total								<u>\$46,600</u>
<b>Plumbing</b>								
Water Coolers - Amenity Bld.	2020	39-40	20	0	14	1 Lump Sum	6,200.00	6,200
Water Coolers - Fitness Bld.	2020	39-40	20	0	14	1 Lump Sum	6,200.00	6,200
Plumbing - Total								<u>\$12,400</u>
<b>Life Safety Systems</b>								
Fire Alarm Panel - Amenity Bld.	2008	27-28	20	0	2	1 Lump Sum	8,500.00	8,500
Life Safety Systems - Total								<u>\$8,500</u>
<b>Furniture Fixtures &amp; Equipment</b>								
Fitness Equipment Allowance	2020	29-30	10	0	4	1 Lump Sum	65,000.00	65,000
Furniture Allowance - Social Hall	2008	32-33	20	5	7	1 Lump Sum	15,000.00	15,000
Pool Furniture Replace Allowance	2008	32-33	25	0	7	1 Lump Sum	55,000.00	55,000
Furniture Fixtures & Equipment - Total								<u>\$135,000</u>
<b>Swimming Pools</b>								
Concrete Pavers - Pool Deck	2008	42-43	35	0	17	18,140 Square Feet	8.90	161,446
Lane Divider Reel	2008	37-38	30	0	12	1 Each	3,800.00	3,800
Pool Deck Lighting	2008	32-33	25	0	7	11 Each	3,800.00	41,800
Pool Filtration Refurbish Allowance	2008	42-43	35	0	17	1 Lump Sum	30,000.00	30,000
Pool Lane Dividers	2008	26-27	14	5	1	5 Lanes	620.00	3,100
Pool Lift	2008	27-28	15	5	2	2 Each	9,000.00	18,000
Pool Resurfacing - Family Pool	2015	29-30	15	0	4	6,500 Square Feet	32.00	208,000

## Aberdeen Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Swimming Pools continued...</i>								
Pool Resurfacing - Lap Pool	2016	30-31	15	0	5	5,200 Square Feet	32.00	166,400
Pool Slide Refurbishment Allowance	2024	33-34	10	0	8	1 Lump Sum	25,000.00	25,000
Shade Fabric - Pool Area Structures	2022	33-34	12	0	8	1 Lump Sum	8,800.00	8,800
Shade Structures/Fabric - Pool	2008	37-38	30	0	12	2 Each	12,000.00	24,000
Shade Structures/Fabric - Pool Equip.	2020	49-50	30	0	24	1 Each	20,000.00	20,000
Slide Tower Stair Replacement	2022	41-42	20	0	16	1 Lump Sum	28,000.00	28,000
Swimming Pools - Total								<u>\$738,346</u>
<b>Playground - Pool</b>								
Plastic Play Surface Border - Playground	2008	30-31	20	3	5	100 Linear Feet	22.00	2,200
Play Equipment Allowance	2008	28-29	15	6	3	1 Lump Sum	45,000.00	45,000
Playground - Pool - Total								<u>\$47,200</u>
<b>Basketball Court</b>								
Basketball Court Resurfacing	2022	28-29	7	0	3	522 SF	8.40	4,385
Basketball Court - Total								<u>\$4,385</u>
<b>Pocket Parks</b>								
Play Equipment Allowance - Anadale Park	2008	27-28	15	5	2	1 Lump Sum	20,000.00	20,000
Play Equipment Allowance - Glasgow Park	2024	38-39	15	0	13	1 Lump Sum	60,000.00	60,000
Play Equipment Allowance - River Dee Park	2008	27-28	15	5	2	1 Each	20,000.00	20,000
Pocket Parks - Total								<u>\$100,000</u>
<b>Operating Expense</b>								
Appliances - Social Hall	<b>Operating Expense</b>						0.00	
Basketball Poles & Goals	<b>Operating Expense</b>						0.00	
Benches/Dog Play Equipment - Dog Park	<b>Operating Expense</b>						0.00	
Bike Racks	<b>Operating Expense</b>						0.00	
Carpet - Office	<b>Operating Expense</b>						0.00	
Ceiling Fans	<b>Operating Expense</b>						0.00	
Concrete Curb/Walk Repair	<b>Operating Expense</b>						0.00	
Dumpster Enclosure Repair & Paint	<b>Operating Expense</b>						0.00	
Entry Feature Roof	<b>Operating Expense</b>						0.00	
Interior Painting	<b>Operating Expense</b>						0.00	
Irrigation System Repair	<b>Operating Expense</b>						0.00	
Landscape Lighting	<b>Operating Expense</b>						0.00	
Landscape Replacement	<b>Operating Expense</b>						0.00	
Metal Park Benches	<b>Operating Expense</b>						0.00	
Office Furniture & Equipment	<b>Operating Expense</b>						0.00	
Parking Lot Asphalt Seal Coat	<b>Operating Expense</b>						0.00	
Pool Filtration Partial Replacement	<b>Operating Expense</b>						0.00	
Pool Furniture Partial Replacement	<b>Operating Expense</b>						0.00	
Signage Replacement	<b>Operating Expense</b>						0.00	
Televisions	<b>Operating Expense</b>						0.00	
Operating Expense - Total								

# Aberdeen Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Long Life Components</b>							
Building Foundations/Frames						0.00	
Communications Wiring/Devices						0.00	
Electrical Panels/Wiring						0.00	
Electrical Service to Blds.						0.00	
Hand Rails						0.00	
Pond Bank Rebuilding						0.00	
Pond Dredging						0.00	
Pool Shell						0.00	
Water/Sewer Mains to Blds.						0.00	
Long Life Components - Total							
Total Asset Summary							\$1,963,255

**Aberdeen Community Development District  
Component Detail Index**

Asset ID	Description	Replacement	Page
<b>Misc. Site Components</b>			
1082	Monument Signs Refurbish Allowance	32-33	5-9
<b>Storm Water System</b>			
1058	Pond Aerators - Pond 3A	25-26	5-10
1059	Pond Aerators - Pond 4	25-26	5-10
1057	Pond Bathymetric Survey	27-28	5-10
1058	Pond Fountain - Pond 35	26-27	5-10
1058	Pond Fountain - Pond 5A	26-27	5-11
1060	Structure/Pipe Allowance	27-28	5-11
<b>Parking Lots</b>			
1009	Asphalt Mill & Resurface - Amenity Lot	32-33	5-12
1009	Asphalt Mill & Resurface - Fitness Bld Lot	39-40	5-12
<b>Fencing/Gates/Access Control</b>			
1017	Access Control/Camera System	44-45	5-14
1014	Aluminium Fence - Parking Lot	37-38	5-14
1014	Aluminium Fence - Pool & Playground	37-38	5-15
1012	Chain Link Fence - Basketball Court	45-46	5-16
	Chain Link Fence - Dog Park	32-33	5-17
1050	Dumpster Enclosure Gates	32-33	5-18
1013	Vinyl Ranch Fence - Prince Albert Avenue	36-37	5-19
1013	Vinyl Ranch Fence - Queen Victoria Avenue	36-37	5-20
<b>Site Lighting</b>			
	Decorative Wall Lights - Amenity Blds.	37-38	5-22
1008	Light Pole Fixtures - Parking Lots	39-40	5-22
<b>Building Components</b>			
1032	Window/Door Allowance - Amenity Bld	47-48	5-24
1032	Window/Door Allowance - Fitness Bld.	59-60	5-24
<b>Roofing</b>			
1016	Asphalt Shingles - Amenity Bld.	43-44	5-26
1016	Asphalt Shingles - Fitness Bld.	39-40	5-26
1073	Asphalt Shingles - Slide Bld	43-44	5-27
	Membrane Roof - Fitness Bld.	39-40	5-28

**Aberdeen Community Development District  
Component Detail Index**

Asset ID	Description	Replacement	Page
<b>Interior Finishes</b>			
1061	LVP Flooring - Fitness Center	34-35	5-29
1062	Refurbishment Allow - Fitness Bld. Restrooms	39-40	5-29
1062	Refurbishment Allowance - Locker Rooms	35-36	5-30
1062	Refurbishment Allowance - Slide Restrooms	35-36	5-31
1063	Refurbishment Allowance - Social Room	35-36	5-32
1061	Rubber Flooring - Fitness Center	39-40	5-33
<b>Exterior Painting</b>			
1064	Repair/Paint - Amenity Bld.	27-28	5-35
	Repair/Paint - Entry Feature	31-32	5-35
1064	Repair/Paint - Fitness Bld.	27-28	5-36
1071	Repair/Paint - Slide Tower Bld.	27-28	5-37
<b>HVAC</b>			
1023	Heat Pump 1 - Amenity Bld.	25-26	5-39
1024	Heat Pump 1 - Fitness Bld.	25-26	5-39
1024	Heat Pump 2 - Amenity Bld.	25-26	5-40
<b>Plumbing</b>			
1047	Water Coolers - Amenity Bld.	39-40	5-41
1047	Water Coolers - Fitness Bld.	39-40	5-41
<b>Life Safety Systems</b>			
	Fire Alarm Panel - Amenity Bld.	27-28	5-43
<b>Furniture Fixtures &amp; Equipment</b>			
1022	Fitness Equipment Allowance	29-30	5-44
1018	Furniture Allowance - Social Hall	32-33	5-44
1019	Pool Furniture Replace Allowance	32-33	5-45
<b>Swimming Pools</b>			
1048	Concrete Pavers - Pool Deck	42-43	5-47
1042	Lane Divider Reel	37-38	5-47
1004	Pool Deck Lighting	32-33	5-48
1002	Pool Filtration Refurbish Allowance	42-43	5-49
1007	Pool Lane Dividers	26-27	5-49
1001	Pool Lift	27-28	5-50

**Aberdeen Community Development District  
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Swimming Pools Continued...</i>			
1006	Pool Resurfacing - Family Pool	29-30	5-51
1005	Pool Resurfacing - Lap Pool	30-31	5-52
1070	Pool Slide Refurbishment Allowance	33-34	5-53
	Shade Fabric - Pool Area Structures	33-34	5-54
1003	Shade Structures/Fabric - Pool	37-38	5-55
1003	Shade Structures/Fabric - Pool Equip.	49-50	5-56
1072	Slide Tower Stair Replacement	41-42	5-57
<b>Playground - Pool</b>			
1028	Plastic Play Surface Border - Playground	30-31	5-59
1074	Play Equipment Allowance	28-29	5-59
<b>Basketball Court</b>			
1078	Basketball Court Resurfacing	28-29	5-61
<b>Pocket Parks</b>			
1075	Play Equipment Allowance - Anadale Park	27-28	5-62
	Play Equipment Allowance - Glasgow Park	38-39	5-62
1081	Play Equipment Allowance - River Dee Park	27-28	5-63
<b>Operating Expense</b>			
	Appliances - Social Hall	25-26	5-65
	Basketball Poles & Goals	25-26	5-65
	Benches/Dog Play Equipment - Dog Park	25-26	5-66
	Bike Racks	25-26	5-66
	Carpet - Office	25-26	5-66
	Ceiling Fans	25-26	5-66
	Concrete Curb/Walk Repair	25-26	5-67
	Dumpster Enclosure Repair & Paint	25-26	5-67
	Entry Feature Roof	25-26	5-67
	Interior Painting	25-26	5-67
	Irrigation System Repair	25-26	5-68
	Landscape Lighting	25-26	5-68
	Landscape Replacement	25-26	5-68
	Metal Park Benches	25-26	5-68
	Office Furniture & Equipment	25-26	5-69
	Parking Lot Asphalt Seal Coat	25-26	5-69



**Aberdeen Community Development District  
Component Detail Index**

Asset ID	Description	Replacement	Page
<b>Operating Expense</b>			
	Pool Filtration Partial Replacement	25-26	5-69
	Pool Furniture Partial Replacement	25-26	5-70
	Signage Replacement	25-26	5-71
	Televisions	25-26	5-71
<b>Long Life Components</b>			
	Building Foundations/Frames	25-26	5-72
	Communications Wiring/Devices	25-26	5-72
	Electrical Panels/Wiring	25-26	5-72
	Electrical Service to Blds.	25-26	5-72
	Hand Rails	25-26	5-73
	Pond Bank Rebuilding	25-26	5-73
	Pond Dredging	25-26	5-73
	Pool Shell	25-26	5-73
	Water/Sewer Mains to Blds.	25-26	5-74
	Total Funded Assets	63	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	63	

**Aberdeen Community Development District  
Component Detail**

**Monument Signs Refurbish Allowance - 2032**

Asset ID	1082	24 Each	@ \$1,200.00
		Asset Actual Cost	\$28,800.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$35,420.37
Placed in Service	June 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	7		



**Aberdeen Community Development District  
Component Detail**

**Pond Aerators - Pond 3A - 2025**

Asset ID	1058	1 Each	@ \$5,000.00
Category	Storm Water System	Asset Actual Cost	\$5,000.00
Placed in Service	June 2015	Percent Replacement	100%
Useful Life	5	Future Cost	\$5,000.00
Replacement Year	25-26		
Remaining Life	0		

**Pond Aerators - Pond 4 - 2025**

Asset ID	1059	1 Each	@ \$5,000.00
Category	Storm Water System	Asset Actual Cost	\$5,000.00
Placed in Service	June 2015	Percent Replacement	100%
Useful Life	5	Future Cost	\$5,000.00
Replacement Year	25-26		
Remaining Life	0		

**Pond Bathymetric Survey - 2027**

Asset ID	1057	24 Acres	@ \$1,500.00
Category	Storm Water System	Asset Actual Cost	\$36,000.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	20	Future Cost	\$38,192.40
Replacement Year	27-28		
Remaining Life	2		

Engineering evaluation of system including pipe, control structures and ponds.

**Pond Fountain - Pond 35 - 2026**

Asset ID	1058	1 Each	@ \$8,500.00
Category	Storm Water System	Asset Actual Cost	\$8,500.00
Placed in Service	June 2015	Percent Replacement	100%
Useful Life	12	Future Cost	\$8,755.00
Replacement Year	26-27		
Remaining Life	1		

**Aberdeen Community Development District  
Component Detail**

**Pond Fountain - Pond 5A - 2026**

Asset ID	1058	1 Each	@ \$8,500.00
Category	Storm Water System	Asset Actual Cost	\$8,500.00
Placed in Service	June 2015	Percent Replacement	100%
Useful Life	12	Future Cost	\$8,755.00
Replacement Year	26-27		
Remaining Life	1		

**Structure/Pipe Allowance - 2027**

Asset ID	1060	1 Lump Sum	@ \$15,000.00
Category	Storm Water System	Asset Actual Cost	\$15,000.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	15	Future Cost	\$15,913.50
Adjustment	5		
Replacement Year	27-28		
Remaining Life	2		

Allowance is included at time of Bathymetric survey to provide funds for repairs.

**Aberdeen Community Development District  
Component Detail**

**Asphalt Mill & Resurface - Amenity Lot - 2032**

Asset ID	1009	4,900 Square Yards	@ \$19.00
		Asset Actual Cost	\$93,100.00
		Percent Replacement	100%
Category	Parking Lots	Future Cost	\$114,501.26
Placed in Service	June 2008		
Useful Life	20		
Adjustment	5		
Replacement Year	32-33		
Remaining Life	7		



**Asphalt Mill & Resurface - Fitness Bld Lot - 2039**

Asset ID	1009	1,180 Square Yards	@ \$22.00
		Asset Actual Cost	\$25,960.00
		Percent Replacement	100%
Category	Parking Lots	Future Cost	\$39,266.83
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		



**Aberdeen Community Development District  
Component Detail**

*Asphalt Mill & Resurface - Fitness Bld Lot continued...*



**Aberdeen Community Development District  
Component Detail**

**Access Control/Camera System - 2044**

Asset ID	1017	1 Lump Sum	@ \$21,000.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$21,000.00
Placed in Service	July 2025	Percent Replacement	100%
Useful Life	20	Future Cost	\$36,823.63
Replacement Year	44-45		
Remaining Life	19		

Access control panel replacement.

**Aluminium Fence - Parking Lot - 2037**

Asset ID	1014	220 Linear Feet	@ \$42.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$9,240.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	30	Future Cost	\$13,174.03
Replacement Year	37-38		
Remaining Life	12		

**Aberdeen Community Development District  
Component Detail**

*Aluminium Fence - Parking Lot continued...*



**Aluminium Fence - Pool & Playground - 2037**

Asset ID	1014	880 Linear Feet	@ \$52.00
		Asset Actual Cost	\$45,760.00
		Percent Replacement	100%
		Future Cost	\$65,242.82
<b>Calendaring/Gates/Access Control</b>			
Placed in Service	June 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		



**Aberdeen Community Development District  
Component Detail**

*Aluminium Fence - Pool & Playground continued...*



**Chain Link Fence - Basketball Court - 2045**

Asset ID	1012	156 Linear Feet	@ \$38.00
		Asset Actual Cost	\$5,928.00
		Percent Replacement	100%
		Future Cost	\$10,706.63
Fencing/Gates/Access Control			
Placed in Service	June 2024		
Useful Life	22		
Replacement Year	45-46		
Remaining Life	20		

**Aberdeen Community Development District  
Component Detail**

*Chain Link Fence - Basketball Court continued...*



**Chain Link Fence - Dog Park - 2032**

Asset ID	380 Linear Feet	@ \$26.50
Category	Asset Actual Cost	\$10,070.00
Fencing/Gates/Access Control	Percent Replacement	100%
Placed in Service	Future Cost	\$12,384.83
Useful Life		
Replacement Year		
Remaining Life		
June 2008		
25		
32-33		
7		



# Aberdeen Community Development District Component Detail

*Chain Link Fence - Dog Park continued...*



## Dumpster Enclosure Gates - 2032

Asset ID	1050	2 Each	@ \$3,200.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$6,400.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	20	Future Cost	\$7,871.19
Adjustment	5		
Replacement Year	32-33		
Remaining Life	7		

**Aberdeen Community Development District  
Component Detail**

*Dumpster Enclosure Gates continued...*



**Vinyl Ranch Fence - Prince Albert Avenue - 2036**

Asset ID	1013	540 Linear Feet	@ \$42.00
		Asset Actual Cost	\$22,680.00
		Percent Replacement	100%
		Future Cost	\$31,394.42
<b>Category: Gates/Access Control</b>			
Placed in Service	June 2007		
Useful Life	30		
Replacement Year	36-37		
Remaining Life	11		

**Aberdeen Community Development District  
Component Detail**

*Vinyl Ranch Fence - Prince Albert Avenue continued...*



**Vinyl Ranch Fence - Queen Victoria Avenue - 2036**

Asset ID	1013	784 Linear Feet	@ \$42.00
		Asset Actual Cost	\$32,928.00
		Percent Replacement	100%
		Future Cost	\$45,580.05
Category/Gates/Access Control			
Placed in Service	June 2007		
Useful Life	30		
Replacement Year	36-37		
Remaining Life	11		



**Aberdeen Community Development District  
Component Detail**

*Vinyl Ranch Fence - Queen Victoria Avenue continued...*



**Aberdeen Community Development District  
Component Detail**

**Decorative Wall Lights - Amenity Blds. - 2037**

Asset ID		16 Each	@ \$850.00
		Asset Actual Cost	\$13,600.00
		Percent Replacement	100%
		Future Cost	\$19,390.35
Category	Site Lighting		
Placed in Service	June 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		



**Operating Expense**

**Light Pole Fixtures - Parking Lots - 2039**

Asset ID	1008	25 Each	@ \$1,200.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$45,377.69
Category	Site Lighting		
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Aberdeen Community Development District  
Component Detail**

*Light Pole Fixtures - Parking Lots continued...*





**Aberdeen Community Development District  
Component Detail**

**Window/Door Allowance - Amenity Bld - 2047**

Asset ID	1032	1 Lump Sum	@ \$55,000.00
		Asset Actual Cost	\$55,000.00
		Percent Replacement	100%
		Future Cost	\$105,385.69
Category	Building Components		
Placed in Service	June 2008		
Useful Life	40		
Replacement Year	47-48		
Remaining Life	22		



**Window/Door Allowance - Fitness Bld. - 2059**

Asset ID	1032	1 Lump Sum	@ \$95,000.00
		Asset Actual Cost	\$95,000.00
		Percent Replacement	100%
		Future Cost	\$259,531.00
Category	Building Components		
Placed in Service	June 2020		
Useful Life	40		
Replacement Year	59-60		
Remaining Life	34		

**Aberdeen Community Development District  
Component Detail**

*Window/Door Allowance - Fitness Bld. continued...*



**Aberdeen Community Development District  
Component Detail**

**Asphalt Shingles - Amenity Bld. - 2043**

Asset ID	1016	59 Squares	@ \$520.00
		Asset Actual Cost	\$30,680.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$52,230.65
Placed in Service	June 2024		
Useful Life	20		
Replacement Year	43-44		
Remaining Life	18		



**Asphalt Shingles - Fitness Bld. - 2039**

Asset ID	1016	71 Squares	@ \$520.00
		Asset Actual Cost	\$36,920.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$55,844.81
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Aberdeen Community Development District  
Component Detail**

*Asphalt Shingles - Fitness Bld. continued...*



**Asphalt Shingles - Slide Bld - 2043**

Asset ID	1073	11 Squares	@ \$520.00
Category	Roofing	Asset Actual Cost	\$5,720.00
Placed in Service	June 2024	Percent Replacement	100%
Useful Life	20	Future Cost	\$9,737.92
Replacement Year	43-44		
Remaining Life	18		



**Aberdeen Community Development District  
Component Detail**

*Asphalt Shingles - Slide Bld continued...*



**Membrane Roof - Fitness Bld. - 2039**

Asset ID		1,180 Square Feet	@ \$18.20
		Asset Actual Cost	\$21,476.00
		Percent Replacement	100%
		Future Cost	\$32,484.38
Category	Roofing		
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Aberdeen Community Development District  
Component Detail**

**LVP Flooring - Fitness Center - 2034**

Asset ID	1061	842 Square Feet	@ \$8.60
		Asset Actual Cost	\$7,241.20
		Percent Replacement	100%
Category	Interior Finishes	Future Cost	\$9,448.12
Placed in Service	June 2020		
Useful Life	15		
Replacement Year	34-35		
Remaining Life	9		



**Refurbishment Allow - Fitness Bld. Restrooms - 2039**

Asset ID	1062	300 Square Feet	@ \$82.00
		Asset Actual Cost	\$24,600.00
		Percent Replacement	100%
Category	Interior Finishes	Future Cost	\$37,209.71
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Aberdeen Community Development District  
Component Detail**

*Refurbishment Allow - Fitness Bld. Restrooms continued...*



**Refurbishment Allowance - Locker Rooms - 2035**

Asset ID	1062	780 Square Feet	@ \$82.00
Category	Interior Finishes	Asset Actual Cost	\$63,960.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	20	Future Cost	\$85,956.89
Adjustment	8		
Replacement Year	35-36		
Remaining Life	10		



**Aberdeen Community Development District  
Component Detail**

*Refurbishment Allowance - Locker Rooms continued...*



**Refurbishment Allowance - Slide Restrooms - 2035**

Asset ID	1062	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$26,878.33
Category	Interior Finishes		
Placed in Service	June 2008		
Useful Life	20		
Adjustment	8		
Replacement Year	35-36		
Remaining Life	10		

**Aberdeen Community Development District  
Component Detail**

*Refurbishment Allowance - Slide Restrooms continued...*



**Refurbishment Allowance - Social Room - 2035**

Asset ID	1063	740 Square Feet	@ \$31.00
		Asset Actual Cost	\$22,940.00
		Percent Replacement	100%
Category	Interior Finishes	Future Cost	\$30,829.44
Placed in Service	June 2008		
Useful Life	20		
Adjustment	8		
Replacement Year	35-36		
Remaining Life	10		

**Aberdeen Community Development District  
Component Detail**

*Refurbishment Allowance - Social Room continued...*



**Rubber Flooring - Fitness Center - 2039**

Asset ID	1061	260 Square Yards	@ \$64.00
		Asset Actual Cost	\$16,640.00
		Percent Replacement	100%
		Future Cost	\$25,169.49
Category	Interior Finishes		
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Aberdeen Community Development District  
Component Detail**

*Rubber Flooring - Fitness Center continued...*





**Aberdeen Community Development District  
Component Detail**

**Repair/Paint - Amenity Bld. - 2027**

Asset ID	1064	4,718 Square Feet	@ \$2.60
		Asset Actual Cost	\$12,266.80
		Percent Replacement	100%
Category	Exterior Painting	Future Cost	\$13,013.85
Placed in Service	June 2020		
Useful Life	8		
Replacement Year	27-28		
Remaining Life	2		



**Repair/Paint - Entry Feature - 2031**

Asset ID		1 Lump Sum	@ \$16,000.00
		Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
Category	Exterior Painting	Future Cost	\$19,104.84
Placed in Service	June 2020		
Useful Life	12		
Replacement Year	31-32		
Remaining Life	6		

**Aberdeen Community Development District  
Component Detail**

*Repair/Paint - Entry Feature continued...*



**Repair/Paint - Fitness Bld. - 2027**

Asset ID	1064	3,190 Square Feet	@ \$2.60
Category	Exterior Painting	Asset Actual Cost	\$8,294.00
Placed in Service	June 2020	Percent Replacement	100%
Useful Life	8	Future Cost	\$8,799.10
Replacement Year	27-28		
Remaining Life	2		

**Aberdeen Community Development District  
Component Detail**

*Repair/Paint - Fitness Bld. continued...*



**Repair/Paint - Slide Tower Bld. - 2027**

Asset ID	1071	1,800 Square Feet	@ \$5.90
Category	Exterior Painting	Asset Actual Cost	\$10,620.00
Placed in Service	June 2020	Percent Replacement	100%
Useful Life	8	Future Cost	\$11,266.76
Replacement Year	27-28		
Remaining Life	2		



**Aberdeen Community Development District  
Component Detail**

*Repair/Paint - Slide Tower Bld. continued...*



**Aberdeen Community Development District  
Component Detail**

**Heat Pump 1 - Amenity Bld. - 2025**

Asset ID	1023	6 Ton	@ \$1,500.00
Category	HVAC	Asset Actual Cost	\$9,000.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	12	Future Cost	\$9,000.00
Replacement Year	25-26		
Remaining Life	0		

**Heat Pump 1 - Fitness Bld. - 2025**

Asset ID	1024	11 Ton	@ \$2,600.00
Category	HVAC	Asset Actual Cost	\$28,600.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	16	Future Cost	\$28,600.00
Replacement Year	25-26		
Remaining Life	0		



**Aberdeen Community Development District  
Component Detail**

**Heat Pump 2 - Amenity Bld. - 2025**

Asset ID	1024	6 Ton	@ \$1,500.00
Category	HVAC	Asset Actual Cost	\$9,000.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	12	Future Cost	\$9,000.00
Replacement Year	25-26		
Remaining Life	0		

**Aberdeen Community Development District  
Component Detail**

**Water Coolers - Amenity Bld. - 2039**

Asset ID	1047	1 Lump Sum	@ \$6,200.00
		Asset Actual Cost	\$6,200.00
		Percent Replacement	100%
Category	Plumbing	Future Cost	\$9,378.06
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		



**Water Coolers - Fitness Bld. - 2039**

Asset ID	1047	1 Lump Sum	@ \$6,200.00
		Asset Actual Cost	\$6,200.00
		Percent Replacement	100%
Category	Plumbing	Future Cost	\$9,378.06
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Aberdeen Community Development District  
Component Detail**

*Water Coolers - Fitness Bld. continued...*







**Aberdeen Community Development District  
Component Detail**

**Fitness Equipment Allowance - 2029**

Asset ID	1022	1 Lump Sum	@ \$65,000.00
Category	Fixtures & Equipment	Asset Actual Cost	\$65,000.00
Placed in Service	June 2020	Percent Replacement	100%
Useful Life	10	Future Cost	\$73,158.07
Replacement Year	29-30		
Remaining Life	4		



**Furniture Allowance - Social Hall - 2032**

Asset ID	1018	1 Lump Sum	@ \$15,000.00
Category	Fixtures & Equipment	Asset Actual Cost	\$15,000.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	20	Future Cost	\$18,448.11
Adjustment	5		
Replacement Year	32-33		
Remaining Life	7		



**Aberdeen Community Development District  
Component Detail**

*Furniture Allowance - Social Hall continued...*



Replacement of furniture and furnishings.

**Pool Furniture Replace Allowance - 2032**

Asset ID	1019	1 Lump Sum	@ \$55,000.00
Category	Fixtures & Equipment	Asset Actual Cost	\$55,000.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	25	Future Cost	\$67,643.06
Replacement Year	32-33		
Remaining Life	7		

**Aberdeen Community Development District  
Component Detail**

*Pool Furniture Replace Allowance continued...*



**Aberdeen Community Development District  
Component Detail**

**Concrete Pavers - Pool Deck - 2042**

Asset ID	1048	18,140 Square Feet	@ \$8.90
Category	Swimming Pools	Asset Actual Cost	\$161,446.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	35	Future Cost	\$266,845.64
Replacement Year	42-43		
Remaining Life	17		



**Lane Divider Reel - 2037**

Asset ID	1042	1 Each	@ \$3,800.00
Category	Swimming Pools	Asset Actual Cost	\$3,800.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	30	Future Cost	\$5,417.89
Replacement Year	37-38		
Remaining Life	12		



**Aberdeen Community Development District  
Component Detail**

*Lane Divider Reel continued...*



**Pool Deck Lighting - 2032**

Asset ID	1004	11 Each	@ \$3,800.00
Category	Swimming Pools	Asset Actual Cost	\$41,800.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	25	Future Cost	\$51,408.73
Replacement Year	32-33		
Remaining Life	7		

**Aberdeen Community Development District  
Component Detail**

**Pool Filtration Refurbish Allowance - 2042**

Asset ID	1002	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$49,585.43
Placed in Service	June 2008		
Useful Life	35		
Replacement Year	42-43		
Remaining Life	17		



**Pool Lane Dividers - 2026**

Asset ID	1007	5 Lanes	@ \$620.00
		Asset Actual Cost	\$3,100.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$3,193.00
Placed in Service	June 2008		
Useful Life	14		
Adjustment	5		
Replacement Year	26-27		
Remaining Life	1		



**Aberdeen Community Development District  
Component Detail**

*Pool Lane Dividers continued...*



**Pool Lift - 2027**

Asset ID	1001	2 Each	@ \$9,000.00
		Asset Actual Cost	\$18,000.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$19,096.20
Placed in Service	June 2008		
Useful Life	15		
Adjustment	5		
Replacement Year	27-28		
Remaining Life	2		

**Aberdeen Community Development District  
Component Detail**

*Pool Lift continued...*



**Pool Resurfacing - Family Pool - 2029**

Asset ID	1006	6,500 Square Feet	@ \$32.00
Category	Swimming Pools	Asset Actual Cost	\$208,000.00
Placed in Service	January 2015	Percent Replacement	100%
Useful Life	15	Future Cost	\$234,105.83
Replacement Year	29-30		
Remaining Life	4		



# Aberdeen Community Development District Component Detail

## Pool Resurfacing - Family Pool continued...



### Pool Resurfacing - Lap Pool - 2030

Asset ID	1005	5,200 Square Feet	@ \$32.00
Category	Swimming Pools	Asset Actual Cost	\$166,400.00
Placed in Service	January 2016	Percent Replacement	100%
Useful Life	15	Future Cost	\$192,903.21
Replacement Year	30-31		
Remaining Life	5		

**Aberdeen Community Development District  
Component Detail**

*Pool Resurfacing - Lap Pool continued...*



**Pool Slide Refurbishment Allowance - 2033**

Asset ID	1070	1 Lump Sum	@ \$25,000.00
		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
		Future Cost	\$31,669.25
Category	Swimming Pools		
Placed in Service	June 2024		
Useful Life	10		
Replacement Year	33-34		
Remaining Life	8		

**Aberdeen Community Development District  
Component Detail**

*Pool Slide Refurbishment Allowance continued...*



**Shade Fabric - Pool Area Structures - 2033**

Asset ID		1 Lump Sum	@ \$8,800.00
		Asset Actual Cost	\$8,800.00
		Percent Replacement	100%
		Future Cost	\$11,147.58
Category	Swimming Pools		
Placed in Service	March 2022		
Useful Life	12		
Replacement Year	33-34		
Remaining Life	8		



**Aberdeen Community Development District  
Component Detail**

*Shade Fabric - Pool Area Structures continued...*



**Shade Structures/Fabric - Pool - 2037**

Asset ID	1003
Category	Swimming Pools
Placed in Service	March 2008
Useful Life	30
Replacement Year	37-38
Remaining Life	12

2 Each	@ \$12,000.00
Asset Actual Cost	\$24,000.00
Percent Replacement	100%
Future Cost	\$34,218.26

**Aberdeen Community Development District  
Component Detail**

*Shade Structures/Fabric - Pool continued...*



**Shade Structures/Fabric - Pool Equip. - 2049**

Asset ID	1003	1 Each	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$40,655.88
Category	Swimming Pools		
Placed in Service	March 2020		
Useful Life	30		
Replacement Year	49-50		
Remaining Life	24		

**Aberdeen Community Development District  
Component Detail**

*Shade Structures/Fabric - Pool Equip. continued...*



**Slide Tower Stair Replacement - 2041**

Asset ID	1072	1 Lump Sum	@ \$28,000.00
Category	Swimming Pools	Asset Actual Cost	\$28,000.00
Placed in Service	May 2022	Percent Replacement	100%
Useful Life	20	Future Cost	\$44,931.78
Replacement Year	41-42		
Remaining Life	16		



**Aberdeen Community Development District  
Component Detail**

*Slide Tower Stair Replacement continued...*



**Aberdeen Community Development District  
Component Detail**

**Plastic Play Surface Border - Playground - 2030**

Asset ID	1028	100 Linear Feet	@ \$22.00
Category	Playground - Pool	Asset Actual Cost	\$2,200.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	20	Future Cost	\$2,550.40
Adjustment	3		
Replacement Year	30-31		
Remaining Life	5		



**Play Equipment Allowance - 2028**

Asset ID	1074	1 Lump Sum	@ \$45,000.00
Category	Playground - Pool	Asset Actual Cost	\$45,000.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	15	Future Cost	\$49,172.71
Adjustment	6		
Replacement Year	28-29		
Remaining Life	3		



**Aberdeen Community Development District  
Component Detail**

*Play Equipment Allowance continued...*



**Aberdeen Community Development District  
Component Detail**

**Basketball Court Resurfacing - 2028**

Asset ID	1078	522 SF	@ \$8.40
Category	Basketball Court	Asset Actual Cost	\$4,384.80
Placed in Service	June 2022	Percent Replacement	100%
Useful Life	7	Future Cost	\$4,791.39
Replacement Year	28-29		
Remaining Life	3		





**Aberdeen Community Development District  
Component Detail**

**Play Equipment Allowance - Anadale Park - 2027**

Asset ID	1075	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Pocket Parks	Future Cost	\$21,218.00
Placed in Service	June 2008		
Useful Life	15		
Adjustment	5		
Replacement Year	27-28		
Remaining Life	2		



**Play Equipment Allowance - Glasglow Park - 2038**

Asset ID		1 Lump Sum	@ \$60,000.00
		Asset Actual Cost	\$60,000.00
		Percent Replacement	100%
Category	Pocket Parks	Future Cost	\$88,112.02
Placed in Service	June 2024		
Useful Life	15		
Replacement Year	38-39		
Remaining Life	13		

**Aberdeen Community Development District  
Component Detail**

*Play Equipment Allowance - Glasglow Park continued...*



**Play Equipment Allowance - River Dee Park - 2027**

Asset ID	1081	1 Each	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$21,218.00
Category	Pocket Parks		
Placed in Service	June 2008		
Useful Life	15		
Adjustment	5		
Replacement Year	27-28		
Remaining Life	2		



**Aberdeen Community Development District  
Component Detail**

*Play Equipment Allowance - River Dee Park continued...*



**Aberdeen Community Development District  
Component Detail**

**Appliances - Social Hall**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			

Operating Expense

**Basketball Poles & Goals**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2009	Future Cost	
No Useful Life			



Operating Expense

**Aberdeen Community Development District  
Component Detail**

**Benches/Dog Play Equipment - Dog Park**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			
Operating Expense			

**Bike Racks**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2009	Future Cost	
No Useful Life			
Operating Expense			

**Carpet - Office**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			
Operating Expense			

**Ceiling Fans**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			
Operating Expense			

**Aberdeen Community Development District  
Component Detail**

**Concrete Curb/Walk Repair**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			

Operating Expense

**Dumpster Enclosure Repair & Paint**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			

Operating Expense

**Entry Feature Roof**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			

Operating Expense

**Interior Painting**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			

Operating Expense

**Aberdeen Community Development District  
Component Detail**

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**Irrigation System Repair**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			
Operating Expense			

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**Landscape Lighting**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			
Operating Expense			

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**Landscape Replacement**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			
Operating Expense			

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**Metal Park Benches**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			
Operating Expense			

**Aberdeen Community Development District  
Component Detail**

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**Office Furniture & Equipment**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			

Operating Expense

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**Parking Lot Asphalt Seal Coat**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			

Operating Expense

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**Pool Filtration Partial Replacement**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			



Aberdeen Community Development District  
Component Detail

*Pool Filtration Partial Replacement continued...*



Operating Expense

Pool Furniture Partial Replacement			
Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	June 2008		
No Useful Life			

**Aberdeen Community Development District  
Component Detail**

*Pool Furniture Partial Replacement continued...*



Operating Expense

**Signage Replacement**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	
No Useful Life			

Operating Expense

**Televisions**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2015	Future Cost	
No Useful Life			

Operating Expense

**Aberdeen Community Development District  
Component Detail**

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**Building Foundations/Frames**

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service		
June 2008		
No Useful Life		

Long Life Component

---

**Communications Wiring/Devices**

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service		
June 2008		
No Useful Life		

Long Life Component

---

**Electrical Panels/Wiring**

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service		
June 2008		
No Useful Life		

Long Life Component

---

**Electrical Service to Blds.**

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service		
June 2008		
No Useful Life		

Long Life Component

**Aberdeen Community Development District  
Component Detail**

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**Hand Rails**

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service		
No Useful Life		
June 2008		

Long Life Component

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**Pond Bank Rebuilding**

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service		
No Useful Life		
June 2008		

Long Life Component

---

**Pond Dredging**

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service		
No Useful Life		
June 2008		

Long Life Component

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**Pool Shell**

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service		
No Useful Life		
June 2008		

Long Life Component

**Aberdeen Community Development District  
Component Detail**

**Water/Sewer Mains to Blds.**

Asset ID	Asset Actual Cost	
	Percent Replacement	100%
Category Long Life Components	Future Cost	
Placed in Service		
No Useful Life		
June 2008		
Long Life Component		

# Report Navigation

- **Executive Summary** provides information about projected year end reserve balance, current annual contribution, interest, and inflation rates:
  - Level of Service is the type of reserve study
  - Funding Method is either Component Funding or Pooled Cash
  - Component Funding Contribution is a year one only amount
  - Current Funding Plan currently used by the Association
  - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
  - Year begins with your study year generally for a 30-year term
  - Current cost is the current replacement of all components
  - Annual contribution is the amount placed in reserves each year
  - Annual interest earned on your funds
  - Annual expenditures are the projected component replacement cost by year
  - Projected ending balance is the year end reserve fund balance
  - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is  $\text{Fully Funded Balance} = \text{Component cost} \times \text{Age/Useful Life}$
  - Percent Funded is a measure of fund strength
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model Projection** is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures This is a good section to review each year when preparing your budgets
- **Condition Assessment (if included)** is a brief description of major component condition
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work and our credentials



## METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the District can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a “Threshold” level providing adequate funding with moderate risk; using this method requires regular analysis updates.

## CREDENTIALS

*Community Advisors, LLC* provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

*Personal Service* attention to detail, quick response and valued client relationships.

*Range of Experience* includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

*Detailed Site Evaluation is Conducted* to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

*Reserve Analyst Credentials:* Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

## TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

## DEFINITIONS

**Adjustment to Useful Life:** Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

**Cash Flow Method:** A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

**Component Method:** A funding method that fully funds each reserve component then sums those for the annual contribution.

**Current Funding Plan:** The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

**Effective Age:** Difference of useful and remaining useful life.

**Fully Funded Balance:** Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

**Interest Contribution:** The interest that should be earned on invested reserves.

**Percent Funded:** Ratio of reserve balance to fully funded balance.

**Remaining Life:** Number of years a component is projected to continue to function.

**Threshold Funding:** This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

**Useful Life:** The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.

## *SIXTH ORDER OF BUSINESS*

*C.*

*1.*





April 16, 2025

Aberdeen CDD  
Attn: Sarah Sweeting, Recording Secretary  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Dear Sarah Sweeting:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Aberdeen CDD

3704 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2025.

Please contact us if we may be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Vicky C. Oakes". The signature is fluid and cursive, with the first name "Vicky" being more prominent.

Vicky C. Oakes  
Supervisor of Elections

*E.*

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

## Operations Manager Update:

- Pool slide bathroom exhaust fan motor was repaired by Aberdeen Air.
- The monument lights at Prestwick, Grandholm, Highland Court, Castlegate and Wellington were repaired.
- The electrical panel at Grandholm was replaced by Lins.
- Lins repaired three broken exterior landscape lights at the Fitness Center. We will be covering them to prevent repeated damage.
- The Leg Press spring release nob was replaced.
- The Fitness Center main sewer line was flushed out by Fenwick due to stoppage.
- The Fitness Center water fountain filter was replaced that resolved the low pressure issue.
- There was a pipe break at Aberdeen Monument that was repaired and shut off by staff and repaired by Ruppert.
- The Pool deck at main entrance and under cabanas was pressure washed.

## Current Operations Projects/ Areas of Concerns:

- 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— Order Placed.**
- The handicap stall in the fitness center men's room has a sink that has come unattached from the wall. Photo) **IN PROGRESS**

## GM/Lifestyle Update:

### Facility Updates:

- The can light was replaced over sink in Social Hall, hanging pendant lights replaced and a new fan was installed by Lins Electric. (Photos)
- Certa Pro completed painting of the entrance railings and Social Hall. (Photos)
- New Garbage Can was purchased to replace rusted one at Lap Pool Cabana. (Photo)
- Amenities Office Rug was steam cleaned, we are looking to replace the carpeting.
- 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, May 1st. They 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 Luau themed social in the Social Hall on May 9th
- The Rays Swim Team held their Mock Meet on May 7th from 4-7pm.
- The pool was open with lifeguards scheduled on Memorial Day with a large attendance with a DJ.

### Lifestyle Upcoming Events:

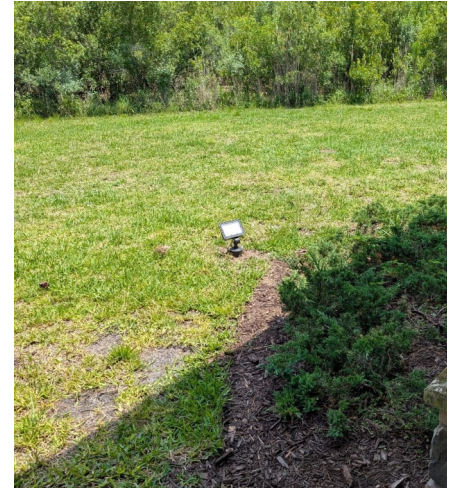
- We have a Spring Paint Party scheduled for May 28th.
- The first Rays Home Swim Meet will be this Friday, May 31st.
- We will host 2 home swim meets in June, 21st & 28th.
- The Schools Out Bash is scheduled for Sunday, June 1st from 2-5pm. We will pool games, DJ and ice cream.
- We will have a family BINGO Night on Saturday, June 21st at 6:30pm.



# Operations & Facility Update



**New Trashcan - Lap Cabana**



**Broken Landscape Lights Replaced (3) @ Fitness Center**



**Certa Pro Completed Painting Of Entrance Railings**



**Social Hall - Walls Mud, Skimmed, and Painted, New Lighting and Fan.**



## Operations Projects/ Concerns



**Rusted Electrical Panels Need Replacement - Highland Court, Wellington Park**



**Broken Lid and Fiberglass on Slide Tank in Need of Repair– IN PROGRESS –NEW LID ORDERED**



**Men's Bathroom Sink in Fitness Center – IN PROGRESS**

*EIGHTH ORDER OF BUSINESS*



*A.*

MINUTES OF MEETING  
ABERDEEN  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, April 22, 2025 at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

Lauren Egleston	Chairperson
Paul Fogel	Vice Chairman
Thomas Marmo	Supervisor
Susie Clarke	Supervisor
Richard Perez	Supervisor

Also present were:

Marilee Giles	District Manager
Kyle Magee	District Counsel
Mike Silverstein	District Engineer
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential
Terry Roese	First Service Residential
Brian Jones	High Tech
Ben Windle	Bartram High School Swim Team
Mona Starkey	Bartram High School Swim Team

The following is a summary of the actions taken at the April 22, 2025 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next item taken out of order.

**FIFTH ORDER OF BUSINESS**

**Consideration of Requests**

**A. Bartram Trail High School Swim Team**

After discussion of the coordination of the dates and hours of the Aberdeen Rays swim team and the Bartram Trail High School swim team for use of the pool, the board took the following action.

On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor the request of Bartram Trail High School swim team to use the pool facilities in coordination with the Aberdeen Rays swim team and in consideration of a donation of \$2,000 was approved and Mr. Fogel was authorized to work with staff and representatives of the swim team on the dates and times.

### **THIRD ORDER OF BUSINESS**

#### **Closed Session: Security Proposals\***

Ms. Giles stated in the room is staff, the board members and Ryan from High Tech for the closed session.

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor staff was authorized to send a letter of cancellation to Envera and to execute a contract with High Tech.

### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Proposals**

##### **A. Outfall Pipe Repair at Shetland Drive**

Mr. Silverstein stated 48 of the 50 pages are made of the original design plans and then the as-builts that whatever contractor you are going to go with is going to need. I referenced some information and details and it outlines why we are doing this and without spending your money creating a set of drawings to extend this pipe I just listed what would be shown on those drawings, which should be pretty direct. I understand Jay is going to reach out to contractors and this is what he will be sending to them.

Ms. Giles stated Jay will send this out to known vendors, collect the proposals and make a recommendation to the board.

On MOTION by Ms. Egleston seconded by Ms. Clarke with all in favor the plans for the outfall pipe repair at Shetland Drive were approved and staff authorized to obtain proposals for this work.

Mr. Silverstein left the meeting at this time.

**B. First Services for Fiscal Year 2026 Services**

Mr. Roesse stated the agreement expires in September and I was asked to prepare some numbers for the next fiscal year. The breakdown of the increase is 5% increase in the management fee, projected medical insurance cost would increase about \$6,720, rest of the difference of what we projected for 2026 is \$25,831.64, \$18,403 is staff wage increases of 4% across the board. We will have to do a whole new contract by September 30<sup>th</sup> because we are on the third amendment of the original contract. The terms will remain the same, we will just put in a new contract.

On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor the agreement with First Services for fiscal year 2026 in the total amount of \$438,228.64 was approved.

**C. Jani King for Fiscal Year 2026 Services**

On MOTION by Ms. Egleston seconded by Ms. Clarke with all in favor the proposal from Jani King in the amount of \$1,632.00 weekly was approved.

**D. Social Hall Painting**

Ms. Trivelpiece stated we will have someone come in and skim coat the wallpaper and that is under our spending limit. The proposals we have are for painting the social hall.

On MOTION by Mr. Perez seconded by Mr. Fogel with all in favor the proposal for painting the social hall from CertaPro in the amount of \$2,975 was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Requests**

**A. Bartram Trail High School Swim Team**

This item taken earlier in the meeting.

**B. Art & Music Summer Camp**

On MOTION by Mr. Perez seconded by Mr. Marmo with all in favor the art & music summer camp on weekdays from 9 – 2 with a max of 20 participants was approved.

**SIXTH ORDER OF BUSINESS****Discussion Regarding Green Space**

After discussion staff was directed to bring back proposals for the following: Irish Tartan Way playground and bocce ball, River Dee shade structure and seating, Sterling Bridge shade structure and seating, Fort Williams shade structure, seating and horseshoe pit, Prince Albert two pickleball courts and play structure.

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Magee stated I have been running down the ownership of those two ponds on Longleaf. They were dedicated to the district on the original plat in 2006. I went through our records to see if there was a conveyance and I couldn't find anything, Marilee and her team went through their files and looked at the official records and could not find a conveyance. The next step is to get with the original developer and see what the plan was for these ponds.

**B. Engineer**

There being none, the next item followed.

**E. Manager**

Ms. Giles stated we are going to bring your budget to the May 27<sup>th</sup> meeting for approval and adoption is in August.

Last week I deleted some things on my computer in error and so far I have Ms. Clarke has completed the form 1 and ethics training. I will send out the reminder email to the board members. Form 1 is due by July 1<sup>st</sup> and there is a fine if that is not filed timely.

**F. Operation Manager – Report**

Ms. Trivelpiece reviewed the items outlined in the monthly operation manager's report, which was included in the agenda package.

**G. 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.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Public Comments**

There being none and no members of the public present, the next item followed.

**NINTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Approval of the Minutes of the March 25, 2025 Meeting**

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

- 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**

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

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 05/27/25 @ 6:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting is scheduled for May 27, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Marmo seconded by Mr. Fogel with all in favor the meeting adjourned at 6:00 p.m.



April 22, 2025

Aberdeen Community Development District

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

***Aberdeen***  
***Community Development District***

***Unaudited Financial Reporting***  
***April 30, 2025***



**Aberdeen**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2025**

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 77,430	\$ -	\$ 30,614	\$ -	\$ 108,044
<b>Investments:</b>					
State Board of Administration (SBA)	889	-	120,897	-	121,786
Custody	633,685	-	441,182	-	1,074,867
<b>Series 2020A</b>					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	7,947	-	-	7,947
Prepayment A-1	-	7,244	-	-	7,244
Revenue	-	2,185,476	-	-	2,185,476
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	4,581	-	-	4,581
Prepayment A-2	-	1,450	-	-	1,450
General Redemption	-	266	-	-	266
<b>Series 2018</b>					
Reserve	-	65,938	-	-	65,938
Revenue	-	141,118	-	-	141,118
Prepayment	-	440	-	-	440
Redemption	-	907	-	-	907
Construction	-	-	-	53,173	53,173
Prepaid Expenses	2,122	-	-	-	2,122
<b>Total Assets</b>	<b>\$ 714,126</b>	<b>\$ 3,012,240</b>	<b>\$ 592,693</b>	<b>\$ 53,173</b>	<b>\$ 4,372,232</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 70,510	\$ -	\$ 31,469	\$ -	\$ 101,979
<b>Total Liabilities</b>	<b>\$ 70,510</b>	<b>\$ -</b>	<b>\$ 31,469</b>	<b>\$ -</b>	<b>\$ 101,979</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 2,122	\$ -	\$ -	\$ -	\$ 2,122
<b>Restricted for:</b>					
Debt Service - Series	-	3,012,240	-	-	3,012,240
Capital Project - Series	-	-	-	53,173	53,173
<b>Assigned for:</b>					
Capital Reserve Fund	-	-	561,224	-	561,224
Unassigned	641,494	-	-	-	641,494
<b>Total Fund Balances</b>	<b>\$ 643,616</b>	<b>\$ 3,012,240</b>	<b>\$ 561,224</b>	<b>\$ 53,173</b>	<b>\$ 4,270,253</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 714,126</b>	<b>\$ 3,012,240</b>	<b>\$ 592,693</b>	<b>\$ 53,173</b>	<b>\$ 4,372,232</b>

**Aberdeen**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance

**Revenues:**

Special Assessments - Tax Roll	\$ 1,207,029	\$ 1,207,029	\$ 1,200,465	\$ (6,564)
Interest Income	15,000	8,750	9,032	282
Amenities Revenue/Misc	15,000	8,750	12,135	3,385

<b>Total Revenues</b>	<b>\$ 1,237,029</b>	<b>\$ 1,224,529</b>	<b>\$1,221,631</b>	<b>\$ (2,898)</b>
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**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 6,600	\$ 400
FICA Expense	918	536	505	31
Assessment Administration	5,618	5,618	5,618	-
Engineering Fees	7,000	4,083	6,367	(2,284)
Arbitrage	1,200	700	-	700
Dissemination Agent	8,764	5,112	5,512	(400)
Attorney Fees	27,000	15,750	11,987	3,763
Annual Audit	3,475	-	-	-
Trustee Fees	9,000	6,541	6,541	-
Management Fees	59,322	34,604	34,605	(0)
Information Technology	2,022	1,180	1,180	0
Telephone	700	408	181	228
Postage	2,000	1,167	686	480
Printing and Binding	1,000	583	205	378
Insurance	12,839	12,839	12,489	350
Legal Advertising	2,000	1,167	420	747
Office Supplies	200	117	138	(21)
Other Current Charges	-	-	20	(20)
Dues, Licenses & Subscriptions	175	175	175	-

<b>Total General &amp; Administrative</b>	<b>\$ 155,233</b>	<b>\$ 97,580</b>	<b>\$ 93,228</b>	<b>\$ 4,352</b>
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**Operations & Maintenance**

**Amenity Center**

Insurance	\$ 56,057	\$ 56,057	\$ 52,374	\$ 3,683
Repairs & Replacements	75,000	43,750	48,023	(4,273)
Special Events	25,000	14,583	15,753	(1,170)
Staff Uniforms	1,225	715	834	(119)
Recreational Supplies	900	525	-	525
Recreational Passes	1,500	875	710	165
Other Current Charges	500	292	-	292
Permit Fees	2,500	1,458	-	1,458
Office Supplies	3,000	1,750	724	1,026
Credit Card Machine Fees	900	525	516	9
Pest Control	3,000	1,750	1,628	122
Pool Chemicals - Poolsure	33,000	19,250	20,692	(1,442)
Refuse Service	13,000	7,583	8,679	(1,096)
Security	18,796	10,964	9,633	1,332
Website	1,800	1,050	1,050	-
Holiday Decorations	12,000	7,000	5,121	1,879
Subscriptions	8,000	4,667	4,707	(40)

# Aberdeen

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b>Utilities</b>				
Water & Sewer	\$ 20,000	\$ 11,667	\$ 8,999	\$ 2,668
Electric	39,600	23,100	18,975	4,125
Cable/Internet/Phone	16,000	9,333	10,682	(1,348)
<b>Management Contracts</b>		-		
Field Operations Management - FirstService	74,516	43,468	44,483	(1,016)
Pool Attendants/Lifeguards - RMS	53,000	7,481	7,481	-
Facility Management - FirstService	101,421	59,162	59,051	111
Janitorial Services - FirstService	44,200	25,783	29,901	(4,117)
General Facility Maintenance - FirstService	54,600	31,850	33,493	(1,643)
Resident Services Coordinator- FirstService	74,360	43,377	40,260	3,117
Management Fee - FirstService	14,220	8,295	8,295	-
Fitness Center Cleaning - Jani King	14,400	8,400	9,232	(832)
<b>Subtotal Amenity Center</b>	<b>\$ 762,495</b>	<b>\$ 444,710</b>	<b>\$ 441,295</b>	<b>\$ 3,415</b>
<b>Ground Maintenance</b>				
Electric	\$ 14,426	\$ 8,415	\$ 7,140	\$ 1,275
Streetlighting	33,652	19,630	19,036	594
Lake Maintenance	35,000	20,417	18,725	1,692
Landscape Maintenance	271,653	158,464	155,357	3,107
Landscape Contingency	30,000	17,500	25,814	(8,314)
Common Area Maintenance	15,000	8,750	7,206	1,544
Reuse Water	40,000	23,333	14,398	8,936
Miscellaneous	1,000	583	-	583
Irrigation Repairs	9,060	5,285	3,297	1,988
<b>Subtotal Ground Maintenance</b>	<b>\$ 449,791</b>	<b>\$ 262,378</b>	<b>\$ 250,972</b>	<b>\$ 11,406</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,212,286</b>	<b>\$ 707,088</b>	<b>\$ 692,268</b>	<b>\$ 14,820</b>
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,407,519</b>	<b>\$ 804,667</b>	<b>\$ 785,496</b>	<b>\$ 19,172</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (170,490)</b>	<b>\$ 419,862</b>	<b>\$ 436,136</b>	<b>\$ (22,069)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 170,490</b>		<b>\$ 207,480</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 643,616</b>	



**Aberdeen**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 65,953	\$ 1,041,435	\$ 2,604	\$ 69,511	\$ -	\$ 20,963	\$ -	\$ -	\$ -	\$ -	\$ -	1,200,465
Interest Income	827	234	168	132	2,324	2,645	2,703	-	-	-	-	-	9,032
Amenities Revenue/Misc	1,253	-	419	775	2,848	2,560	4,280	-	-	-	-	-	12,135
<b>Total Revenues</b>	<b>\$ 2,080</b>	<b>\$ 66,187</b>	<b>\$ 1,042,022</b>	<b>\$ 3,511</b>	<b>\$ 74,682</b>	<b>\$ 5,205</b>	<b>\$ 27,945</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,221,631</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	6,600
FICA Expense	77	77	77	61	77	61	77	-	-	-	-	-	505
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Engineering Fees	-	-	-	-	2,745	1,325	2,298	-	-	-	-	-	6,367
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	830	730	730	830	730	730	930	-	-	-	-	-	5,512
Attorney Fees	2,936	1,746	3,229	802	3,274	-	-	-	-	-	-	-	11,987
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,125	-	-	3,416	-	-	-	-	-	-	-	-	6,541
Management Fees	4,944	4,944	4,944	4,944	4,944	4,944	4,944	-	-	-	-	-	34,605
Information Technology	169	169	169	169	169	169	169	-	-	-	-	-	1,180
Telephone	22	42	9	37	15	17	38	-	-	-	-	-	181
Postage	41	375	63	62	48	11	87	-	-	-	-	-	686
Printing and Binding	37	26	39	9	26	42	26	-	-	-	-	-	205
Insurance	12,489	-	-	-	-	-	-	-	-	-	-	-	12,489
Legal Advertising	-	-	140	70	140	70	-	-	-	-	-	-	420
Office Supplies	119	1	0	16	1	0	1	-	-	-	-	-	138
Other Current Charges	-	-	20	-	-	-	-	-	-	-	-	-	20
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 31,580</b>	<b>\$ 9,109</b>	<b>\$ 10,419</b>	<b>\$ 11,216</b>	<b>\$ 13,167</b>	<b>\$ 8,169</b>	<b>\$ 9,568</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 93,228</b>

<b>Operations &amp; Maintenance</b>													
<b>Amenity Center</b>													
Insurance	\$ 52,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	52,374
Repairs & Replacements	7,208	3,405	11,853	5,241	7,299	2,175	10,843	-	-	-	-	-	48,023
Special Events	2,043	4,221	2,293	2,160	1,360	2,826	850	-	-	-	-	-	15,753
Staff Uniforms	-	-	-	-	551	283	-	-	-	-	-	-	834
Recreational Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational Passes	-	-	365	-	-	345	-	-	-	-	-	-	710
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	391	-	-	-	-	140	193	-	-	-	-	-	724
Credit Card Machine Fees	68	77	45	61	46	93	125	-	-	-	-	-	516
Pest Control	214	214	214	544	-	221	221	-	-	-	-	-	1,628
Pool Chemicals - Poolsure	2,876	2,876	2,876	3,016	3,016	3,016	3,016	-	-	-	-	-	20,692
Refuse Service	1,245	1,239	1,230	1,242	1,236	1,239	1,248	-	-	-	-	-	8,679
Security	250	250	5,794	275	250	260	2,554	-	-	-	-	-	9,633
Website	150	150	150	150	150	150	150	-	-	-	-	-	1,050
Holiday Decorations	-	5,121	-	-	-	-	-	-	-	-	-	-	5,121
Subscriptions	368	368	368	438	2,069	368	727	-	-	-	-	-	4,707
<b>Utilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Water & Sewer	1,615	1,657	1,933	933	933	675	1,254	-	-	-	-	-	8,999
Electric	2,837	2,732	2,430	2,950	2,950	2,244	2,834	-	-	-	-	-	18,975
Cable/Internet/Phone	1,474	1,474	1,474	1,532	1,573	1,695	1,460	-	-	-	-	-	10,682



**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 April 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 1,928,685	\$ 1,933,916	\$ 5,231
Prepayments	-	-	4,856	4,856
Interest Income	10,000	10,000	40,968	30,968
<b>Total Revenues</b>	<b>\$ 1,938,685</b>	<b>\$ 1,938,685</b>	<b>\$ 1,979,740</b>	<b>\$ 41,055</b>
<b>Expenditures:</b>				
<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	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,950,800</b>	<b>\$ 360,400</b>	<b>\$ 360,400</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (12,115)</b>	<b>\$ 1,578,285</b>	<b>\$ 1,619,340</b>	<b>\$ 41,055</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (12,115)</b>	<b>\$ 1,578,285</b>	<b>\$ 1,619,340</b>	<b>\$ 41,055</b>
<b>Fund Balance - Beginning</b>	<b>\$ 549,181</b>		<b>\$ 1,184,498</b>	
<b>Fund Balance - Ending</b>	<b>\$ 537,067</b>		<b>\$ 2,803,838</b>	

**Aberdeen**  
**Community Development District**  
**Debt Service Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 133,250	\$ 133,250	\$ 134,050	\$ 799
Interest Income	5,000	2,917	3,472	555
<b>Total Revenues</b>	<b>\$ 138,250</b>	<b>\$ 136,167</b>	<b>\$ 137,958</b>	<b>\$ 1,791</b>
<b>Expenditures:</b>				
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	-	-	-
<b>Total Expenditures</b>	<b>\$ 132,475</b>	<b>\$ 46,238</b>	<b>\$ 56,301</b>	<b>\$ (10,064)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,775</b>	<b>\$ 89,930</b>	<b>\$ 81,657</b>	<b>\$ (8,273)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,775</b>	<b>\$ 89,930</b>	<b>\$ 81,657</b>	<b>\$ (8,273)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 56,020</b>		<b>\$ 126,745</b>	
<b>Fund Balance - Ending</b>	<b>\$ 61,796</b>		<b>\$ 208,402</b>	

**Aberdeen**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b>Revenues</b>				
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
Impact fees	-	-	9,370	9,370
Interest	5,000	5,000	15,507	10,507
<b>Total Revenues</b>	<b>\$ 45,000</b>	<b>\$ 5,000</b>	<b>\$ 24,877</b>	<b>\$ 19,877</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 50,000	\$ 50,000	\$ 67,822	\$ (17,822)
Repair and Replacements	50,000	50,000	84,283	(34,283)
<b>Total Expenditures</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 152,105</b>	<b>\$ (52,105)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (55,000)</b>	<b>\$ (95,000)</b>	<b>\$ (127,228)</b>	<b>\$ 71,982</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (55,000)</b>		<b>\$ (127,228)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 658,411</b>		<b>\$ 688,453</b>	
<b>Fund Balance - Ending</b>	<b>\$ 603,411</b>		<b>\$ 561,224</b>	

# Aberdeen

## Community Development District

### Capital Projects Fund Series 2018

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Actual
	Thru 04/30/25
<b><u>Revenues</u></b>	
Interest Income	\$ 1,290
<b>Total Revenues</b>	<b>\$ 1,290</b>
<b><u>Expenditures:</u></b>	
Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,290</b>
<b><u>Other Financing Sources/(Uses)</u></b>	
Transfer In/(Out)	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,290</b>
<b>Fund Balance - Beginning</b>	<b>\$ 51,883</b>
<b>Fund Balance - Ending</b>	<b>\$ 53,173</b>



**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)
<b>Current Bonds Outstanding</b>		<b>\$ 14,930,000</b>

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)
<b>Current Bonds Outstanding</b>		<b>\$ 3,800,000</b>

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)
<b>Current Bonds Outstanding</b>		<b>\$ 1,840,000</b>

*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		3,268,430.92	1,933,916.33	134,049.62	1,200,464.97
BALANCE DUE		17,871.67	10,574.60	732.98	6,564.09

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
INTEREST	4/14/2025	3,502.50	2,072.41	143.65	1,286.44
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
TOTAL TAX ROLL RECEIPTS		3,268,430.92	1,933,916.33	134,049.62	1,200,464.97

PERCENT COLLECTED TAX ROLL	99.46%	99.46%	99.46%	99.46%
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*D.*

# Aberdeen

## Community Development District

### Check Run Summary

April 30, 2025

	Check Date	Check No.	Amount
<b>General Fund - Wells Fargo</b>			
Payroll	4/23/25	51015-51019	\$ 923.50
<b>Total</b>			<b>\$ 923.50</b>
<b>General Fund - Wells Fargo</b>			
Accounts Payable	4/4/25	5166-5172	\$ 47,206.98
	4/10/25	5173-5182	13,326.57
	4/17/25	5183-5191	21,196.27
	4/24/25	5192-5197	7,868.71
			<b>\$ 89,598.53</b>
<b>Capital Reserve Fund - Wells Fargo</b>			
Accounts Payable	4/4/25	167	\$ 8,190.00
	4/17/25	168	7,246.95
			<b>\$ 15,436.95</b>
<b>Total</b>			<b>\$ 105,035.48</b>
<b>Autopayments - Wells Fargo</b>			
	4/7/25	Comcast	691.60
	4/15/25	JEA Utilities	9,541.64
	4/17/25	Comcast	534.84
	4/25/25	Comcast	233.76
	4/25/25	Wellbeats	249.00
	4/28/25	Wells Fargo Credit Card	8,037.13
	4/29/25	GFL Environmental	1,247.81
<b>Total</b>			<b>\$ 20,535.78</b>

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51015	17	HARRIET S CLARKE	184.70	4/23/2025
51016	15	LAUREN Q EGGLESTON	184.70	4/23/2025
51017	18	PAUL R FOGEL	184.70	4/23/2025
51018	19	RICHARD A PEREZ	184.70	4/23/2025
51019	16	THOMAS G MARMO	184.70	4/23/2025

TOTAL FOR REGISTER                      923.50

ABER ABERDEEN                      DLAUGHLIN



# **ATTENDANCE SHEET**

District: **Aberdeen**

Meeting Date: **04.22.25**

	<b>Supervisor</b>	<b>In Attendance</b>	<b>Fees</b>
1.	<b>Lauren Egleston</b> <i>Chairperson</i>	<input checked="" type="checkbox"/>	\$200
2.	<b>Susie Clarke</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
3.	<b>Thomas Marmo</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
4.	<b>Paul Fogel</b> <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	\$200
5.	<b>Richard Perez</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200

District Manager:

*Maude H. April 22, 2025*

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	5/20/25	PAGE	1
*** CHECK DATES 04/01/2025 - 04/30/2025 ***														
ABERDEEN - GENERAL FUND														
BANK A ABERDEEN CDD														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	.....CHECK.....			
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT		#	
4/04/25	00259	3/27/25	11052265	202503	320-53800-45918	MAR PROPERTY MANAGER			*	788.00				
		3/27/25	11052265	202503	320-53800-45915	MAR FRONT DESK			*	788.00				
		3/27/25	11052265	202503	320-53800-45506	MAR JANITORIAL			*	788.00				
		3/27/25	11052265	202503	320-53800-45917	MAR MAINTENANCE CREW			*	788.00				
		3/27/25	11052265	202503	320-53800-46000	MAR MAINT SUPVISOR			*	788.00				
FIRST SERVICE RESIDENTIAL											3,940.00	005166		
4/04/25	00259	3/28/25	11049331	202503	320-53800-45918	APR GENERAL MANAGER			*	3,964.00				
		3/28/25	11049331	202503	320-53800-45915	APR FRONT DESK			*	2,507.65				
		3/28/25	11049331	202503	320-53800-45506	APR JANITORIAL			*	1,821.29				
		3/28/25	11049331	202503	320-53800-46000	APR SUPV BUILDING MAINT			*	2,895.01				
		3/28/25	11049331	202503	320-53800-45917	APR BUILDING MAINT			*	2,100.01				
FIRST SERVICE RESIDENTIAL											13,287.96	005167		
4/04/25	00213	3/31/25	88778	202503	320-53800-46100	MAR LAKE MAINTENANCE			*	2,675.00				
FUTURE HORIZONS, INC											2,675.00	005168		
4/04/25	00301	4/01/25	422147	202504	320-53800-45400	APR SECURITY SERVICES			*	250.00				
HI TECH SYSTEM ASSOCIATES INC											250.00	005169		
4/04/25	00079	4/01/25	13129562	202504	320-53800-45507	APR POOL CHEMICALS			*	3,016.07				
POOLSURE											3,016.07	005170		
4/04/25	00319	3/27/25	714747	202503	320-53800-46300	BAHIA SOD INSTALL			*	1,844.15				
RUPPERT LANDSCAPE LLC											1,844.15	005171		
4/04/25	00319	3/31/25	714894	202504	320-53800-46200	APR LANDSCAPE MAINTENANCE			*	22,193.80				
RUPPERT LANDSCAPE LLC											22,193.80	005172		
4/10/25	00326	3/24/25	INV91834	202503	320-53800-49420	UNIFORMS ORDER			*	282.99				
BOUNDLESS NETWORK INC											282.99	005173		
-----														
ABER ABERDEEN OKUZMUK														

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	5/20/25	PAGE	2
*** CHECK DATES 04/01/2025 - 04/30/2025 ***														
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 #
4/10/25	00286	2/18/25 6985445	202502 310-51300-48000		*	70.00	
		2/18 NTC OF MTG #10970566		GANNETT MEDIA CORP DBA GANNETT FL			70.00 005174
4/10/25	00278	4/01/25 04012025	202504 320-53800-45925		*	359.40	
		YRLY INTERNET SERV-PRIMAR		NATIONAL TELECOM DEPLOYMENT			359.40 005175
4/10/25	00017	4/01/25 719	202504 310-51300-34000		*	4,943.50	
		APR MANANAGEMENT FEES					
		4/01/25 719	202504 310-51300-35100		*	168.50	
		APR INFO TECH					
		4/01/25 719	202504 310-51300-31300		*	730.33	
		APR DISSEM AGENT SRVCS					
		4/01/25 719	202504 310-51300-51000		*	.78	
		OFFICE SUPPLIES					
		4/01/25 719	202504 310-51300-42000		*	86.66	
		POSTAGE					
		4/01/25 719	202504 310-51300-42500		*	25.80	
		COPIES					
		4/01/25 719	202504 310-51300-41000		*	38.08	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			5,993.65 005176
4/10/25	00082	3/31/25 89	202503 320-53800-45913		*	3,749.00	
		MAR LIFEGUARD SERVICES					
				RIVERSIDE MANAGEMENT SERVICES INC			3,749.00 005177
4/10/25	00319	3/31/25 715625	202503 320-53800-46200		*	1,962.74	
		SOIL ANNUAL FLOWER BEDS					
				RUPPERT LANDSCAPE LLC			1,962.74 005178
4/10/25	00319	3/31/25 715641	202503 320-53800-46600		*	537.97	
		ZONE 5 WIRE SHORT					
				RUPPERT LANDSCAPE LLC			537.97 005179
4/10/25	00060	4/03/25 62052188	202504 320-53800-45926		*	115.79	
		APR PEST CONTROL					
				TURNER PEST CONTROL LLC			115.79 005180
4/10/25	00060	4/03/25 62052365	202504 320-53800-45926		*	105.03	
		APR PEST CONTROL AMENITY					
				TURNER PEST CONTROL LLC			105.03 005181
4/10/25	00221	4/01/25 3137	202504 320-53800-45919		*	150.00	
		APR MAINT & NEWS LETTER					
				ROBERTA G NAGLE			150.00 005182
-----							
				ABER ABERDEEN	OKUZMUK		

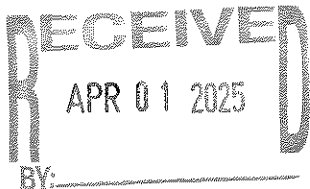
AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 5/20/25		PAGE 3	
*** CHECK DATES 04/01/2025 - 04/30/2025 ***		ABERDEEN - GENERAL FUND													
		BANK A ABERDEEN CDD													
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME			STATUS	AMOUNT	....CHECK.....			
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS				AMOUNT	#		
4/17/25	00240	3/01/25	03012025	202503	320	57200	46000			*	808.42				
		QUARTERLY MAINTENANCE													
		ABERDEEN AIR, LLC											808.42 005183		
4/17/25	00240	3/10/25	03102025	202503	320	57200	46000			*	375.00				
		BLOWOUT\CLEAN DRAIN LINES													
		ABERDEEN AIR, LLC											375.00 005184		
4/17/25	00068	3/15/25	752727	202504	320	53800	45400			*	2,303.54				
		POOL MONITOR 4/1-6/30/25													
		HIDDEN EYES LLC											2,303.54 005185		
4/17/25	00259	4/01/25	11053387	202504	320	53800	45921			*	1,185.00				
		APR MANAGEMENT FEES													
		4/01/25	11053387	202504	320	53800	45918			*	50.00				
		APR GEN MGR PHONE BILL													
		4/01/25	11053387	202504	320	53800	46000			*	50.00				
		MAINT SUPV PHONE BILL													
		4/11/25	11054825	202504	320	53800	45918			*	3,864.00				
		APR GENERAL MANAGER													
		4/11/25	11054825	202504	320	53800	45915			*	2,632.65				
		APR FRONT DESK													
		4/11/25	11054825	202504	320	53800	45506			*	1,752.09				
		APR JANITORIAL													
		4/11/25	11054825	202504	320	53800	45917			*	2,863.63				
		APR SUPVR BUILDING MAINT													
		4/11/25	11054825	202504	320	53800	46000			*	2,100.00				
		APR BUILDING MAINT													
		FIRST SERVICE RESIDENTIAL											14,497.37 005186		
4/17/25	00327	4/08/25	04082025	202504	320	57200	49400			*	400.00				
		DJ EGG HUNT 3HR 4/19													
		REBECCA WENGROW FIXEL											400.00 005187		
4/17/25	00310	3/20/25	7959630	202504	320	57200	46000			*	861.91				
		FITNESS EQUIPMENT RPR													
		3/31/25	7968591	202503	320	57200	46000			*	25.14				
		CLIP OS TOWER													
		LIFE FITNESS LLC											887.05 005188		
4/17/25	00312	4/10/25	193068	202503	310	51300	31100			*	1,324.89				
		MAR ENGINEERING SERVICES													
		MATTHEWS DESIGN GROUP LLC											1,324.89 005189		
4/17/25	00313	4/11/25	4911	202504	320	57200	49400			*	815.00				
		PETTING ZOO 3HR													
		MELISSA HECKMAN											815.00 005190		
-----															
ABER ABERDEEN OKUZMUK															

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/29/25	00313	4/11/25 4911	202504 320-57200-49400	PETTING ZOO 3HR	V	815.00-	
				MELISSA HECKMAN			815.00-005190
4/17/25	00303	11/02/05 1181	202501 320-57200-49400	4/19 FACE PAINTING 3HR	*	600.00	
				GINA PEAVEY			600.00 005191
4/24/25	00188	4/15/25 21	202504 310-51300-31300	SE2018 AMORT SCHED \$5K	*	100.00	
		4/15/25 21	202504 310-51300-31300	SE2020A AMORT SCHED \$5K	*	100.00	
				DISCLOSURE SERVICES LLC			200.00 005192
4/24/25	00309	4/01/25 JAK04250	202504 320-53800-45927	APR JANITORIAL SERVICES	*	1,200.00	
				JANI-KING OF JACKSONVILLE			1,200.00 005193
4/24/25	00309	4/17/25 JAK04250	202504 320-53800-45927	APR MONTHLY INCREASE	*	432.00	
				JANI-KING OF JACKSONVILLE			432.00 005194
4/24/25	00311	4/09/25 20483	202504 320-57200-46000	RPL 5 MONUMENT SIGN LIGHT	*	721.71	
				LIN'S ELECTRIC INC			721.71 005195
4/24/25	00313	4/11/25 4911A	202504 320-57200-49400	PETTING ZOO 3HR	*	815.00	
				MELISSA HECKMAN			815.00 005196
4/24/25	00323	4/23/25 3984	202503 320-53800-46300	3/19 TREE TRIMMING & RMVL	*	4,500.00	
				TREE WORK BY MITCH DRAKE & SONS			4,500.00 005197
TOTAL FOR BANK A						89,598.53	
TOTAL FOR REGISTER						89,598.53	

ABER ABERDEEN OKUZMUK



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



# INVOICE

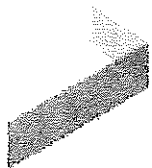
Invoice Number 11052265  
Invoice Date 3/27/2025  
Terms 15 ePay ACH BP  
Period Begin 3/1/2025  
Customer 100-0SNC  
Account # MED-0SNC  
**Total Amount Due: \$3,940.00**

## Medical Insurance

Date	Position	Employee	Amount
3/1/2025	Property Manager	Trivelpiece, Katherine	\$788.00
Subtotal			\$788.00
3/1/2025	Front Desk	Gibbs, Michayla	\$788.00
Subtotal			\$788.00
3/1/2025	Janitor	Henry, Brandon E	\$788.00
Subtotal			\$788.00
3/1/2025	Maintenance Crew	Newman, Joshua D	\$788.00
Subtotal			\$788.00
3/1/2025	Maintenance Supervisor	Parker, Jay	\$788.00
Subtotal			\$788.00
Subtotal			\$3,940.00
Tax			\$0.00
Total			\$3,940.00

WS  
4.1.25





**FirstService**

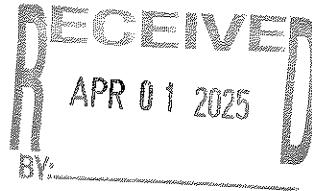
RESIDENTIAL

**Aberdeen Community Development District**

110 Flower of Scotland Avenue

Saint Johns, FL 32259

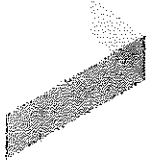
kate.trivelpiece@fsresidential.com;



# INVOICE

Invoice Number 11049331  
Invoice Date 3/28/2025  
Terms 15 ePay ACH BP  
Period Start 3/8/2025  
Period End 3/21/2025  
  
Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$13,287.96**

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	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00
				Subtotal	\$3,964.00
Staff, Front Desk	25.00%	Betts, Hayleigh M	17.02 REG	\$16.00	\$340.40
Staff, Front Desk	25.00%	Gibbs, Michayla	4.46 OT	\$30.00	\$167.25
Staff, Front Desk	25.00%	Gibbs, Michayla	80.00 REG	\$20.00	\$2,000.00
				Subtotal	\$2,507.65
Staff, Janitorial	25.00%	Henry, Brandon E	1.03 OT	\$27.00	\$34.76
Staff, Janitorial	25.00%	Henry, Brandon E	79.40 REG	\$18.00	\$1,786.53
				Subtotal	\$1,821.29
Supervisor, Building Maint	25.00%	Parker, Jay	79.40 REG	\$28.67	\$2,845.01
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
				Subtotal	\$2,895.01
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$21.00	\$2,100.01
				Subtotal	\$2,100.01
				Subtotal	\$13,287.96



# FirstService

RESIDENTIAL

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

## INVOICE

Invoice Number 11049331  
Invoice Date 3/28/2025  
Terms 15 ePay ACH BP  
Period Start 3/8/2025  
Period End 3/21/2025  
  
Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$13,287.96**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
					Tax \$0.00
					Total <b>\$13,287.96</b>
General Manager, Property Oper	320.53800.45918		\$3,964.00		
Staff, Building Maint -	320.53800.45917		\$2,100.01		
Staff, Front Desk -	320.53800.45915		\$2,507.65		
Staff, Janitorial -	320.53800.45506		\$1,821.29		
Supervisor, Building Maint	320.53800.46000		\$2,895.01		

RD  
4.1.25

**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: 88778  
Invoice Date: Mar 31, 2025  
Page: 1

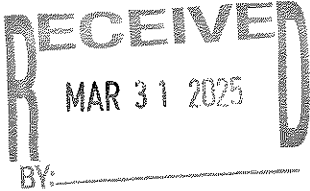
**Bill To:**

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	3/11/25	4/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in March 2025	2,675.00	2,675.00
				
Subtotal				2,675.00
Sales Tax				
Freight				
Total Invoice Amount				2,675.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>2,675.00</b>

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



Tallahassee, FL 32308  
2498 Centerville Rd.

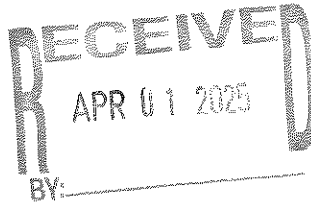
## Invoice

Invoice #: 422147  
Invoice Date: 04/01/2025  
Completed: 04/01/2025  
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  
VS

Tech Resolution Note:

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

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

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

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



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

# Invoice

Date  
Invoice#

4/1/2025  
131295627805

Terms	Net 20
Due Date	4/21/2025
PO #	

Bill To
GMS LLC Aberdeen CDD 475 West Town Place Suite 114 St. Augustine FL 32092

Ship To
Aberdeen CCD 110 Flowers of Scotland Jacksonville FL 32259

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

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

Subtotal \$3,016.07

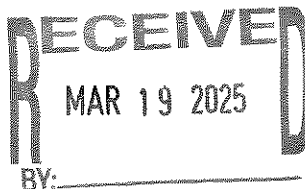
Tax \$0.00

Total \$3,016.07

Amount Paid/Credit Applied \$0.00

Balance Due \$3,016.07

[Click Here to Pay Now](#)



131295627805



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

# INVOICE

Date	Invoice #
Mar 27,2025	714747

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 11,2025	4165012

QTY	Description	Price	Total
1	<p>Bahia Sod Install at front entrance of Braewick Install bahia sod in front of the Braewick neighborhood wood line. We will grade the area and haul away all debris.</p> <p>(2) pallets Bahia Sod Grade / Demo Equipment</p> <p>RECEIVED APR 01 2025 BY: _____</p> <p>KD 4.1.25 Landscape Cont 2 320-53806.46300</p>	\$1,844.15	\$1,844.15

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:	\$1,844.15
Sales Tax:	\$0.00
Amount Due:	\$1,844.15

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#
Mar 31, 2025	714894

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	Apr 30, 2025	

Description	Price	Total
Landscape Management For March As Per Contract, Due Apr 30, 2025	\$22,193.80	\$22,193.80
<div>RECEIVED APR 01 2025 BY: _____</div> <div>Landscape Contract 320.5380.46200 KD</div>		

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



boundless

Invoice # INV91834

Invoice Date: 3/24/2025  
Page: 1 of 2

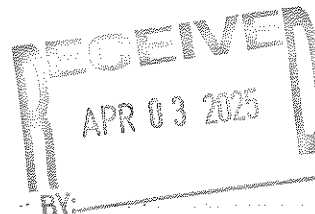
Remit To: Boundless Network Inc.  
D8287  
PO Box 650002  
Dallas, TX 75265  
Payable In USD Phone: 512.351.3645

Bill To
Aberdeen Community Kate Trivelpiece 110 Flower Of Scotland Ave Saint Johns, FL 32259-6937

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

PO Number	Customer No.	Boundless Partner	Shipping Method	Payment Terms
	64128:1 Aberdeen Community : Kate Trivelpiece	Sophia LaChat	UPS Ground	

Qty Ordered	Qty Shipped	Description	Item (s)	Size	Item Color(s)	Logo Name	Logo Placement	Unit Price	Ext Price
1	1	Port & Company - Core Fleece Full-Zip Hooded Sweatshirt Item Color(s):JET BLACK Item Size(s):M						\$23.50	\$23.50
1	1	Sport-Tek Posi-UV Pro Polo. ST520 Item Color(s):Dark Smoke Grey Item Size(s):L						\$24.20	\$24.20
2	2	Sport-Tek Posi-UV Pro Polo. ST520 Item Color(s):Dark Smoke Grey Item Size(s):XL						\$24.20	\$48.40
1	1	Sport-Tek Posi-UV Pro Polo. ST520 Item Color(s):Sapphire Item Size(s):L						\$24.20	\$24.20
2	2	Sport-Tek Posi-UV Pro Polo. ST520 Item Color(s):Sapphire Item Size(s):XL						\$24.20	\$48.40
1	1	Sport-Tek Posi-UV Pro Polo. ST520 Item Color(s):True Royal Item Size(s):XL						\$24.20	\$24.20



INV91834

Uniforms  
300.53800.49450  
KS



boundless

**Invoice # INV91834**

Invoice Date: 3/24/2025  
Page: 2 of 2

<b>Subtotal</b>	\$192.90
<b>Freight</b>	\$90.09
<b>Sales Tax</b>	\$0.00
<b>Total</b>	\$282.99
<b>Payment</b>	\$0.00
<b>Amount Due</b>	\$282.99

Original Order No: Sales Order #SO36840


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



INV91834



ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	INV DATE 02/28/25
INVOICE # 0006985445	INVOICE PERIOD Feb 1- Feb 28, 2025	CURRENT INVOICE TOTAL \$70.00	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$70.00	

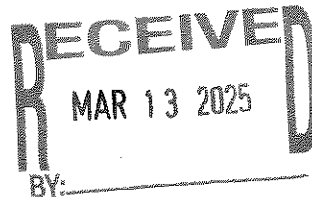
BILLING ACCOUNT NAME AND ADDRESS  Aberdeen Cdd/Gms 393 Palm Coast Pkwy. S.W. Unit 4 Palm Coast, FL 32137-4774 	PAYMENT DUE DATE: MARCH 31, 2025  Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
--	--

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
---	-----------------------

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

Date	Description	Amount
2/1/25	Balance Forward	\$140.00
2/24/25	PAYMENT - THANK YOU	-\$70.00
2/24/25	PAYMENT - THANK YOU	-\$70.00

Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/18/25	10970566	SAG St Augustine Record	Notice of Meeting		\$70.00



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

Total Cash Amount Due	\$70.00
Service Fee 3.99%	\$2.79
*Cash/Check/ACH Discount	-\$2.79
*Payment Amount by Cash/Check/ACH	\$70.00
Payment Amount by Credit Card	\$72.79

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT NUMBER 764138		INVOICE NUMBER 0006985445		AMOUNT PAID \$70.00
CURRENT DUE \$70.00	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$70.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check)  Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL:  1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$72.79
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641380000000000000069854450000700067171

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **AFFIDAVIT OF PUBLICATION**

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

02/18/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/18/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$70.00

Tax Amount: \$0.00

Payment Cost: \$70.00

Order No: 10970566

Customer No: 764138

PO #:

# of Copies:

1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

### **NOTICE OF MEETING ABERDEEN COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors (the "Board") of the Aberdeen Community Development District is scheduled to be held on Tuesday, February 25, 2025 at 4:00 p.m. located at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

Marilee Giles

District Manager

Pub: Feb 18, 2025; #10970566


**INVOICE**  
 Type: RECURRING

Account Number	Date	Order Number	PO Number
112534	4/1/2025	1661518	-----

Aberdeen CDD  
 Kate Trivelpiece  
 475 W TOWN PL  
 Suite 114  
 SAINT AUGUSTINE, FL 32092  
 US

**REMIT TO**  
 Dynamic Media  
 38283 Mound Road  
 Sterling Heights, MI 48310  
 US  
 586-978-4214  
 M-F 9AM-6PM ET

SALESPERSON
Customer Service

PAYMENT TERMS
Due upon receipt

Number	Name	Site Reference
--------	------	----------------

0001 Aberdeen CDD Amenity Center  
 96 BUSH PL, SAINT JOHNS, FL 32259

Fitness Center

Radio ID	Radio Description	Price
F32C7A	Sirius Customer Owned INTERNET Radio Setup	
	SiriusXM Annual Internet Service - Primary   05/2025 - 05/2026	

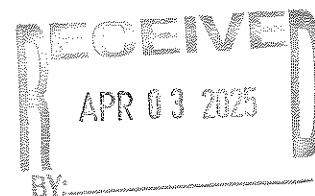
\$359.40 US

Site Subtotal	<b>\$359.40 US</b>
Site Tax	<b>\$0.00 US</b>
Site Total	<b>\$359.40 US</b>

Account Outstanding Balances			
0-30	31-60	61-90	> 90
\$359.40 US	\$0.00 US	\$0.00 US	\$0.00 US

<b>SUBTOTAL</b>	<b>\$359.40 US</b>
<b>SHIPPING</b>	<b>\$0.00 US</b>
<b>TAX</b>	<b>\$0.00 US</b>
<b>TOTAL</b>	<b>\$359.40 US</b>
<b>PAYMENTS</b>	<b>\$0.00 US</b>
<b>BALANCE</b>	<b>\$359.40 US</b>

*Subscriptions  
 320.53800.45925  
 US*



**Governmental Management Services, LLC**

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

**Invoice****Invoice #:** 719**Invoice Date:** 4/1/25**Due Date:** 4/1/25**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025		4,943.50	4,943.50
Information Technology - April 2025		168.50	168.50
Dissemination Agent Services -April 2025		730.33	730.33
Office Supplies		0.78	0.78
Postage		86.66	86.66
Copies		25.80	25.80
Telephone		38.08	38.08
<div><div>RECEIVED</div><div>APR 03 2025</div><div>BY: _____</div></div>			
<b>Total</b>			<b>\$5,993.65</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,993.65</b>



Riverside Management Services, Inc  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 89  
Invoice Date: 3/31/2025  
Due Date: 3/31/2025  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services - March 2025 001.320.53800.45913	163	23.00	3,749.00
<div>RECEIVED APR 05 2025 BY: _____  Alison Mossing 4-4-25</div>			

Total	\$3,749.00
Payments/Credits	\$0.00
Balance Due	\$3,749.00

**ABERDEEN CDD**

**LIFEGUARD INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
163	Lifeguard Services for Aberdeen Covers March 2025  GL # 001.320.53800.45913	\$ 23.00	\$ 3,749.00
TOTAL DUE:			<u>\$ 3,749.00</u>

**ABERDEEN COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS MARCH 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/15/25	8.82	L.M.	Lifeguarding
3/15/25	1	B.C.	Lifeguarding
3/15/25	8.78	O.H.	Lifeguarding
3/15/25	2	J.K.	Lifeguarding
3/15/25	2	P.K.	Lifeguarding
3/16/25	3.48	L.M.	Lifeguarding
3/16/25	2.45	O.H.	Lifeguarding
3/16/25	1	D.W.	Lifeguarding
3/17/25	5.75	A.B.	Lifeguarding
3/17/25	4.82	L.M.	Lifeguarding
3/17/25	4.82	O.H.	Lifeguarding
3/18/25	6.78	A.B.	Lifeguarding
3/18/25	6.58	O.H.	Lifeguarding
3/18/25	4.03	L.M.	Lifeguarding
3/19/25	4.3	A.B.	Lifeguarding
3/19/25	6.78	P.K.	Lifeguarding
3/19/25	6.78	L.M.	Lifeguarding
3/20/25	6.85	A.B.	Lifeguarding
3/20/25	4.25	O.H.	Lifeguarding
3/20/25	6.73	L.M.	Lifeguarding
3/20/25	6.75	P.K.	Lifeguarding
3/21/25	6.77	O.H.	Lifeguarding
3/21/25	6.75	P.K.	Lifeguarding
3/21/25	6.73	L.M.	Lifeguarding
3/22/25	6.72	O.H.	Lifeguarding
3/22/25	6.77	L.M.	Lifeguarding
3/23/25	4.25	N.G.	Lifeguarding
3/23/25	6.8	J.K.	Lifeguarding
3/23/25	6.73	L.M.	Lifeguarding
3/23/25	6.73	P.K.	Lifeguarding
<b>TOTAL</b>	<u>163</u>		



# RUPPERT

LANDSCAPE

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

## INVOICE

Date	Invoice #
Mar 31, 2025	715625

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	Apr 30, 2025	4161287

QTY	Description	Price	Total
1	<p>Add Soil to Annual Flower Beds. This Will Enhance the Look and Quality of the Flowers.</p> <p>(5) yds Annual Flower Soil</p> <div data-bbox="633 1239 958 1470"><p>RECEIVED APR 03 2025 BY: _____</p></div> <div data-bbox="600 1470 1169 1785"><p>Landscape Contracting - 320,538.00 - 46200 KJ</p></div>	\$1,962.74	\$1,962.74

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:	\$1,962.74
Sales Tax:	\$0.00
Amount Due:	\$1,962.74

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.



# RUPPERT

LANDSCAPE

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

## INVOICE

Date	Invoice #
Mar 31, 2025	715641

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	Apr 30, 2025	4211227

QTY	Description	Price	Total
1	<p>Zone 5 was causing a wire short. After troubleshooting, we found a wire break and also the solenoid for the valve was malfunctioning. We ran 3 feet of wire and changed out the solenoid.</p> <p>Controller 1 Zone 1 (1) Replace 24 VAC Solenoid (Rainbird) Trouble shoot Zone and Run 3 feet of wire</p> <p>RECEIVED APR 03 2025 BY: _____</p> <p>RJM 300.572.46000 15</p>	\$537.97	\$537.97

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:	\$537.97
Sales Tax:	\$0.00
Amount Due:	\$537.97

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.



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC  
PO Box 600323  
Jacksonville, FL 32260-0323  
904-355-5300

## Service Slip/Invoice

INVOICE: 620521883  
DATE: 04/03/2025  
ORDER: 620521883


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

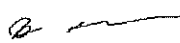
Work Location: [139845] 904-626-0375  
Aberdeen  
Aberdeen - CDD  
110 Flower Of Scotland Ave  
Saint Johns, FL 32259-6937

Work Date	Time	Target Pest	Technician	Time In
04/03/2025	10:18 AM			10:18 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	04/03/2025	121:05	11:12 AM

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

**RECEIVED**  
APR 04 2025  
BY: \_\_\_\_\_

  
\_\_\_\_\_  
TECHNICIAN SIGNATURE

  
\_\_\_\_\_  
Josh  
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC  
PO Box 600323  
Jacksonville, FL 32260-0323  
904-355-5300

## Service Slip/Invoice

INVOICE: 620523650  
DATE: 04/03/2025  
ORDER: 620523650

Bill To: [139845]

Aberdeen  
Aberdeen - CDD  
C/O Government Services  
475 W. Town Place - Suite 114  
Saint Augustine, FL 32092

Work

Location: [428304] 904-217-0925

Aberdeen CDD II (Amenity Center)  
96 Bush Pl  
Fruit Cove, FL 32259-7101

Work Date	Time	Target Pest	Technician	Time In
04/03/2025	10:18 AM	ANTS, FIRE ANT, ROA		10:18 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	04/03/2025		11:13 AM

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

**RECEIVED**  
APR 04 2025  
BY: \_\_\_\_\_

\_\_\_\_\_  
TECHNICIAN SIGNATURE

\_\_\_\_\_  
josh  
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



# Invoice



P.O. Box 762,  
Middleburg, FL 32050

Date	Invoice #
4/1/2025	3137

**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 APR 04 2025 BY: _____</div>			
<b>Total</b>			\$150.00

## HVAC REPAIR INVOICE

**AMOUNT DUE: \$808.42**

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

March 1, 2025

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

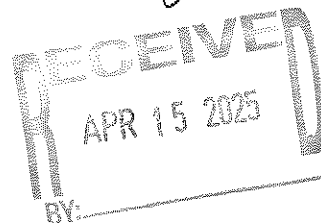
Date of service: March 10, 2025

Service performed:	March 10, 2025 Quarterly Maintenance	\$	375.00
	Filter Stock March '25, June '25, Sept '25, Jan '26	\$	433.42
	(22) 16 x 20 x 2		
	(16) 16 x 25 x 2		
	(12) 20 x 20 x 2		
	<b>TOTAL DUE</b>	<b>\$</b>	<b>808.42</b>

*\*filters are stored at Amenity Center\**

Total due: \$808.42

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



SERVICE ■ INSTALLATION ■ CONTROLS

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

# QUARTERLY HVAC PREVENTATIVE MAINTENANCE

March 10, 2025

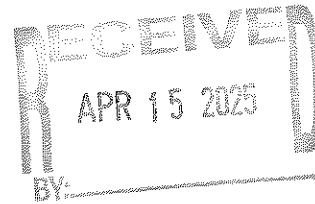
**AMOUNT DUE FOR MAINTENANCE: \$375**

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: March 10, 2025

## Maintenance plan includes:

Blow out and clean drain lines  
Examine outdoor unit  
Clean air handler and examine evaporator coil  
Treat indoor unit with bacterial, fungal stat, deodorizer  
Check refrigerant pressure  
Check voltage and amps on motors  
Check all electrical connections, tighten if needed  
Replace filters\* *additional charge for filters\**



R.R.  
300.572.46000  
KD

### UNIT 1 (OLD GYM)

AIR HANDLER	MAKE	Daikin	AIR HANDLER	MAKE	Daikin
	MODEL	DAR0904AB		MODEL	DAR0904AB
	SERIAL	1706492805		SERIAL	1701364922
CONDENSOR	MAKE	Daikin	CONDENSOR	MAKE	Daikin
	MODEL	DX11SA0903AB		MODEL	DX118A0903AB
	SERIAL	1711581896		SERIAL	1609162909
FILTER SIZE		(2) 16x20x2 and (2) 16x25x2	FILTER SIZE		(2) 16x25x2 and (2) 16x20x2
BELT		(1) A39	BELT		(2) A43

### UNIT 2 (CLUBHOUSE)

### UNIT 3 (OFFICE)

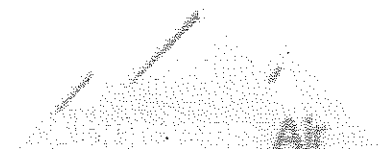
AIR HANDLER	MAKE	Bryant	CONDENSOR	MAKE	AAON
	MODEL	FX4DNF019		MODEL	CFA013BA8DJ00K
	SERIAL	0722F45538		SERIAL	202010CNCK08659
CONDENSOR	MAKE	Bryant	AIR HANDLER	MAKE	AAON
	MODEL	215BNA018A		MODEL	H3CRB80162C278
	SERIAL	0522E03264		SERIAL	202010CJEC06278
FILTER SIZE		Washable filter	FILTER SIZE		(2) 20x20x2 (1) 16x20x2
BELT		N/A	BELT		

### UNIT 4 (NEW GYM)

Customer Signature / Date

CAC1821470

SERVICE ■ INSTALLATION ■ CONTROLS



For All Your Cooling and Heating Needs

www.aberdeenac.com ■ (904) 342-5349

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

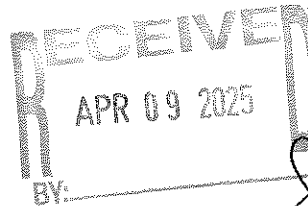
**Invoice**

Invoice Number <b>752727</b>	Date <b>03/15/2025</b>
Customer Number <b>400171</b>	Due Date <b>04/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Aberdeen CDD	400171		03/15/2025	04/01/2025

Quantity	Description	Months	Rate	Amount
221 - Pool - Aberdeen CDD - 110 Flower of Scotland Ave, Jacksonville, FL 1.00	Pool Monitoring 04/01/2025 - 06/30/2025	3.00	\$924.00	\$2,772.00
Subtotal:				\$2772.00
Tax				\$0.00
Payments/Credits Applied				\$468.46
Invoice Balance Due:				\$2303.54



Date	Invoice #	Description	Amount	Balance Due
3/15/2025	752727	Monitoring Services	\$2772.00	\$2303.54

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

**Invoice**

Invoice Number <b>752727</b>	Date <b>03/15/2025</b>
Customer Number <b>400171</b>	Due Date <b>04/01/2025</b>

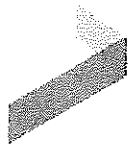
Net Due: \$2,303.54

Amount Enclosed: \_\_\_\_\_

Aberdeen CDD  
C/O GMS, LLC  
475 W. Town Place Ste 114  
Saint Augustine, FL 32092

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802



**FirstService**  
RESIDENTIAL

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

# INVOICE

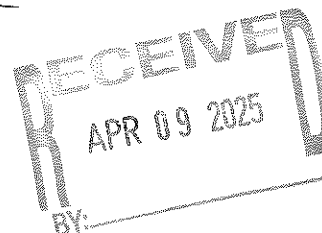
Invoice Number 11053387  
Invoice Date 4/1/2025  
Terms 15 ePay ACH BP  
Service Period 4/1/2025  
Customer 100-0SNC

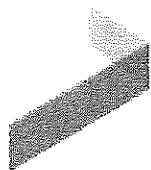
Invoice Type MGFE  
Account # MGF-0SNC  
Total Amount Due: **\$1,285.00**

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

Mag. Fee  
300.53  
15  
4.9.25  
300.45912





**FirstService**

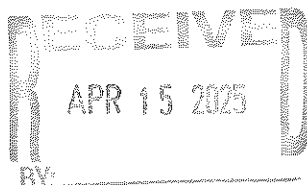
RESIDENTIAL

**Aberdeen Community Development District**

110 Flower of Scotland Avenue

Saint Johns, FL 32259

kate.trivelpiece@fsresidential.com;

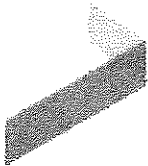


# INVOICE

Invoice Number 11054825  
Invoice Date 4/11/2025  
Terms 15 ePay ACH BP  
Period Start 3/22/2025  
Period End 4/4/2025

Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$13,212.37**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$42.00	\$3,864.00
				Subtotal	\$3,864.00
Staff, Front Desk	25.00%	Betts, Hayleigh M	32.42 REG	\$16.00	\$648.40
Staff, Front Desk	25.00%	Gibbs, Michayla	6.00 PTO	\$20.00	\$150.00
Staff, Front Desk	25.00%	Gibbs, Michayla	65.37 REG	\$20.00	\$1,634.25
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 VACATION	\$20.00	\$200.00
				Subtotal	\$2,632.65
Staff, Janitorial	25.00%	Henry, Brandon E	77.87 REG	\$18.00	\$1,752.09
				Subtotal	\$1,752.09
Supervisor, Building Maint	25.00%	Parker, Jay	16.00 PTO	\$28.67	\$573.30
Supervisor, Building Maint	25.00%	Parker, Jay	55.92 REG	\$28.67	\$2,003.68
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 VACATION	\$28.67	\$286.65
				Subtotal	\$2,863.63
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$21.00	\$2,100.00
				Subtotal	\$2,100.00
				Subtotal	\$13,212.37



# FirstService


RESIDENTIAL

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

## INVOICE

Invoice Number 11054825  
Invoice Date 4/11/2025  
Terms 15 ePay ACH BP  
Period Start 3/22/2025  
Period End 4/4/2025  
  
Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$13,212.37**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
					Tax \$0.00
					Total <b>\$13,212.37</b>
General Manager, Property Oper	320.53800	45918			\$3,864.00
Staff, Building Maint	320.53800	45917			\$2,100.00
Staff, Front Desk	320.53800	45915			\$2,632.65
Staff, Janitorial	320.53800	45506			\$1,752.09
Supervisor, Building Maint	320.53800	45917			\$2,863.63

  
4.15.25



# FIRST COAST VENDOR VILLAGE

## INVOICE

April 8, 2025

First Coast Vendor Village!  
Rebecca Fixel  
3068 Jacob Fixel Court  
Jacksonville, Florida 32257

Aberdeen CDD  
ATTN: Kate Trivelpiece  
110 Flower of Scotland Avenue  
St. Johns, Florida 32259

**Saturday, April 19, 2025 - 11:00am – 2:00pm**

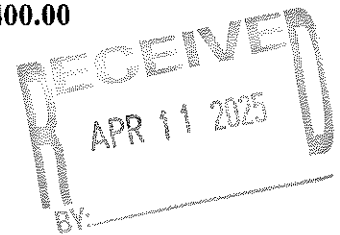
DJ for music and egg hunt announcements (3 hours)

\$400.00

**TOTAL:**

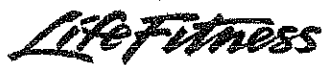
**\$400.00**

Make checks payable to: First Coast Vendor Village  
3068 Jacob Fixel Court  
Jacksonville, Florida 32257



**DUE UPON RECEIPT**

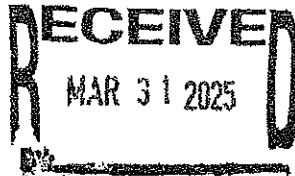
*Spring  
Event -  
\$20.572.49400  
\*Check  
Request*



LIFE FITNESS  
Main (800)735-3887

# INVOICE

INVOICE #	7959630
ORDER #	36912531
CUSTOMER PO #	03/20/2025
INVOICE DATE	20-MAR-25
DUE DATE	19-APR-25
BILL TO #	712144
SHIP TO #	712144



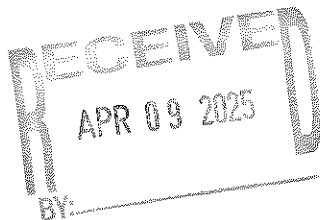
**BILL TO:**  
ABERDEEN CDD  
475 W TOWN PLACE  
#114  
SAINT AUGUSTINE FL 32092

**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
19-APR-25				NET 30			20-MAR-25
QTY ORDERED	QTY SHIP	B/O	PART NO.	DESCRIPTION/SERIAL#		UNIT PRICE	EXTENSION
1	1	0	SLT-CNSL-ENG-01	SL English Imperial		812.00	812.00
1	1	0	1013927-0000	CABLE: MCFLY SL/SLI BASE, SIGNAL, ADAPTER		22.00	22.00
			FREIGHT ALL	QUOTED FREIGHT CHARGES			27.91

<b>Order Comments:</b>	SUB-TOTAL	861.91
	TAX:	0.00
	DEPOSIT:	0.00
	US\$ TOTAL DUE:	861.91



*Fitness*  
*P.R.*  
*300.572.46000*  
*KS*

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

Page 1 of 1

INVOICE:	7959630
CUSTOMER PO:	03/20/2025
INVOICE DATE:	20-MAR-25
DUE DATE:	19-APR-25
US\$ TOTAL DUE:	861.91

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.

TERMS AND CONDITIONS CAN BE FOUND AT: <https://www.lifefitness.com/en-us/legal/terms-conditions>



LIFE FITNESS  
Main (800)735-3867

# INVOICE

INVOICE #	7968591
ORDER #	36915960
CUSTOMER PO #	03/31/2025
INVOICE DATE	31-MAR-25
DUE DATE	30-APR-25
BILL TO #	712144
SHIP TO #	712144

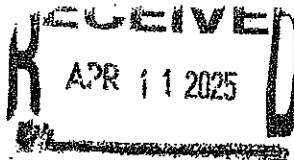
**BILL TO:**  
ABERDEEN CDD  
475 W TOWN PLACE  
#114  
SAINT AUGUSTINE FL 32092

**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
30-APR-25				NET 30			31-MAR-25
QTY ORDERED	QTY SHIP	E/O	PART NO	DESCRIPTION/SERIAL		UNIT PRICE	EXTENSION
1	1	0	8371201	CLIP, OS TOWER		3.90	3.90
			FREIGHT ALL	QUOTED FREIGHT CHARGES			21.24

<b>Order Comments:</b>	SUB-TOTAL	25.14
	TAX:	0.00
	DEPOSIT:	0.00
	US\$ TOTAL DUE:	25.14



*Fitness ctr.  
Pays  
320.572.46000*

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

Page 1 of 1

INVOICE:	7968591
CUSTOMER PO:	03/31/2025
INVOICE DATE:	31-MAR-25
DUE DATE:	30-APR-25
US\$ TOTAL DUE:	25.14

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.

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

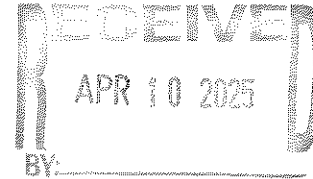
April 10, 2025

Invoice # 193068

Project 0000021848.0000 Aberdeen CDD

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

- CDD Meeting
- 778 Shetland Drainage Review
- Coordination with Maintenance Supervisor



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 March 31, 2025**

Phase 0001 Engineering Services

	Hours	Rate	Amount
Sr. Construction Inspector	3.50	210.00	735.00
CAD Designer 1	4.00	130.00	520.00
Project Administrator	.25	120.00	30.00
<b>Total Labor</b>			<b>1,285.00</b>

Phase 0999 Reimbursable Expenses

**Reimbursable Expenses**

Mileage/Parking/Tolls		38.53
<b>Total Reimbursables</b>		<b>38.53</b>

11 x 17 B/W	1.0 Copy @ 0.55	.55
8.5 x 11 B/W	3.0 Copies @ 0.27	.81
<b>Total Reproductions</b>		<b>1.36</b>

**Total Due: 1,324.89**

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	1,285.00	7,227.50	8,512.50
Expense	38.53	115.58	154.11
Unit	1.36	0.00	1.36
<b>Totals</b>	<b>1,324.89</b>	<b>7,343.08</b>	<b>8,667.97</b>

# INVOICE

Wacky and Whimsical LLC  
20 Clan Crest Pl  
Saint Johns, FL 32259

gina@wackyandwhimsical.com  
+1 (845) 699-4066  
www.wackyandwhimsical.com

## Wacky and Whimsical

Making your Party Wacky or Whimsical



Aberdeen CDD

Bill to  
110 Flower of Scotland Ave  
Saint Johns  
FL  
32259

Ship to  
110 Flower of Scotland Ave  
Saint Johns  
FL  
32259

### Invoice details

Invoice no.: 1181  
Invoice date: 01/10/2025  
Due date: 04/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/19/2025	Cotton Candy	3 hours of live spun cotton candy	1	\$300.00	\$300.00
2.	04/19/2025	Face Painting Event	Event face painting	1	\$200.00	\$200.00
3.	04/19/2025	Face Painting Event additional hour	each additional event hour	1	\$100.00	\$100.00

Total

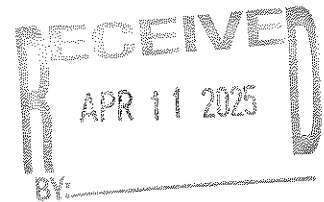
\$600.00

### Ways to pay



View and pay

\*Check Request  
Spring Event  
300,572.49400  
KJ



Disclosure Services LLC

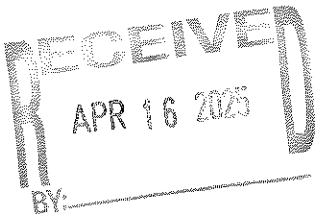

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
4/15/2025	21

Bill To
Aberdeen CDD c/o GMS, LLC

Terms	Due Date
Net 30	5/15/2025

Description	Amount
Amortization Schedule Series 2018 5-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2020A-1 5-1-25 Prepay \$5,000	100.00
	
	

<b>Total</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



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

Invoice	
<b>Date</b> 4/1/2025	<b>Number</b> JAK04250039
<b>Due Date</b> 4/30/2025	<b>Cust #</b> 126102
<b>Invoice Amount</b> \$1,200.00	<b>Amount Remitted</b>

**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
JAK04250039	4/1/2025	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	4/30/2025
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR APRIL				\$1,200.00	\$1,200.00
<div><p><i>Cr Cleaning Contract 320.53800.45927</i></p><p><b>RECEIVED</b> APR 21 2025</p><p>BY: _____</p><p>Pay On-Line: <a href="https://linktr.ee/janikingjax">https://linktr.ee/janikingjax</a> Make All Checks Payable to: JANI-KING OF JACKSONVILLE</p></div>					Amount of Sale	\$1,200.00
					Sales Tax	\$0.00
					Total	\$1,200.00





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

Invoice	
<b>Date</b> 04/17/2025	<b>Number</b> JAK04250552
<b>Due Date</b> 04/30/2025	<b>Cust #</b> 126102
<b>Invoice Amount</b> \$ 432.00	<b>Amount Remitted</b>

**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	
JAK04250552	04/17/2025	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	04/30/2025	
Quantity	Description				Unit Price	Extended Price	
1	INCREASE MONTHLY CONTRACT BILLING FOR APRIL EFFECTIVE 4/1/25				432.00	432.00	
<div>RECEIVED APR 21 2025 BY: _____  <i>Cleaning Contract</i> <i>380.53800.45927</i></div> <div>Pay On-Line: <a href="https://linktr.ee/janikingjax">https://linktr.ee/janikingjax</a> Make All Checks Payable To: JANI-KING OF JACKSONVILLE</div>					Amount of Sale		\$ 432.00
					Sales Tax		\$ 0.00
					Total		\$ 432.00

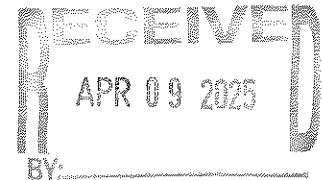


# INVOICE

Invoice Date: 04/09/2025

Invoice # 20483

Total Due \$721.71



**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 3/10/2025**

Description	Qty	Amount	Total
<b>Services</b>			
Labor Rates Replace five (5) Monument sign lights, meet with Jay Parker (904) 303-7366 he will show you the location of monument sign lights to replace	2.25	155.00	\$348.75
Work Performed: We arrived on site today to begin work changing out monument sign lights. Upon our arrival, we checked in with point of contact and proceeded to inspect sign lights. After inspecting light, and seeing what kind of lights needed to be replaced, we then proceeded to local supply house to retrieve lights. We were able to determine that there were three lights in the front of Grandholm point Community that needed to be changed and one light closer to office area that also needed to be changed for LED spotlights. After returning with material to complete job, we then proceeded to sign lights in front of Grandholm Point Community and began removing old lights and installing new spotlights. upon completion of installing new spotlights, we then re-enter our system to ensure lighting would work properly. While completing work in the area in front of Grandholm Point we were able to identify two of the lighting posts for spotlights did not have blank covering causing electrical connections to be exposed, requiring us to install blank covering. During our investigation, we were also able to observe electrical panel near sign at Grandholm point obstructed due to severe water damage recommendation to replace. From that point, we proceeded to the Wellington Park Community near office area to replace one sign light upon completion of replacing sign light was re-energize to ensure lighting would work properly			
	Sub Total	Services	\$348.75
<b>Materials</b>			
1 (single) gang bell box	2.00	2.34	\$4.68
blank cover			
Hardware includes wire nuts, washers,	5.00	1.25	\$6.25

EC 13007419

www.LinsElectric.com

email: info@linselectric.com

Phone: (904) 868-6586

7820 Pritchard Road Jacksonville, FL 32219

tape, screws,  
etc.

Custom Item(s) LED spotlights (4)

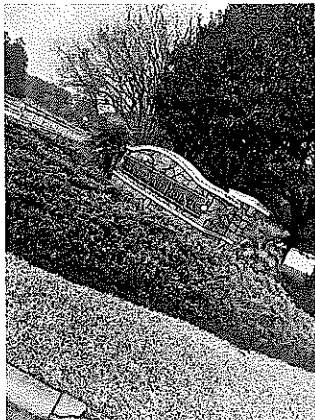
	1.00	362.03	\$362.03
Sub Total	Materials		\$372.96
Total for Service Date	3/10/2025		\$721.71
Total Due			\$721.71

## Payments

Total Payments	\$0.00
----------------	--------

*Jim K...*

03/10/25 11:23:15



03/10/25 11:23:23



03/10/25 11:36:15



03/10/25 11:36:17



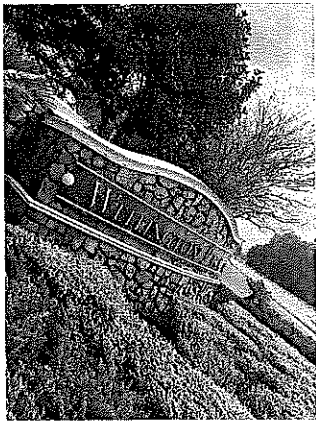
03/10/25 11:36:19



03/10/25 11:36:22



03/10/25 11:36:24



**Total Due            \$721.71**

EC 13007419

[www.LinsElectric.com](http://www.LinsElectric.com)

email: [info@linselectric.com](mailto:info@linselectric.com)

Phone: (904) 868-6586

7820 Pritchard Road Jacksonville, FL 32219



# INVOICE

# 4911

**The Barnyard Bunch**  
9620 Luther Beck Rd  
Hastings, FL 32145

Date: Apr 11, 2025

Due Date: Apr 19, 2025

**Balance Due: \$815.00**

Bill To:  
**Aberdeen CDD**

Item	Quantity	Rate	Amount
Petting Zoo 3 hours	1	\$765.00	\$765.00
travel	1	\$50.00	\$50.00

Subtotal: \$815.00

Tax (0%): \$0.00

Total: \$815.00

Check #5190 was lost by vendor and now have to reissue another check for vendor.  
TP 4/23/25

Notes:

April 19 @ 11-2 pm Thank you for your business!

*\*Check Request  
Spring Event  
380.572 49400  
KS*



## INVOICE #3984

ISSUED:

Apr 23, 2025

DUE:

May 08, 2025

RECIPIENT:

**Aberdeen CDD Community**

110 Flower Of Scotland Avenue

Fruit Cove, Florida 32259

Phone: (904) 303-7366

662 Nottingham Forest Circle  
St Johns, FL 32259

Phone: (904) 287-3819

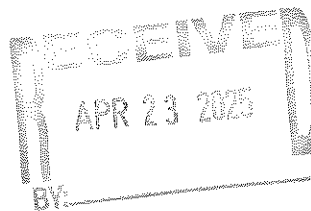
Email: mitchdrake04@yahoo.com

Website:

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

### For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Mar 19, 2025				
Tree trimming and removal	Cut down and haul all trees and underbush on side of road up to pine trees on southwest entrance to Eastwood to open up sight lines of oncoming traffic	1	\$4,500.00	\$4,500.00*



\* Non-taxable

Make checks payable to "Tree Work by Mitch Drake & Sons" and mail to  
4019 Cove Saint Johns Rd  
Jacksonville, FL 32277

We accept all major credit cards with a 1.5% convenience fee. Please advise if  
you intend to pay via credit card.

Thank you for your business. Please contact us with any questions regarding this  
invoice.

**Total** **\$4,500.00**

Account balance **\$4,500.00**

**Pay Now**

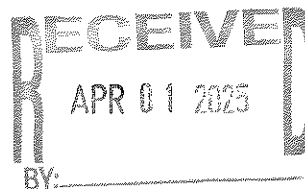


CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/04/25	00191	3/31/25 1064-1	202503 600-53800-60100	FNL PAINT FENCE AMEN CNTR	*	8,190.00	
BC & MAX VENTURES							8,190.00 000167
4/17/25	00193	4/07/25 635611	202504 600-53800-60100	RESTAURANT CHAIRS	*	7,246.95	
AFFORDABLE SEATING LLC							7,246.95 000168
TOTAL FOR BANK B						15,436.95	
TOTAL FOR REGISTER						15,436.95	



Invoice #: 1064-1

Customer     Aberdeen Community  
110 Flower of Scotland Ave  
Fruit Cove FL 32259



Job #	Description	Price	Percentage	Price Paid	Price Due	Balance Due
001	JOB-1418-7177- Final	\$ 11,700.00	100.00%	\$ 11,700.00	\$ 3,510.00	\$ 8,190.00
	Job Total	\$11,700.00		\$ -		
				\$ -	Previous Paid	Total Due
			Subtotal	\$ 11,700.00	\$ 3,510.00	\$8,190.00
	2% added if paying with Card				2% for card	
	Total				\$	8,190.00

Date \_\_\_\_\_

**Signature**

**Brad Davis - Owner**

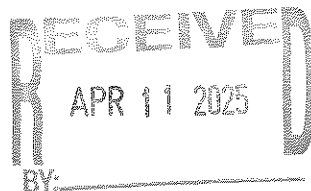
Job Complete 4/1/25  
Remaining Balance  
Due -  
KJ



# Restaurant Furniture.net

## Invoice

Toll-Free: (888) 409-1115  
Fax: (888) 699-1115  
[www.restaurantfurniture.net](http://www.restaurantfurniture.net)



US  
4.11.25

Date	Invoice #
04/07/2025	635611

Bill To
Kate Trivelpiece 475 W Town Pl Ste 100 St. Augustine, FL 32092

Ship To
Aberdeen CDD Kate Trivelpiece 110 Flower Of Scotland Ave St Johns, FL 32259

Item	Description	Quantity	Price Each	Amount
FRU-ERAT-523	Dark Grey Restaurant Chair with Black Metal Legs.	32	134.00	4,288.00
FRU-US-INRE-SQ-3636-CU	Resin Table Top. 36" x 36". Color: Concrete Grey.	8	193.00	1,544.00
MFB-SQ-3636-BF-HGT30	Metal Frame with Legs. Black Frame Finish. 36" x 36". 30" Table Height.	8	105.00	840.00
Freight Charges	Freight Charges to destination zip code. ***Note: Freight will be delivered to your commercial dock/door. If you require "inside delivery" or a lift gate, please let us know. Additional charges may occur.	1	815.39	815.39
Quantity Discount		1	-240.44	-240.44
		1	0.00	0.00
		1	0.00	0.00
	Mailing Address: RestaurantFurniture.net Attn. Joe Matz 1001 W Culver Rd. Knox, IN 46534 Sales Tax		0.00%	0.00
PLEASE INSPECT MERCHANDISE UPON DELIVERY				<b>Total</b> \$7,246.95

Upon signing the delivering carrier's Bill of Lading customer confirms order has been delivered in full and in good shape. Customer is entitled to a 15 minutes unloading / inspection per pallet delivered. No claims for shortage or damaged items will be accepted unless specifically noted on the Bill of Lading (delivery receipt).

I hereby assign to and authorize payment directly to RestaurantFurniture.net in 655 Deerfield Road, Deerfield, IL 60015. I understand and agree that, I am ultimately responsible for the balance of my account as represented in all sales orders and invoices under my name.

I understand that payment of charges incurred is due at the time of invoice unless financial arrangements have been made prior. I agree to pay all reasonable attorney fees and collection cost in the event of default payment of my charges.

I have read all the information related to my transactions with RestaurantFurniture.net and agree to the policy stated on restaurantfurniture.net

Signature: \_\_\_\_\_

Date: \_\_\_\_\_