

***ABERDEEN***

*Community Development District*

*JUNE 24, 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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June 17, 2025

Board of Supervisors  
Aberdeen Community Development District

Dear Board Members:

The Meeting of the Aberdeen Community Development District Meeting is scheduled for **Tuesday, June 24, 2025 at 4:00 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. Discussion of Capital Reserve Study Update
- IV. Discussion of Fiscal Year 2026 Approved Budget (adoption August 26, 2025)
- V. Consideration of Proposals
  - A. Irish Tartan Way
    1. Playground Boss
    2. Southern Recreation
  - B. River Dee
  - C. Sterling Bridge
  - D. Fort Williams Drive
  - E. Prince Albert
  - F. Pool Aerator
- VI. Staff Reports
  - A. Attorney

- B. Engineer
  - C. Manager
  - 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 May 27, 2025, Meeting
  - B. Balance Sheet as of May 31, 2025, and Statement of Revenues and Expenses for the Period Ending May 31, 2025
  - C. Assessment Receipt Schedule
  - D. Approval of Check Register
- IX. Next Scheduled Meeting – 07/29/25 @ 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*

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



**Prepared for FY 2025  
Report Date: June 5, 2025**





June 5, 2025

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

Re: Aberdeen Community Development District

Dear Supervisors:

Community Advisors is pleased to provide this Revised Reserve Study report for the above referenced Association. We have completed the adjustments you requested and have updated your funding plan. We recommend updating your study every 3 years to keep your information current with changing replacement cost, interest and inflation rates.

It has been a pleasure serving you and please let me know if you have any questions or concerns.

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*  
Professional Reserve Analyst  
10459 Hunters Creek Court  
Jacksonville, Fl. 32256



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**Aberdeen Community Development District**  
 St. Johns, Florida  
**Funding Model Summary**

Report Date	June 5, 2025
Account Number	2169
Version	2
Budget Year Beginning	October 1, 2025
Budget Year Ending	September 30, 2026

<i>Report Parameters</i>	
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.

<i>Cash Flow Funding Plan Summary of Calculations</i>	
Required Annual Contribution	\$103,763.29
Average Net Annual Interest Earned	<u>\$19,638.10</u>
Total Annual Allocation to Reserves	\$123,401.39

**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	103,763	19,638	56,600	674,241
26-27	2,022,152	106,876	23,202	7,709	796,610
27-28	2,082,817	110,082	23,042	138,639	791,095
28-29	2,145,302	113,385	25,659	49,173	880,967
29-30	2,209,661	116,787	20,715	307,264	711,204
30-31	2,275,950	120,290	18,733	207,046	643,181
31-32	2,344,229	123,899	22,439	19,105	770,414
32-33	2,414,556	127,616	18,264	289,229	627,065
33-34	2,486,992	131,444	19,358	113,230	664,637
34-35	2,561,602	135,388	21,371	87,656	733,740
35-36	2,638,450	139,449	21,602	153,127	741,664
36-37	2,705,423	143,633	23,087	115,733	792,651
37-38	2,786,585	147,942	23,581	154,552	809,621
38-39	2,870,183	152,380	28,860		990,861
39-40	2,956,288	156,951	23,862	352,427	819,246
40-41	3,044,977	161,660	28,610	27,241	982,275
41-42	3,136,326	166,510	33,087	45,895	1,135,977
42-43	3,230,416	171,505	27,004	407,338	927,149
43-44	3,327,328	176,650	25,270	261,461	867,608
44-45	3,427,148	181,950	16,392	503,151	562,799
45-46	3,529,963	187,408	12,627	329,305	433,529
46-47	3,635,862	193,030	17,848	31,625	612,782
47-48	3,744,937	198,821	18,376	199,054	630,926
48-49	3,857,286	204,786	21,519	118,415	738,816
49-50	3,973,004	210,929	22,989	183,442	789,292
50-51	4,092,194	217,257	29,430	25,544	1,010,436
51-52	4,214,960	223,775	33,715	110,376	1,157,550
52-53	4,296,983	230,488	33,811	261,001	1,160,848
53-54	4,425,893	237,403	38,584	112,108	1,324,726
54-55	4,558,669	244,525	43,513	118,829	1,493,935

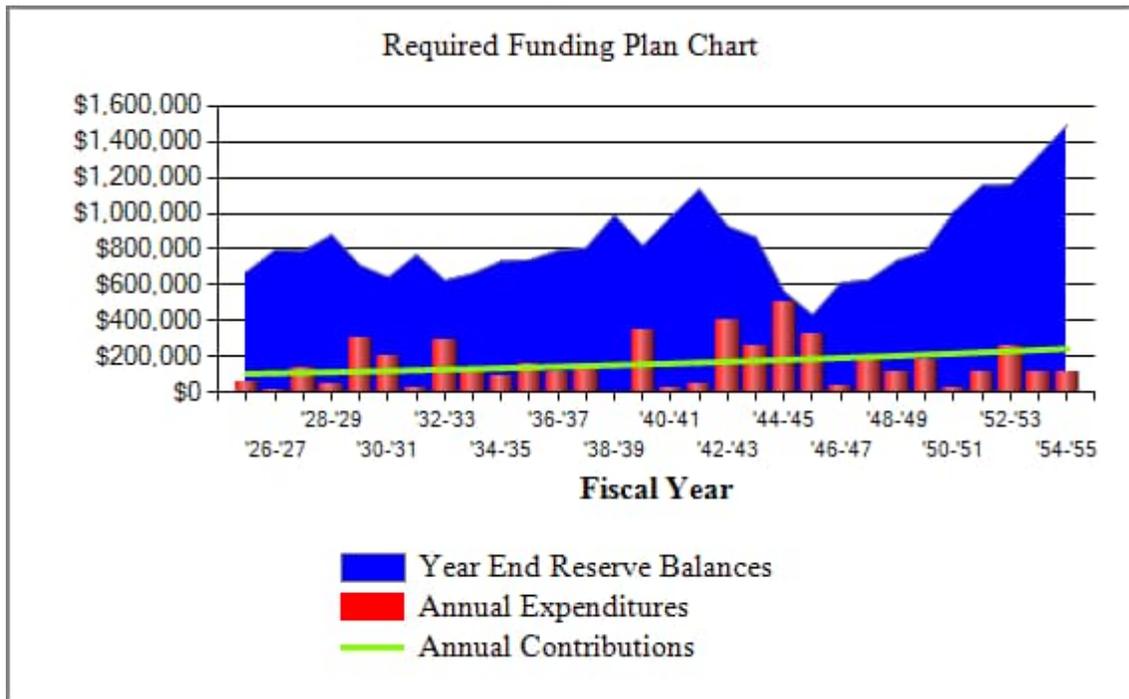
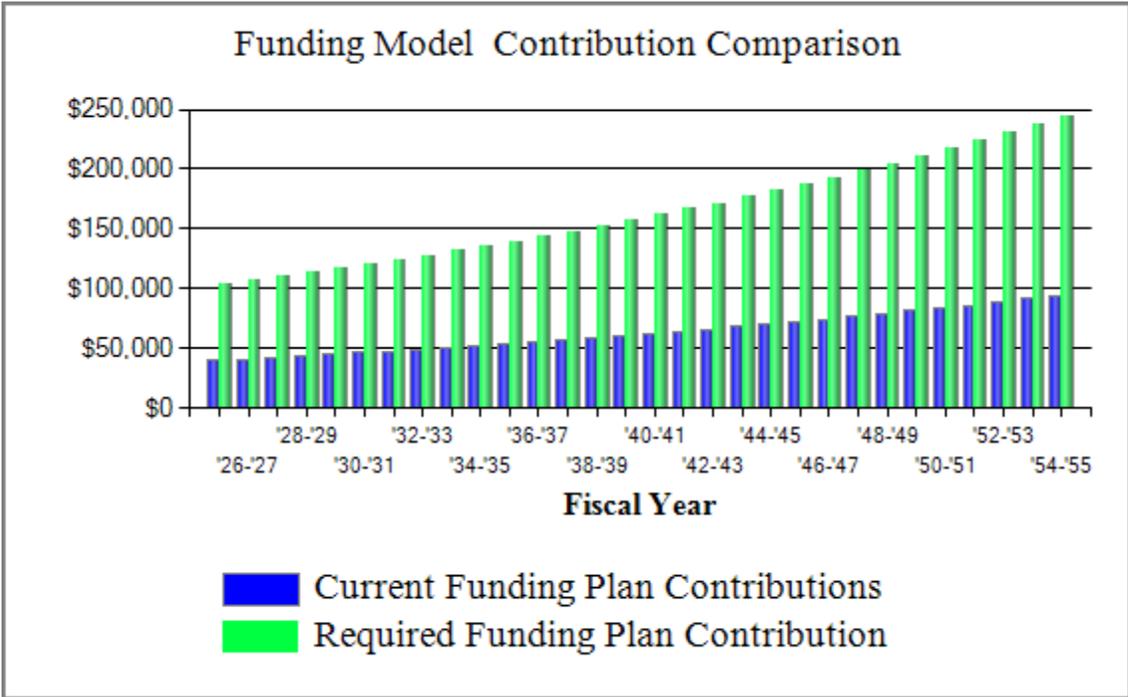


Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.

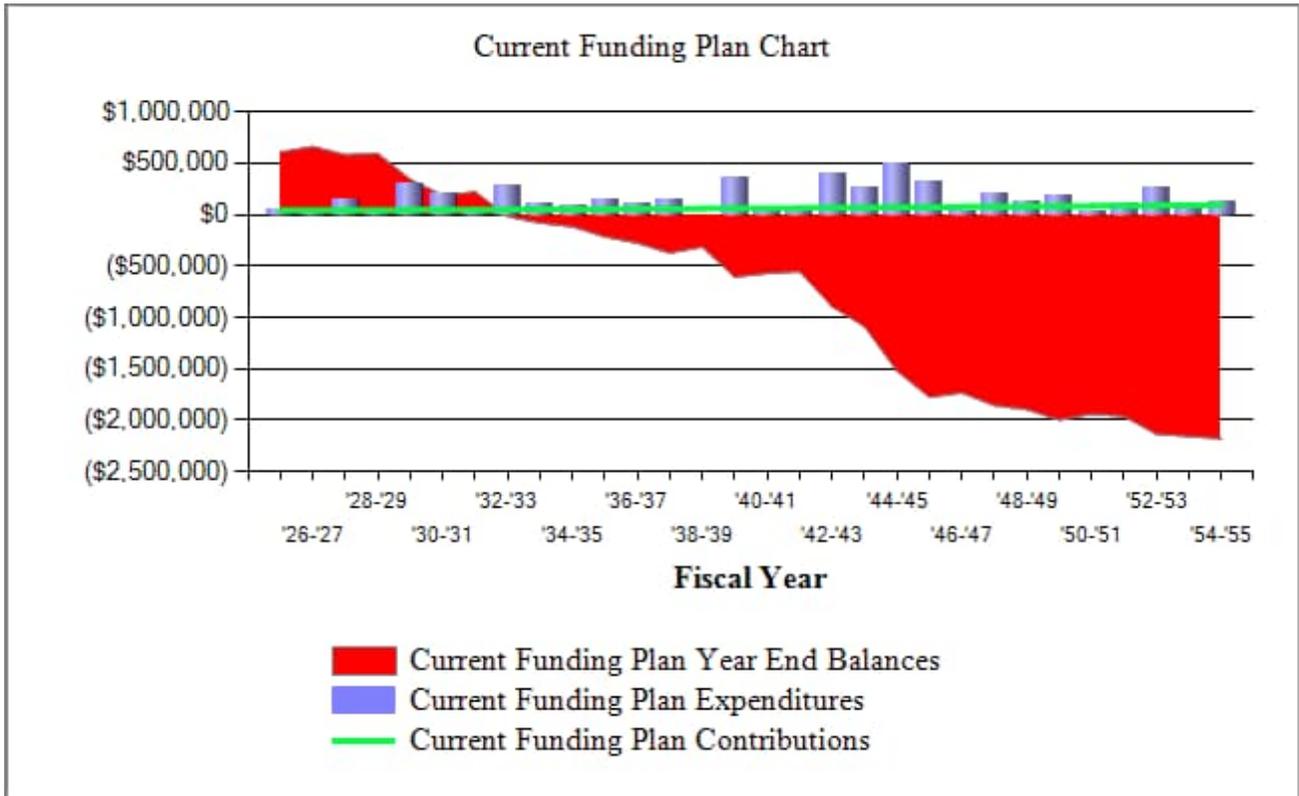


This chart illustrates annual expenditures and compares the current funding plan to the recommended funding plan.

**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	41,200	19,262	7,709	661,318
27-28	2,082,817	42,436	16,953	138,639	582,068
28-29	2,145,302	43,709	17,298	49,173	593,902
29-30	2,209,661	45,020	9,950	307,264	341,608
30-31	2,275,950	46,371	5,428	207,046	186,361
31-32	2,344,229	47,762	6,451	19,105	221,469
32-33	2,414,556	49,195		289,229	-18,566
33-34	2,486,992	50,671		113,230	-81,125
34-35	2,561,602	52,191		87,656	-116,590
35-36	2,638,450	53,757		153,127	-215,960
36-37	2,705,423	55,369		115,733	-276,324
37-38	2,786,585	57,030		154,552	-373,846
38-39	2,870,183	58,741			-315,105
39-40	2,956,288	60,504		352,427	-607,029
40-41	3,044,977	62,319		27,241	-571,951
41-42	3,136,326	64,188		45,895	-553,657
42-43	3,230,416	66,114		407,338	-894,881
43-44	3,327,328	68,097		261,461	-1,088,244
44-45	3,427,148	70,140		503,151	-1,521,255
45-46	3,529,963	72,244		329,305	-1,778,315
46-47	3,635,862	74,412		31,625	-1,735,529
47-48	3,744,937	76,644		199,054	-1,857,939
48-49	3,857,286	78,943		118,415	-1,897,410
49-50	3,973,004	81,312		183,442	-1,999,540
50-51	4,092,194	83,751		25,544	-1,941,333
51-52	4,214,960	86,264		110,376	-1,965,446
52-53	4,296,983	88,852		261,001	-2,137,596
53-54	4,425,893	91,517		112,108	-2,158,187
54-55	4,558,669	94,263		118,829	-2,182,754



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	674,241	796,610	791,095	880,967	711,204	643,181	770,414	627,065	664,637
<b>Annual Assessment</b>	103,763	106,876	110,082	113,385	116,787	120,290	123,899	127,616	131,444	135,388
<b>Interest Earned</b>	19,638	23,202	23,042	25,659	20,715	18,733	22,439	18,264	19,358	21,371
<b>Expenditures</b>	56,600	7,709	138,639	49,173	307,264	207,046	19,105	289,229	113,230	87,656
<b>Ending Balance</b>	674,241	796,610	791,095	880,967	711,204	643,181	770,414	627,065	664,637	733,740

**Description**

Misc. Site Components

Monument Signs Refurbish Allowance									35,420	
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**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										11,091
Pond Fountain - Pond 5A										11,091
Structure/Pipe Allowance			15,913							

**Storm Water System Total:**

**10,000**

**54,106**

**11,593**

**22,181**

Parking Lots

Asphalt Mill & Resurface - Amenity Lot								114,501		
Asphalt Mill & Resurface - Fitness Bld Lot										

**Parking Lots Total:**

**114,501**

Fencing/Gates/Controls

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										

**Fencing/Gates/Controls Total:**

**20,256**

**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										26,095
Refurbishment Allowance - Social Room										29,931
Rubber Flooring - Fitness Center										
<b>Interior Finishes Total:</b>										<b>65,475</b>
<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>				<b>33,080</b>			<b>19,105</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>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/Mis. Equip.</b>										
Fitness Equip. Allowance					73,158					
Furniture Allowance - Social Hall										
Pool Furniture Replace Allowance								67,643		
<b>Furniture/Mis. Equip. Total:</b>					<b>73,158</b>			<b>67,643</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										
Pool Resurfacing - Family Pool					234,106					
Pool Resurfacing - Lap Pool						192,903				
Pool Slide Refurbishment Allowance									31,669	
Shade Fabric - Pool Area Structures										
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 Refurbishment										
<b>Swimming Pools Total:</b>		<b>3,193</b>			<b>234,106</b>	<b>192,903</b>		<b>51,409</b>	<b>31,669</b>	
Playground - Pool										
Plastic Play Surface Border - Playground						2,550				
Play Equipment Allowance				49,173						
<b>Playground - Pool Total:</b>				<b>49,173</b>		<b>2,550</b>				
Basketball Court										
Basketball Court Resurfacing		4,516							5,555	
<b>Basketball Court Total:</b>		<b>4,516</b>							<b>5,555</b>	
Pocket Parks										
Play Equipment Allowance - Amadale Park			21,218							
Play Equipment Allowance - Glassglow Park									76,006	
Play Equipment Allowance - River Dee Park			21,218							
<b>Pocket Parks Total:</b>			<b>42,436</b>						<b>76,006</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**

<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>7,709</b>	<b>138,639</b>	<b>49,173</b>	<b>307,264</b>	<b>207,046</b>	<b>19,105</b>	<b>289,229</b>	<b>113,230</b>	<b>87,656</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>	733,740	741,664	792,651	809,621	990,861	819,246	982,275	1,135,977	927,149	867,608
<b>Annual Assessment</b>	139,449	143,633	147,942	152,380	156,951	161,660	166,510	171,505	176,650	181,950
<b>Interest Earned</b>	21,602	23,087	23,581	28,860	23,862	28,610	33,087	27,004	25,270	16,392
<b>Expenditures</b>	153,127	115,733	154,552		352,427	27,241	45,895	407,338	261,461	503,151
<b>Ending Balance</b>	741,664	792,651	809,621	990,861	819,246	982,275	1,135,977	927,149	867,608	562,799

**Description**

Misc. Site Components

Monument Signs Refurbish Allowance

**Misc. Site Components Total:**

Storm Water System

Pond Aerators - Pond 3A

6,720

7,790

Pond Aerators - Pond 4

6,720

7,790

Pond Bathymetric Survey

Pond Fountain - Pond 35

Pond Fountain - Pond 5A

Structure/Pipe Allowance

24,793

**Storm Water System Total:**

**13,439**

**15,580**

**24,793**

Parking Lots

Asphalt Mill & Resurface - Amenity Lot

Asphalt Mill & Resurface - Fitness Bld Lot

39,267

**Parking Lots Total:**

**39,267**

Fencing/Gates/Controls

Access Control/Camera System

36,824

Aluminium Fence - Parking Lot

13,174

Aluminium Fence - Pool & Playground

65,243

Chain Link Fence - Basketball Court

Chain Link Fence - Dog Park

Dumpster Enclosure Gates

Vinyl Ranch Fence - Prince Albert Avenue

31,394

Vinyl Ranch Fence - Queen Victoria Avenue

45,580

**Fencing/Gates/Controls Total:**

**76,974**

**78,417**

**36,824**

**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>Site Lighting</b>										
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>					
<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.									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>	
<b>Interior Finishes</b>										
LVP Flooring - Fitness Center										
Refurbishment Allow - Fitness Bld. Restrooms					37,210					
Refurbishment Allowance - Locker Rooms	85,957									
Refurbishment Allowance - Slide Restrooms										35,070
Refurbishment Allowance - Social Room										40,225
Rubber Flooring - Fitness Center					25,169					
<b>Interior Finishes Total:</b>	<b>85,957</b>				<b>62,379</b>					<b>75,296</b>
<b>Exterior Painting</b>										
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/Mis. Equip.</b>										
Fitness Equip. Allowance					98,318					
Furniture Allowance - Social Hall									26,303	
Pool Furniture Replace Allowance										
<b>Furniture/Mis. Equip. Total:</b>					<b>98,318</b>				<b>26,303</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			25,664							
Pool Resurfacing - Family Pool										364,729
Pool Resurfacing - Lap Pool										
Pool Slide Refurbishment Allowance									42,561	
Shade Fabric - Pool Area Structures	11,826									
Shade Structures/Fabric - Pool										
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 Refurbishment		38,759								
<b>Swimming Pools Total:</b>	<b>11,826</b>	<b>38,759</b>	<b>31,082</b>			<b>4,830</b>		<b>316,431</b>	<b>42,561</b>	<b>364,729</b>
<b>Playground - Pool</b>										
Plastic Play Surface Border - Playground										
Play Equipment Allowance									76,609	
<b>Playground - Pool Total:</b>									<b>76,609</b>	
<b>Basketball Court</b>										
Basketball Court Resurfacing						6,831				
<b>Basketball Court Total:</b>						<b>6,831</b>				
<b>Pocket Parks</b>										
Play Equipment Allowance - Amadale Park								33,057		
Play Equipment Allowance - Glassglow Park										
Play Equipment Allowance - River Dee Park								33,057		
<b>Pocket Parks Total:</b>								<b>66,114</b>		
<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>153,127</b>	<b>115,733</b>	<b>154,552</b>		<b>352,427</b>	<b>27,241</b>	<b>45,895</b>	<b>407,338</b>	<b>261,461</b>	<b>503,151</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>	562,799	433,529	612,782	630,926	738,816	789,292	1,010,436	1,157,550	1,160,848	1,324,726
<b>Annual Assessment</b>	187,408	193,030	198,821	204,786	210,929	217,257	223,775	230,488	237,403	244,525
<b>Interest Earned</b>	12,627	17,848	18,376	21,519	22,989	29,430	33,715	33,811	38,584	43,513
<b>Expenditures</b>	329,305	31,625	199,054	118,415	183,442	25,544	110,376	261,001	112,108	118,829
<b>Ending Balance</b>	433,529	612,782	630,926	738,816	789,292	1,010,436	1,157,550	1,160,848	1,324,726	1,493,935

**Description**

Misc. Site Components

Monument Signs Refurbish Allowance

**Misc. Site Components Total:**

Storm Water System

Pond Aerators - Pond 3A

9,031

10,469

Pond Aerators - Pond 4

9,031

10,469

Pond Bathymetric Survey

68,980

Pond Fountain - Pond 35

15,813

Pond Fountain - Pond 5A

15,813

Structure/Pipe Allowance

**Storm Water System Total:**

**18,061**

**31,625**

**68,980**

**20,938**

Parking Lots

Asphalt Mill & Resurface - Amenity Lot

206,802

Asphalt Mill & Resurface - Fitness Bld Lot

**Parking Lots Total:**

**206,802**

Fencing/Gates/Controls

Access Control/Camera System

Aluminium Fence - Parking Lot

Aluminium Fence - Pool & Playground

Chain Link Fence - Basketball Court

10,707

Chain Link Fence - Dog Park

Dumpster Enclosure Gates

14,216

Vinyl Ranch Fence - Prince Albert Avenue

Vinyl Ranch Fence - Queen Victoria Avenue

**Fencing/Gates/Controls Total:**

**10,707**

**14,216**

**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									47,131	
Refurbishment Allowance - Social Room									54,060	
Rubber Flooring - Fitness Center										
<b>Interior Finishes Total:</b>					<b>14,720</b>				<b>101,191</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/Mis. Equip.</b>										
Fitness Equip. Allowance					132,132					
Furniture Allowance - Social Hall										
Pool Furniture Replace Allowance										
<b>Furniture/Mis. Equip. Total:</b>					<b>132,132</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								39,983		
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									54,910	
Shade Structures/Fabric - Pool Equip.							43,132			

**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 Refurbishment										
<b>Swimming Pools Total:</b>	<b>300,537</b>						<b>43,132</b>	<b>39,983</b>	<b>112,108</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			8,402							10,333
<b>Basketball Court Total:</b>			<b>8,402</b>							<b>10,333</b>
Pocket Parks										
Play Equipment Allowance - Amadale Park										
Play Equipment Allowance - Glassglow Park				118,415						
Play Equipment Allowance - River Dee Park										
<b>Pocket Parks Total:</b>				<b>118,415</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**

<b>Description</b>	<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>
<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>31,625</b>	<b>199,054</b>	<b>118,415</b>	<b>183,442</b>	<b>25,544</b>	<b>110,376</b>	<b>261,001</b>	<b>112,108</b>	<b>118,829</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><u>\$56,600</u></b>
 <b>Replacement Year 26-27</b>	
<b>Swimming Pools</b>	
Pool Lane Dividers	3,193
<b>Basketball Court</b>	
Basketball Court Resurfacing	4,516
<b>Total for 2026 - 2027</b>	<b><u>\$7,709</u></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>Pocket Parks</b>	
Play Equipment Allowance - Amadale Park	21,218
Play Equipment Allowance - River Dee Park	21,218
<b>Total for 2027 - 2028</b>	<b><u>\$138,639</u></b>
 <b>Replacement Year 28-29</b>	
<b>Playground - Pool</b>	
Play Equipment Allowance	49,173
<b>Total for 2028 - 2029</b>	<b><u>\$49,173</u></b>

**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 29-30</b>	
<b>Furniture/Mis. Equip.</b>	
Fitness Equip. 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
<b>Fencing/Gates/Controls</b>	
Chain Link Fence - Dog Park	12,385
Dumpster Enclosure Gates	7,871
<b>Furniture/Mis. Equip.</b>	
Pool Furniture Replace Allowance	67,643
<b>Swimming Pools</b>	
Pool Deck Lighting	51,409
<b>Total for 2032 - 2033</b>	<b>\$289,229</b>

**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 33-34</b>	
<b>Swimming Pools</b>	
Pool Slide Refurbishment Allowance	31,669
<b>Basketball Court</b>	
Basketball Court Resurfacing	5,555
<b>Pocket Parks</b>	
Play Equipment Allowance - Glassglow Park	76,006
<b>Total for 2033 - 2034</b>	<b><u>\$113,230</u></b>
<b>Replacement Year 34-35</b>	
<b>Storm Water System</b>	
Pond Fountain - Pond 35	11,091
Pond Fountain - Pond 5A	11,091
<b>Interior Finishes</b>	
LVP Flooring - Fitness Center	9,448
Refurbishment Allowance - Slide Restrooms	26,095
Refurbishment Allowance - Social Room	29,931
<b>Total for 2034 - 2035</b>	<b><u>\$87,656</u></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
<b>Exterior Painting</b>	
Repair/Paint - Amenity Bld.	16,486
Repair/Paint - Fitness Bld.	11,146
Repair/Paint - Slide Tower Bld.	14,272
<b>Swimming Pools</b>	
Shade Fabric - Pool Area Structures	11,826
<b>Total for 2035 - 2036</b>	<b><u>\$153,127</u></b>
<b>Replacement Year 36-37</b>	
<b>Fencing/Gates/Controls</b>	
Vinyl Ranch Fence - Prince Albert Avenue	31,394

**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 36-37 continued...</i></b>	
Vinyl Ranch Fence - Queen Victoria Avenue	45,580
<b>Swimming Pools</b>	
Slide Tower Stair Refurbishment	38,759
<b>Total for 2036 - 2037</b>	<b><u>\$115,733</u></b>
 <b>Replacement Year 37-38</b>	
<b>Fencing/Gates/Controls</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
Pool Lift	25,664
<b>Total for 2037 - 2038</b>	<b><u>\$154,552</u></b>
 <i>No Replacement in 38-39</i>	
 <b>Replacement Year 39-40</b>	
<b>Parking Lots</b>	
Asphalt Mill & Resurface - Fitness Bld Lot	39,267
<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

**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 39-40 continued...</i></b>	
Water Coolers - Fitness Bld.	9,378
<b>Furniture/Mis. Equip.</b>	
Fitness Equip. 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>Basketball Court</b>	
Basketball Court Resurfacing	6,831
<b>Total for 2040 - 2041</b>	<b><u>\$27,241</u></b>
 <b>Replacement Year 41-42</b>	
<b>HVAC</b>	
Heat Pump 1 - Fitness Bld.	45,895
<b>Total for 2041 - 2042</b>	<b><u>\$45,895</u></b>
 <b>Replacement Year 42-43</b>	
<b>Storm Water System</b>	
Structure/Pipe Allowance	24,793
<b>Swimming Pools</b>	
Concrete Pavers - Pool Deck	266,846
Pool Filtration Refurbish Allowance	49,585
<b>Pocket Parks</b>	
Play Equipment Allowance - Amadale Park	33,057
Play Equipment Allowance - River Dee Park	33,057
<b>Total for 2042 - 2043</b>	<b><u>\$407,338</u></b>
 <b>Replacement Year 43-44</b>	
<b>Roofing</b>	
Asphalt Shingles - Amenity Bld.	52,231

**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 43-44 continued...</i></b>	
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/Controls</b>	
Access Control/Camera System	36,824
<b>Interior Finishes</b>	
Refurbishment Allowance - Slide Restrooms	35,070
Refurbishment Allowance - Social Room	40,225
<b>Furniture/Mis. Equip.</b>	
Furniture Allowance - Social Hall	26,303
<b>Swimming Pools</b>	
Pool Resurfacing - Family Pool	364,729
<b>Total for 2044 - 2045</b>	<b><u>\$503,151</u></b>
 <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/Controls</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><u>\$329,305</u></b>

**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 46-47</b>	
<b>Storm Water System</b>	
Pond Fountain - Pond 35	15,813
Pond Fountain - Pond 5A	15,813
<b>Total for 2046 - 2047</b>	<b><u>\$31,625</u></b>
 <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>Basketball Court</b>	
Basketball Court Resurfacing	8,402
<b>Total for 2047 - 2048</b>	<b><u>\$199,054</u></b>
 <b>Replacement Year 48-49</b>	
<b>Pocket Parks</b>	
Play Equipment Allowance - Glassglow Park	118,415
<b>Total for 2048 - 2049</b>	<b><u>\$118,415</u></b>
 <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/Mis. Equip.</b>	
Fitness Equip. Allowance	132,132
<b>Total for 2049 - 2050</b>	<b><u>\$183,442</u></b>
 <b>Replacement Year 50-51</b>	
<b>Storm Water System</b>	
Pond Aerators - Pond 3A	10,469

**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 50-51 continued...</i></b>	
Pond Aerators - Pond 4	10,469
<b>Playground - Pool</b>	
Plastic Play Surface Border - Playground	4,606
<b>Total for 2050 - 2051</b>	<b><u>\$25,544</u></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>Swimming Pools</b>	
Shade Structures/Fabric - Pool Equip.	43,132
<b>Total for 2051 - 2052</b>	<b><u>\$110,376</u></b>
 <b>Replacement Year 52-53</b>	
<b>Parking Lots</b>	
Asphalt Mill & Resurface - Amenity Lot	206,802
<b>Fencing/Gates/Controls</b>	
Dumpster Enclosure Gates	14,216
<b>Swimming Pools</b>	
Pool Lift	39,983
<b>Total for 2052 - 2053</b>	<b><u>\$261,001</u></b>
 <b>Replacement Year 53-54</b>	
<b>Swimming Pools</b>	
Pool Slide Refurbishment Allowance	57,198
Shade Structures/Fabric - Pool	54,910
<b>Total for 2053 - 2054</b>	<b><u>\$112,108</u></b>
 <b>Replacement Year 54-55</b>	
<b>Interior Finishes</b>	
Refurbishment Allowance - Slide Restrooms	47,131
Refurbishment Allowance - Social Room	54,060

**Aberdeen Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 54-55 continued...</i>	
<b>Swimming Pools</b>	
Pool Lane Dividers	7,305
<b>Basketball Court</b>	
Basketball Court Resurfacing	10,333
<b>Total for 2054 - 2055</b>	<u><b>\$118,829</b></u>



**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	2023	34-35	12	0	9	1 Each	8,500.00	8,500
Pond Fountain - Pond 5A	2023	34-35	12	0	9	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/Controls</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/Controls - 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	2023	34-35	10	2	9	1 Lump Sum	20,000.00	20,000
Refurbishment Allowance - Social Room	2025	34-35	10	0	9	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/Mis. Equip.</b>								
Fitness Equip. Allowance	2020	29-30	10	0	4	1 Lump Sum	65,000.00	65,000
Furniture Allowance - Social Hall	2025	44-45	20	0	19	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/Mis. Equip. - 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	2023	37-38	15	0	12	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	2024	35-36	12	0	10	1 Lump Sum	8,800.00	8,800
Shade Structures/Fabric - Pool	2024	53-54	30	0	28	2 Each	12,000.00	24,000
Shade Structures/Fabric - Pool Equip.	2022	51-52	30	0	26	1 Each	20,000.00	20,000
Slide Tower Stair Refurbishment	2017	36-37	20	0	11	1 Lump Sum	28,000.00	<u>28,000</u>
Swimming Pools - Total								\$738,346
<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	<u>45,000</u>
Playground - Pool - Total								\$47,200
<b>Basketball Court</b>								
Basketball Court Resurfacing	2020	26-27	7	0	1	522 SF	8.40	<u>4,385</u>
Basketball Court - Total								\$4,385
<b>Pocket Parks</b>								
Play Equipment Allowance - Amadale Park	2008	27-28	15	5	2	1 Lump Sum	20,000.00	20,000
Play Equipment Allowance - Glassglow Park	2019	33-34	15	0	8	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	<u>20,000</u>
Pocket Parks - Total								\$100,000
<b>Operating Expense</b>								
Appliances - Social Hall							Operating Expense	0.00
Basketball Poles & Goals							Operating Expense	0.00
Benches/Dog Play Equipment - Dog Park							Operating Expense	0.00
Bike Racks							Operating Expense	0.00
Carpet - Office							Operating Expense	0.00
Ceiling Fans							Operating Expense	0.00
Concrete Curb/Walk Repair							Operating Expense	0.00
Dumpster Enclosure Repair & Paint							Operating Expense	0.00
Entry Feature Roof							Operating Expense	0.00
Interior Painting							Operating Expense	0.00
Irrigation System Repair							Operating Expense	0.00
Landscape Lighting							Operating Expense	0.00
Landscape Replacement							Operating Expense	0.00
Metal Park Benches							Operating Expense	0.00
Office Furniture & Equipment							Operating Expense	0.00
Parking Lot Asphalt Seal Coat							Operating Expense	0.00
Pool Filtration Partial Replacement							Operating Expense	0.00
Pool Furniture Partial Replacement							Operating Expense	0.00
Signage Replacement							Operating Expense	0.00
Televisions							Operating Expense	0.00
Operating Expense - Total								0.00

**Aberdeen Community Development District  
Component Inventory**

Description	<i>Date in Service</i>	<i>Replacement Year</i>	<i>Useful Adjustment</i>	<i>Remaining</i>	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	34-35	5-10
1058	Pond Fountain - Pond 5A	34-35	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/Controls</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	34-35	5-31
1063	Refurbishment Allowance - Social Room	34-35	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/Mis. Equip.</b>			
1022	Fitness Equip. Allowance	29-30	5-44
1018	Furniture Allowance - Social Hall	44-45	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	37-38	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	35-36	5-54
1003	Shade Structures/Fabric - Pool	53-54	5-55
1003	Shade Structures/Fabric - Pool Equip.	51-52	5-56
1072	Slide Tower Stair Refurbishment	36-37	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	26-27	5-61
<b>Pocket Parks</b>			
1075	Play Equipment Allowance - Amadale Park	27-28	5-62
	Play Equipment Allowance - Glassglow Park	33-34	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**

		24 Each	@ \$1,200.00
Asset ID	1082	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**

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

**Pond Aerators - Pond 4 - 2025**

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

**Pond Bathymetric Survey - 2027**

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

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

**Pond Fountain - Pond 35 - 2034**

		1 Each	@ \$8,500.00
Asset ID	1058	Asset Actual Cost	\$8,500.00
		Percent Replacement	100%
Category	Storm Water System	Future Cost	\$11,090.57
Placed in Service	June 2023		
Useful Life	12		
Replacement Year	34-35		
Remaining Life	9		

**Aberdeen Community Development District  
Component Detail**

**Pond Fountain - Pond 5A - 2034**

		1 Each	@ \$8,500.00
Asset ID	1058	Asset Actual Cost	\$8,500.00
		Percent Replacement	100%
Category	Storm Water System	Future Cost	\$11,090.57
Placed in Service	June 2023		
Useful Life	12		
Replacement Year	34-35		
Remaining Life	9		

**Structure/Pipe Allowance - 2027**

		1 Lump Sum	@ \$15,000.00
Asset ID	1060	Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Storm Water System	Future Cost	\$15,913.50
Placed in Service	June 2008		
Useful Life	15		
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
		Asset Actual Cost	\$21,000.00
		Percent Replacement	100%
Category	Fencing/Gates/Controls	Future Cost	\$36,823.63
Placed in Service	July 2025		
Useful Life	20		
Replacement Year	44-45		
Remaining Life	19		

Access control panel replacement.

**Aluminium Fence - Parking Lot - 2037**

Asset ID	1014	220 Linear Feet	@ \$42.00
		Asset Actual Cost	\$9,240.00
		Percent Replacement	100%
Category	Fencing/Gates/Controls	Future Cost	\$13,174.03
Placed in Service	June 2008		
Useful Life	30		
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%
Category	Fencing/Gates/Controls	Future Cost	\$65,242.82
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%
Category	Fencing/Gates/Controls	Future Cost	\$10,706.63
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
		Asset Actual Cost	\$10,070.00
		Percent Replacement	100%
Category	Fencing/Gates/Controls	Future Cost	\$12,384.83
Placed in Service	June 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	7		

**Aberdeen Community Development District  
Component Detail**

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



**Dumpster Enclosure Gates - 2032**

		2 Each	@ \$3,200.00
Asset ID	1050	Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
Category	Fencing/Gates/Controls	Future Cost	\$7,871.19
Placed in Service	June 2008		
Useful Life	20		
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%
Category	Fencing/Gates/Controls	Future Cost	\$31,394.42
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%
Category	Fencing/Gates/Controls	Future Cost	\$45,580.05
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%
Category	Site Lighting	Future Cost	\$19,390.35
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%
Category	Site Lighting	Future Cost	\$45,377.69
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%
Category	Building Components	Future Cost	\$105,385.69
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%
Category	Building Components	Future Cost	\$259,531.00
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
Category	Roofing	Asset Actual Cost	\$21,476.00
Placed in Service	June 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$32,484.38
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**

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

**Aberdeen Community Development District  
Component Detail**

*Refurbishment Allowance - Locker Rooms continued...*



**Refurbishment Allowance - Slide Restrooms - 2034**

		1 Lump Sum	@ \$20,000.00
Asset ID	1062	Asset Actual Cost	\$20,000.00
Category	Interior Finishes	Percent Replacement	100%
Placed in Service	June 2023	Future Cost	\$26,095.46
Useful Life	10		
Adjustment	2		
Replacement Year	34-35		
Remaining Life	9		

**Aberdeen Community Development District  
Component Detail**

*Refurbishment Allowance - Slide Restrooms continued...*



**Refurbishment Allowance - Social Room - 2034**

Asset ID	1063	740 Square Feet	@ \$31.00
Category	Interior Finishes	Asset Actual Cost	\$22,940.00
Placed in Service	June 2025	Percent Replacement	100%
Useful Life	10	Future Cost	\$29,931.50
Replacement Year	34-35		
Remaining Life	9		

**Aberdeen Community Development District  
Component Detail**

*Refurbishment Allowance - Social Room continued...*



**Rubber Flooring - Fitness Center - 2039**

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

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**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**

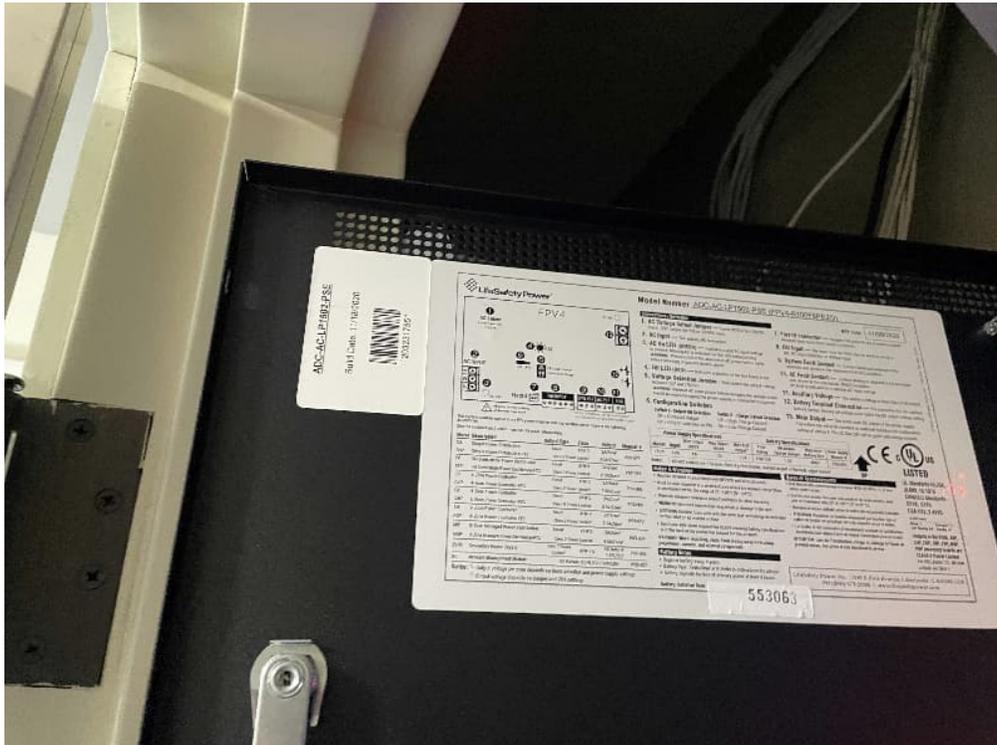
*Water Coolers - Fitness Bld. continued...*



## Aberdeen Community Development District Component Detail

### Fire Alarm Panel - Amenity Bld. - 2027

		1 Lump Sum	@ \$8,500.00
Asset ID		Asset Actual Cost	\$8,500.00
		Percent Replacement	100%
Category	Life Safety Systems	Future Cost	\$9,017.65
Placed in Service	June 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	2		



**Aberdeen Community Development District  
Component Detail**

**Fitness Equip. Allowance - 2029**

Asset ID	1022	1 Lump Sum	@ \$65,000.00
Category	Furniture/Mis. Equip.	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 - 2044**

Asset ID	1018	1 Lump Sum	@ \$15,000.00
Category	Furniture/Mis. Equip.	Asset Actual Cost	\$15,000.00
Placed in Service	June 2025	Percent Replacement	100%
Useful Life	20	Future Cost	\$26,302.59
Replacement Year	44-45		
Remaining Life	19		

**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	Furniture/Mis. Equip.	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
		Asset Actual Cost	\$161,446.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$266,845.64
Placed in Service	June 2008		
Useful Life	35		
Replacement Year	42-43		
Remaining Life	17		



**Lane Divider Reel - 2037**

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

**Aberdeen Community Development District  
Component Detail**

*Lane Divider Reel continued...*



**Pool Deck Lighting - 2032**

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



<b>Pool Lift - 2037</b>		2 Each	@ \$9,000.00
Asset ID	1001	Asset Actual Cost	\$18,000.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$25,663.70
Placed in Service	June 2023		
Useful Life	15		
Replacement Year	37-38		
Remaining Life	12		

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

**Aberdeen Community Development District  
Component Detail**

*Pool Slide Refurbishment Allowance continued...*



**Shade Fabric - Pool Area Structures - 2035**

Asset ID		1 Lump Sum	@ \$8,800.00
		Asset Actual Cost	\$8,800.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$11,826.46
Placed in Service	March 2024		
Useful Life	12		
Replacement Year	35-36		
Remaining Life	10		

**Aberdeen Community Development District  
Component Detail**

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



**Shade Structures/Fabric - Pool - 2053**

		2 Each	@ \$12,000.00
Asset ID	1003	Asset Actual Cost	\$24,000.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$54,910.26
Placed in Service	March 2024		
Useful Life	30		
Replacement Year	53-54		
Remaining Life	28		

**Aberdeen Community Development District  
Component Detail**

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



**Shade Structures/Fabric - Pool Equip. - 2051**

Asset ID	1003	1 Each	@ \$20,000.00
Category	Swimming Pools	Asset Actual Cost	\$20,000.00
Placed in Service	March 2022	Percent Replacement	100%
Useful Life	30	Future Cost	\$43,131.82
Replacement Year	51-52		
Remaining Life	26		

**Aberdeen Community Development District  
Component Detail**

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



**Slide Tower Stair Refurbishment - 2036**

		1 Lump Sum	@ \$28,000.00
Asset ID	1072	Asset Actual Cost	\$28,000.00
Category	Swimming Pools	Percent Replacement	100%
Placed in Service	May 2017	Future Cost	\$38,758.55
Useful Life	20		
Replacement Year	36-37		
Remaining Life	11		

**Aberdeen Community Development District  
Component Detail**

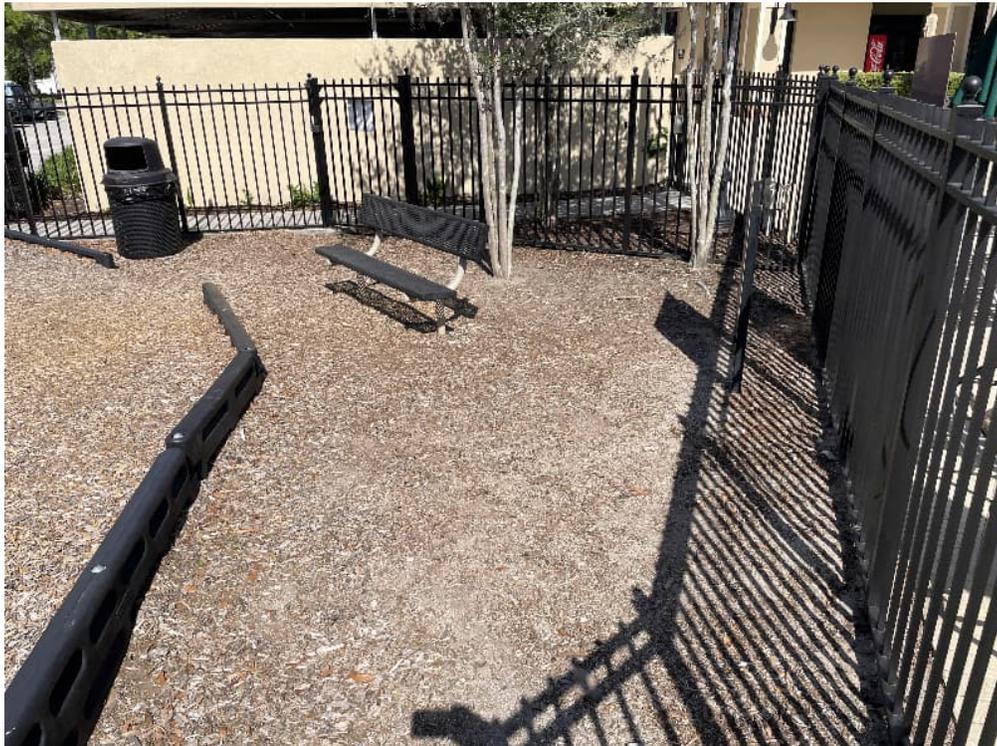
*Slide Tower Stair Refurbishment continued...*



**Aberdeen Community Development District  
Component Detail**

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

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



**Play Equipment Allowance - 2028**

Asset ID	1074	1 Lump Sum	@ \$45,000.00
		Asset Actual Cost	\$45,000.00
		Percent Replacement	100%
Category	Playground - Pool	Future Cost	\$49,172.71
Placed in Service	June 2008		
Useful Life	15		
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 - 2026**

		522 SF	@ \$8.40
Asset ID	1078	Asset Actual Cost	\$4,384.80
		Percent Replacement	100%
Category	Basketball Court	Future Cost	\$4,516.34
Placed in Service	June 2020		
Useful Life	7		
Replacement Year	26-27		
Remaining Life	1		



**Aberdeen Community Development District  
Component Detail**

**Play Equipment Allowance - Amadale Park - 2027**

			1 Lump Sum @ \$20,000.00
Asset ID	1075	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 - Glassglow Park - 2033**

			1 Lump Sum @ \$60,000.00
Asset ID		Asset Actual Cost	\$60,000.00
		Percent Replacement	100%
Category	Pocket Parks	Future Cost	\$76,006.20
Placed in Service	June 2019		
Useful Life	15		
Replacement Year	33-34		
Remaining Life	8		

**Aberdeen Community Development District  
Component Detail**

*Play Equipment Allowance - Glassglow 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%
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		

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

Operating Expense

**Bike Racks**

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

Operating Expense

**Carpet - Office**

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

Operating Expense

**Ceiling Fans**

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

Operating Expense

**Aberdeen Community Development District  
Component Detail**

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**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

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**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

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**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

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**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**

**Irrigation System Repair**

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

Operating Expense

**Landscape Lighting**

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

Operating Expense

**Landscape Replacement**

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

Operating Expense

**Metal Park Benches**

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

Operating Expense

**Aberdeen Community Development District  
Component Detail**

**Office Furniture & Equipment**

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

Operating Expense

**Parking Lot Asphalt Seal Coat**

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

Operating Expense

**Pool Filtration 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 Filtration Partial Replacement continued...*



Operating Expense

**Pool Furniture 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 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**

**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**

---

**Hand Rails**

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

Long Life Component

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**Pond Bank Rebuilding**

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

Long Life Component

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**Pond Dredging**

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

Long Life Component

---

**Pool Shell**

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

Long Life Component

**Aberdeen Community Development District  
Component Detail**

---

**Water/Sewer Mains to Blds.**

Asset ID	Asset Actual Cost	
Category Long Life Components	Percent Replacement	100%
Placed in Service	Future Cost	
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 Fully Funded Balance= Component cost x 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.

*FOURTH ORDER OF BUSINESS*

# *Aberdeen*

*Community Development District*

*Approved Budget*  
*FY 2026*

*Presented by:*



# Table of Contents

1-2	<u>General Fund</u>
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**Aberdeen**  
**Community Development District**  
**Approved Budget**  
**General Fund**

Description	Adopted Budget FY 2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 1,207,029	\$ 1,200,465	\$ 6,564	\$ 1,207,029	\$ 1,536,760
Interest income	15,000	11,319	2,500	13,819	15,000
Amenities Revenue/Misc	15,000	16,496	5,000	21,496	15,000
Carry Forward Surplus	170,490	-	170,490	170,490	-
<b>TOTAL REVENUES</b>	<b>\$ 1,407,519</b>	<b>\$ 1,228,280</b>	<b>\$ 184,554</b>	<b>\$ 1,412,835</b>	<b>\$ 1,566,760</b>

**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 7,600	\$ 4,000	\$ 11,600	\$ 12,000
FICA Expense	918	581	306	887	918
Assessment Roll Administration	5,618	5,618	-	5,618	5,899
Engineering Fees	7,000	8,042	1,958	10,000	10,000
Arbitrage Rebate	1,200	-	1,200	1,200	1,200
Dissemination Agent	8,764	6,243	2,521	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	39,548	19,774	59,322	62,288
Information Technology	2,022	1,348	674	2,022	2,124
Telephone	700	215	485	700	700
Postage & Delivery	2,000	777	1,223	2,000	2,000
Printing & Binding	1,000	241	759	1,000	1,000
Insurance General Liability	12,839	12,489	350	12,839	14,050
Legal Advertising	2,000	662	1,338	2,000	2,000
Office Supplies	200	139	61	200	200
Other Current Charges	-	48	50	98	100
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 155,233</b>	<b>\$ 102,255</b>	<b>\$ 55,646</b>	<b>\$ 157,901</b>	<b>\$ 163,331</b>

**Operations & Maintenance**

**Amenity Center**

Insurance	\$ 56,057	\$ 52,374	\$ 3,683	\$ 56,057	\$ 57,064
Repairs & Replacements	75,000	51,256	10,000	61,256	75,000
Special Events	25,000	17,313	7,687	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	750	2,250	3,000	3,000
Credit Card Machine Fees	900	660	240	900	900
Pest Control	3,000	1,849	1,151	3,000	3,000
Pool Chemicals - Poolsure	33,000	23,708	9,292	33,000	33,000
Refuse Service	13,000	9,927	6,000	15,927	18,000
Security	18,796	9,883	4,000	13,883	10,752
Website	1,800	1,200	600	1,800	1,800
Holiday Decorations	12,000	5,121	6,879	12,000	12,000
Subscriptions	8,000	5,075	1,600	6,675	5,000

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

Description	Adopted Budget FY 2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>Utilities</b>					
Water & Sewer	20,000	10,670	9,330	20,000	21,000
Electric	39,600	21,772	17,828	39,600	39,600
Cable/Internet/Phone	16,000	12,366	5,634	18,000	20,000
<b>Management Contracts</b>					
Field Operations Management - FirstService	74,516	53,940	20,576	74,516	88,924
Pool Attendants/Lifeguards - RMS	53,000	7,481	45,519	53,000	52,000
Facility Management - FirstService	101,421	71,681	29,740	101,421	116,486
Janitorial Services - FirstService	44,200	36,062	8,138	44,200	59,472
General Facility Maintenance - FirstService	54,600	40,581	14,019	54,600	67,584
Resident Services Coordinator- FirstService	74,360	49,353	25,007	74,360	90,838
Management Fee - FirstService	14,220	9,480	4,740	14,220	14,928
Fitness Center Cleaning - Jani King	14,400	10,864	3,536	14,400	19,584
<b>TOTAL AMENITY CENTER</b>	<b>\$ 762,495</b>	<b>\$ 504,908</b>	<b>\$ 242,140</b>	<b>\$ 747,048</b>	<b>\$ 841,557</b>
<b>Ground Maintenance</b>					
Electric	\$ 14,426	\$ 8,274	\$ 6,153	\$ 14,426	\$ 16,000
Streetlighting	33,652	21,937	11,715	33,652	40,000
Lake Maintenance	35,000	21,400	10,700	32,100	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	8,521	6,479	15,000	15,000
Reuse Water	40,000	16,222	23,778	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>\$ 260,821</b>	<b>\$ 183,384</b>	<b>\$ 444,205</b>	<b>\$ 457,712</b>
<b>Reserves</b>					
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>\$ 867,983</b>	<b>\$ 521,170</b>	<b>\$ 1,389,153</b>	<b>\$ 1,566,760</b>
<b>Other Sources/(Uses)</b>					
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>\$ 360,297</b>	<b>\$ (336,616)</b>	<b>\$ 23,681</b>	<b>\$ -</b>

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

**REVENUES**

**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.

**Expenditures - Administrative**

**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**

<b>Expenditures - Amenity Center (continued)</b>
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**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.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Account</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
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
<b>Total</b>		<b>\$ 1,333</b>	<b>\$ 16,000</b>

**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.

<b>Account</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
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
<b>Total</b>		<b>\$ 3,333</b>	<b>\$ 40,000</b>

**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.

<b>Account</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
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
<b>Total</b>		<b>\$ 3,333</b>	<b>\$ 40,000</b>

**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**  
**Approved Budget**

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

Description	Adopted Budget FY 2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved 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	50,040	10,000	60,040	10,000
Carry Forward Surplus <sup>(1)</sup>	549,181	587,623	-	587,623	641,210
<b>TOTAL REVENUES</b>	<b>\$ 2,487,867</b>	<b>\$ 2,576,435</b>	<b>\$ 20,575</b>	<b>\$ 2,597,010</b>	<b>\$ 2,579,895</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	-	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>\$ 1,955,800</b>	<b>\$ -</b>	<b>\$ 1,955,800</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>\$ 1,955,800</b>	<b>\$ -</b>	<b>\$ 1,955,800</b>	<b>\$ 1,961,538</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 537,067</b>	<b>\$ 620,635</b>	<b>\$ 20,575</b>	<b>\$ 641,210</b>	<b>\$ 618,357</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**  
**Approved Budget**  
**Debt Service Series 2018 Special Assessment Bonds**

Description	Adopted Budget FY 2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 133,250	\$ 134,050	\$ 733	\$ 134,783	\$ 133,250
Interest Earnings	5,000	4,146	800	4,946	5,000
Carry Forward Surplus <sup>(1)</sup>	56,020	60,921	-	60,921	53,364
<b>TOTAL REVENUES</b>	<b>\$ 194,271</b>	<b>\$ 199,117</b>	<b>\$ 1,533</b>	<b>\$ 200,650</b>	<b>\$ 191,614</b>
<b>EXPENDITURES:</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 - 5/1	40,000	40,000	-	40,000	40,000
Principal Prepayment 5/1	-	5,000	-	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 132,475</b>	<b>\$ 147,286</b>	<b>\$ -</b>	<b>\$ 147,286</b>	<b>\$ 129,915</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>\$ 132,475</b>	<b>\$ 147,286</b>	<b>\$ -</b>	<b>\$ 147,286</b>	<b>\$ 129,915</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 61,796</b>	<b>\$ 51,831</b>	<b>\$ 1,533</b>	<b>\$ 53,364</b>	<b>\$ 61,699</b>

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

Interest Due 11/1/26

\$44,058

**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**  
**Approved Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY 2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Interest Income	\$ 5,000	\$ 17,554	\$ 3,000	\$ 20,554	\$ 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	520,164
<b>TOTAL REVENUES</b>	<b>\$ 703,411</b>	<b>\$ 715,387</b>	<b>\$ 43,000</b>	<b>\$ 758,387</b>	<b>\$ 634,324</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	108,100	25,000	133,100	100,000
Other Current Charges	-	2,300	-	2,300	1,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 100,000</b>	<b>\$ 178,223</b>	<b>\$ 60,000</b>	<b>\$ 238,223</b>	<b>\$ 201,000</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>\$ 178,223</b>	<b>\$ 60,000</b>	<b>\$ 238,223</b>	<b>\$ 201,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 603,411</b>	<b>\$ 537,164</b>	<b>\$ (17,000)</b>	<b>\$ 520,164</b>	<b>\$ 433,324</b>

**\*Capital Reserve Study**

Description	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**

Description	FY 2026 Budget
Reserves Beginning of Year	\$ 688,463
Contributions	104,160
Interest Income	10,000
Expenditures	(201,000)
Anticipated Balance	\$ 601,623

**Variance Reserve Study Vs Actual** (\$73,027)

\* 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>
<b>Total</b>	<b>50,936</b>	<b>1,634</b>	<b>50,926</b>									

*FIFTH ORDER OF BUSINESS*

*A.*

*1.*



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

**QUOTE #:** 061025-36708  
**DATE CREATED:** 06-10-2025  
 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	Jungle Gym SKU: PGB-20208 Variants: COLOR SCHEME: TBD FREE SHIPPING - Age: 5 to 12, Child Capacity: 34, Play Activities: 8 Safety Use Zone: 32ft x 32ft INCLUDES FREE SAFETY SIGN  <<< ITEM IS IN-STOCK AND AVAILABLE FOR IMMEDIATE DELIVERY >>>	\$ 42,698	\$21,349	\$ 21,349
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
66	12in Plastic Landscape Timber with Stake - KT SKU: PGBTB-5212-KT 12 Plastic Playground Border with Stake	\$ 41		\$ 2,706
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- 180 cubic yards	\$ 8,612		\$ 8,612
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	\$ 24,745		\$ 24,745
	Customer Installation Note Play Area: 96ft 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 \$ 106,047

Tax \$ 0

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**\$ 106,047**

Have questions about this quote?

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

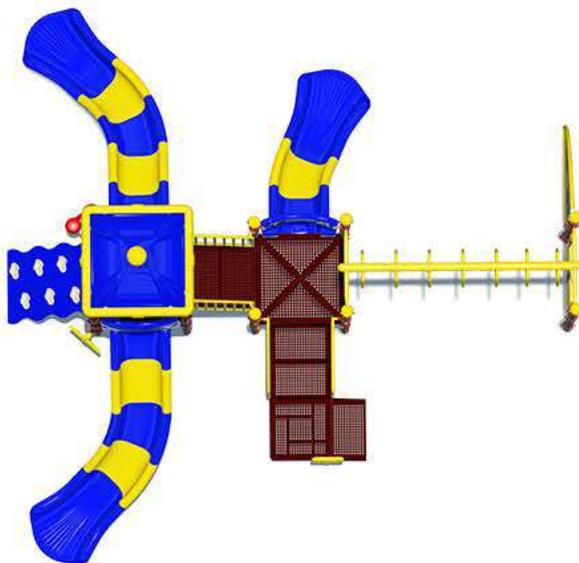


Ages 5-12

Use Zone: 32ft x 32ft  
Child Capacity: 34  
Play Activities: 8

## Jungle Gym

SKU: PGB-20208



 Call Us  
1-800-878-0320

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

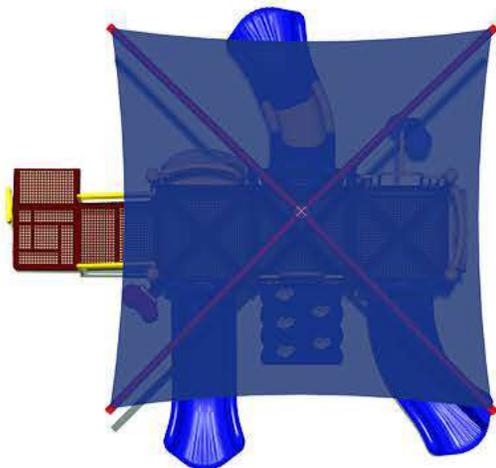


Ages 2-5

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

## Shady Days

SKU: PGB-20212



 Call Us  
1-800-878-0320

PlaygroundBoss.com

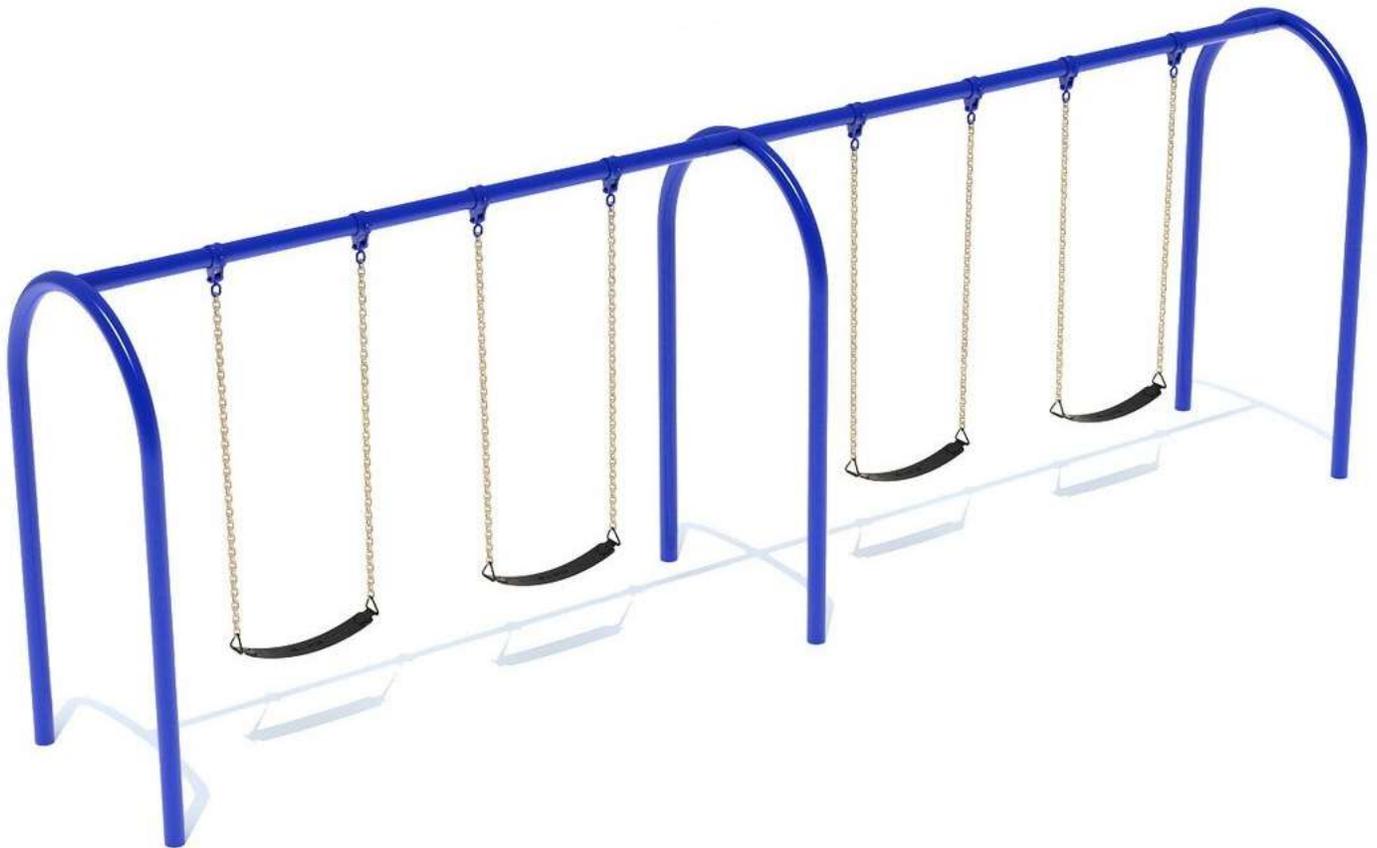


Ages 2-12

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



## Warranty

### Fabric Shade Warranty

#### 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.

#### Five (5) Year Limited Warranty

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

#### 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)



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

**QUOTE #: 061725-36899**  
 DATE CREATED: 06-17-2025  
 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	Play King SKU: PGB-36179 Variants: COLOR SCHEME: Natural FREE SHIPPING - Ages 5 to 12, Child Capacity 68, Safety Use Zone 51ft x 52ft	\$ 196,070	\$98,035	\$ 98,035
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			
82	12in Plastic Landscape Timber with Stake - KT SKU: PGBTB-5212-KT 12 Plastic Playground Border with Stake	\$ 41		\$ 3,362

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
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
5	Filter Fabric - Weed Barrier SKU: PGB-CSP4300BLK FREE SHIPPING - Contractor Select Plus Landscape Fabric - 4ft x 300ft. **** 1 Roll Accommodates 1,100 Sqft ***	\$ 232		\$ 1,160
1	ADA Engineered Wood Fiber SKU: EWF-ASTM ADA - Engineered Wood Fiber- 180 cubic yards	\$ 12,109		\$ 12,109
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	\$ 57,755		\$ 57,755
	Customer Installation Note Play Area: 4864 sqft  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 \$ 220,128

Tax \$ 0

**\$ 220,128**

Have questions about this quote?

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

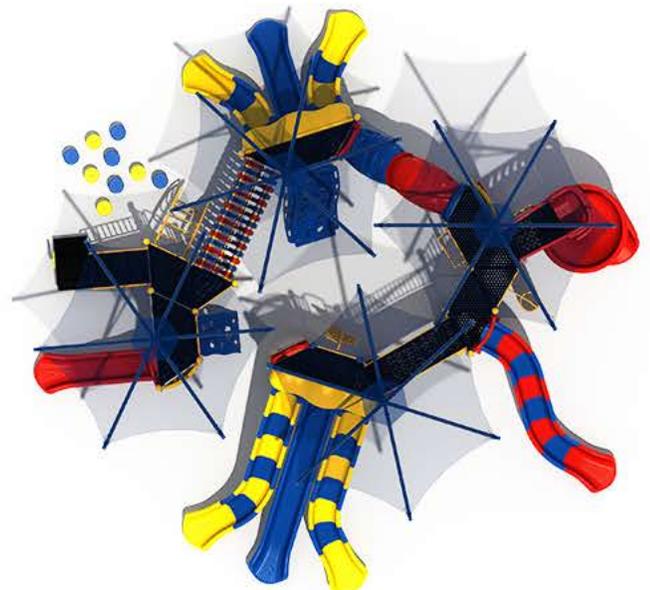


Ages  
5 to 12

Use Zone: 51ft x 52ft  
Child Capacity: 68  
Play Activities: 26

## Play King

SKU: PGB-36179



 Call Us  
1-800-878-0320

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

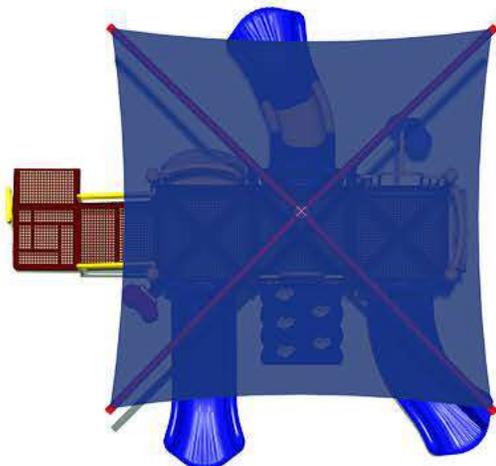


Ages 2-5

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

## Shady Days

SKU: PGB-20212



 Call Us  
1-800-878-0320

PlaygroundBoss.com

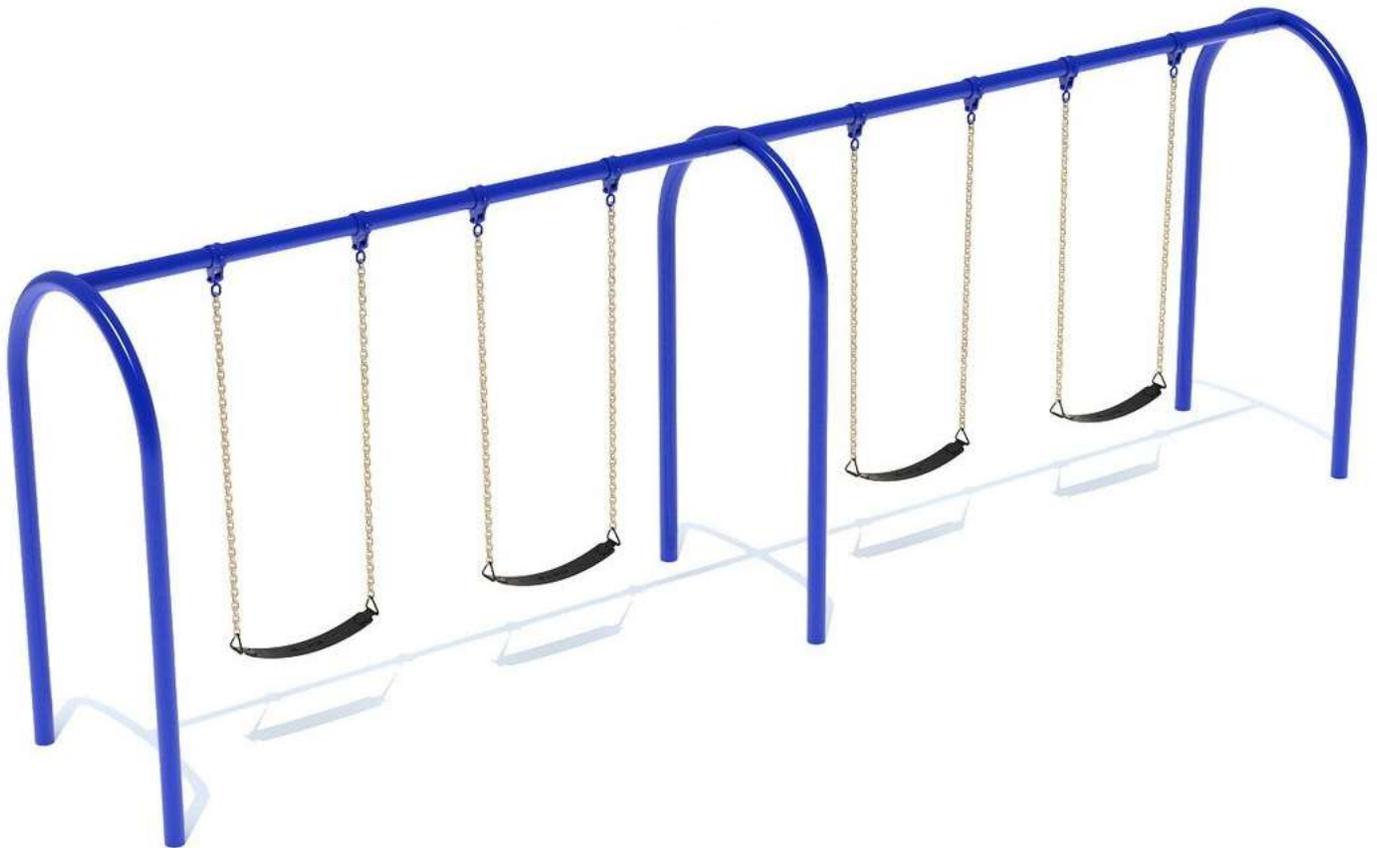


Ages 2-12

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)



## Warranty

100  
15  
5  
3  
1

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

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



## Warranty

### Fabric Shade Warranty

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#### One (1) Year Limited Warranty

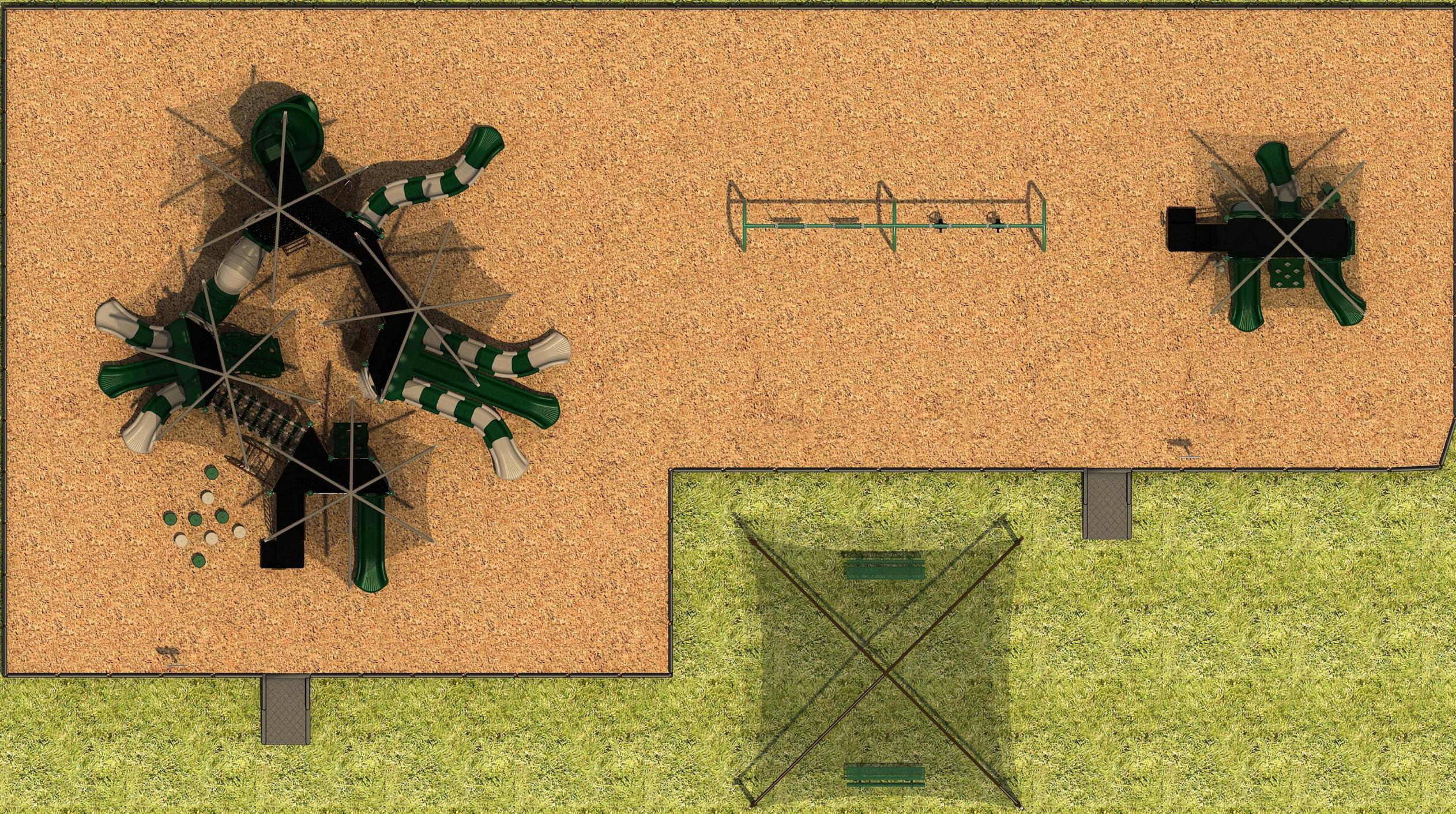
On steel surface finish

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.

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 Call Us  
1-800-878-0320

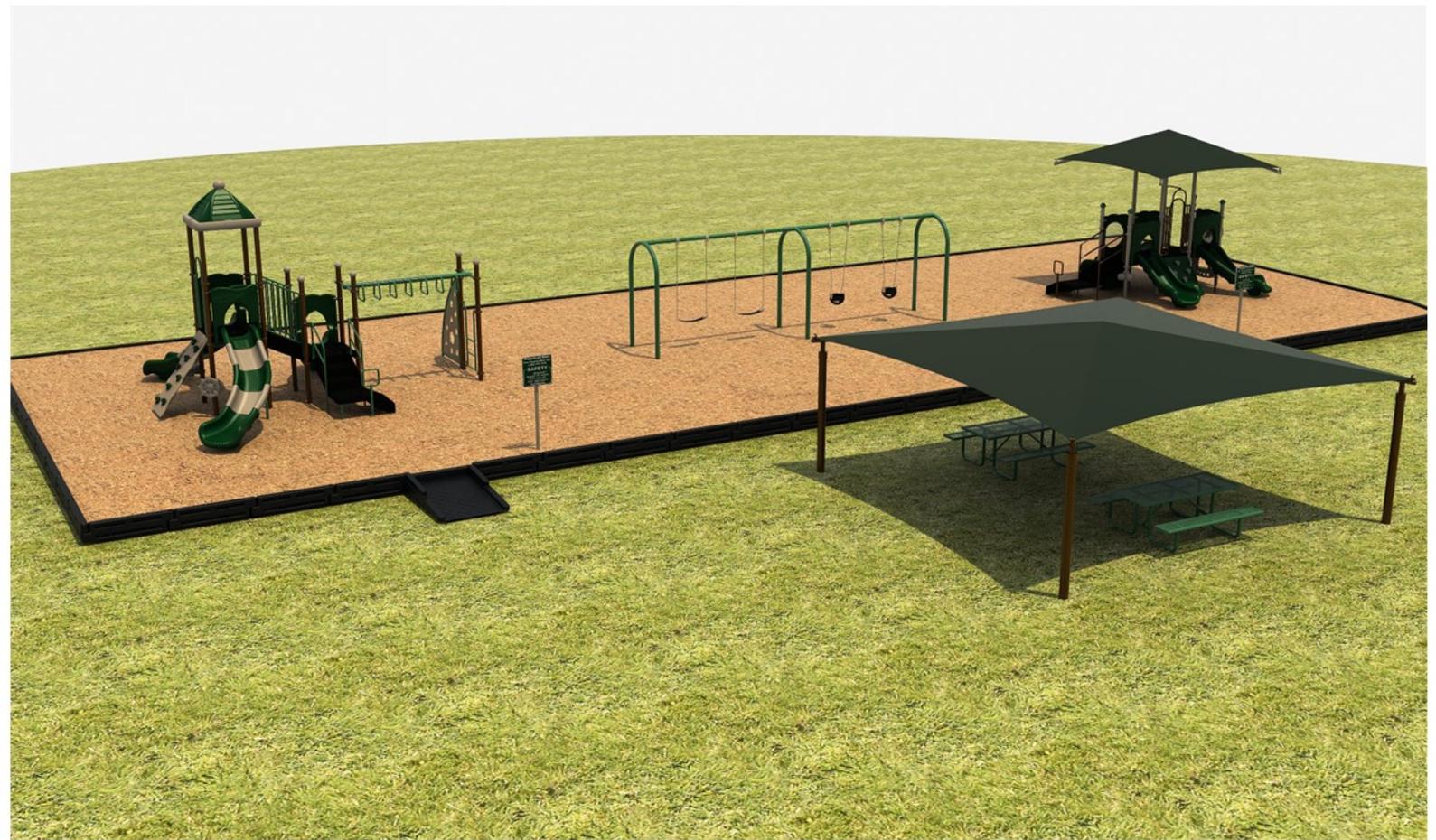
PlaygroundBoss.com



# PLAYGROUND BOSS - PLAY KING



# PLAYGROUND BOSS - JUNGLE GYM



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

PROPOSE TO: Kate Trivelpiece  
 Aberdeen CDD  
 110 Flower of Scotland Ave.  
 St. Johns, Florida 32259  
 (904) 217-0925  
 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





## Irish Tartan Way Park

STRUCTURE SP062025-004 • QUOTE QU0012232

*Design is for illustration purposes only and colors may vary.*

Proudly Presented By:





## Irish Tartan Way Park

STRUCTURE SP062025-004 • QUOTE QU0012232

*Design is for illustration purposes only and colors may vary.*

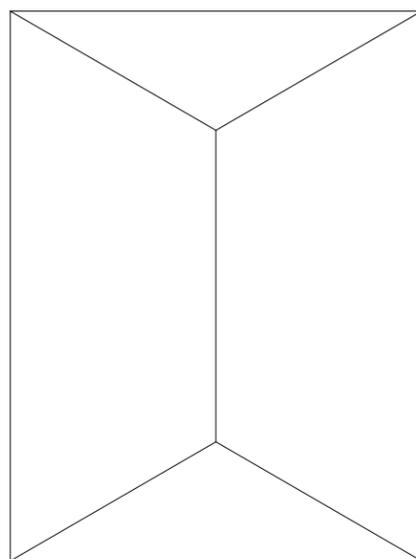
Proudly Presented By:



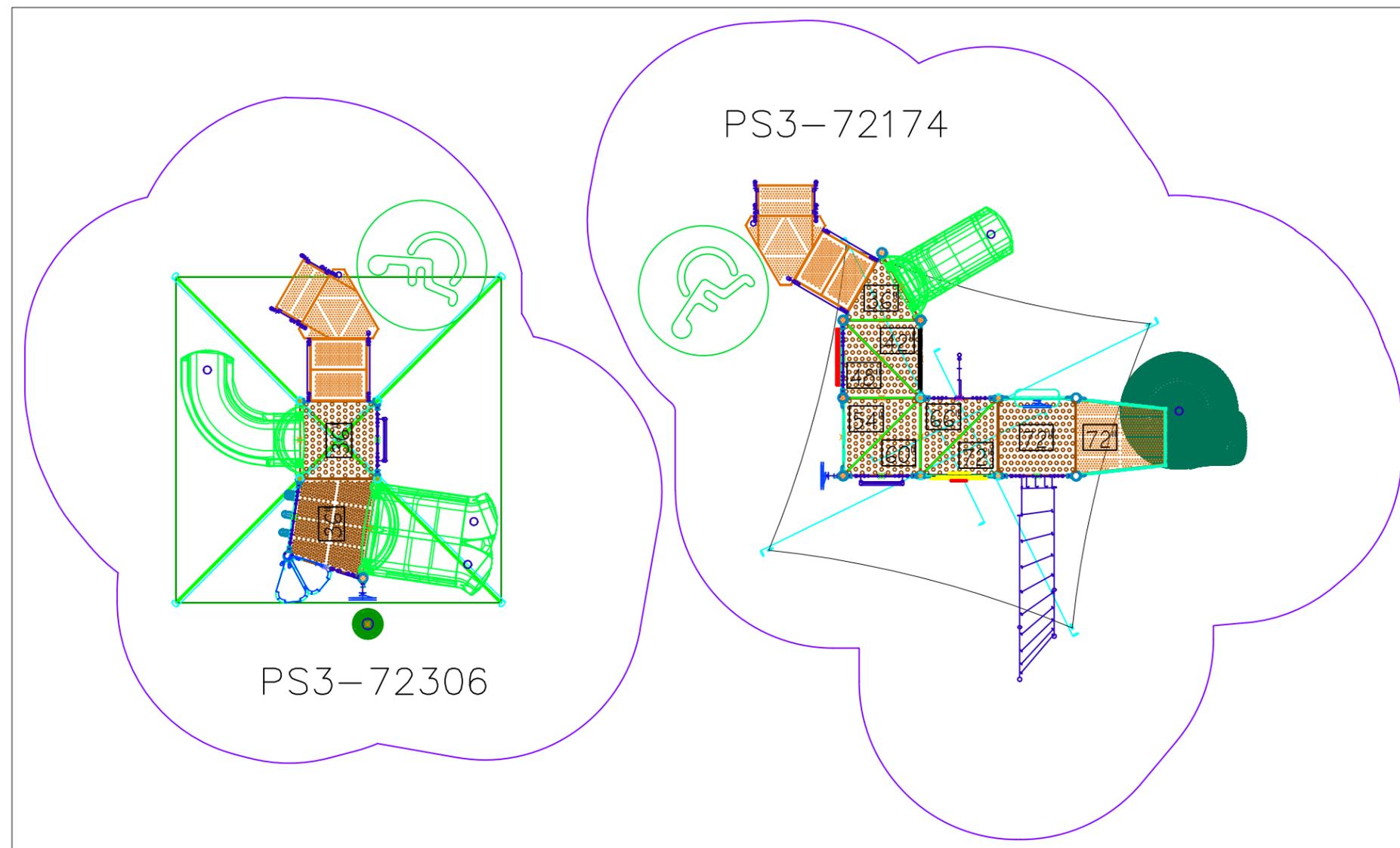
Site dimensions must be verified for accuracy.

54'-2"  
[16.5M]

32'-7"  
[9.9M]



Hip Shade  
16'x12'x8'



PS3-72306

PS3-72174

USE ZONE  
Not In Proposal (NIP)  
A:=1764 SF (163.84m<sup>2</sup>)  
P:=174 LF (52.87m)  
LC:=44 EA (4' TIMBER)

**SuperiorPlaygrounds**  
BY SUPERIOR RECREATIONAL PRODUCTS

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.





**Irish Tartan Way Park**

STRUCTURE SP062025-004-1 • QUOTE QU00308200

*Design is for illustration purposes only and colors may vary.*

Proudly Presented By:



**Irish Tartan Way Park**

STRUCTURE SP062025-004-1 • QUOTE QU00308200

*Design is for illustration purposes only and colors may vary.*

Proudly Presented By:



## SOUTHERN RECREATION BENCH & SHADE OPTION



The shade in the photo can be attached to the style of benches we have proposed for this.  
Cost installed with tax is right at \$2,150.00 ea.

*B.*



<b>Proposed Date</b>	JUNE 11, 2025
<b>Expiration Date</b>	JULY 11, 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:**  
 River Dee Park  
 176 River Dee Dr.  
 Fruit Cove, FL 32259

**PROPOSE** Kate Trivelpiece  
**D TO** Aberdeen CDD  
 110 Flower of Scotland Ave.  
 St. Johns, Florida 32259  
 (904) 217-0925  
 Kate.Trivelpiece@fsresidential.com

**BILL TO** Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		Demo and Disposal of Existing Climbers		750.00
1ea.		SRP 4 Section Bubble Wall Climber		5,995.00

<b>Subtotal</b>	<b>6,745.00</b>
<b>Tax Rate</b>	<b>.075</b>
<b>Tax</b>	<b>479.70</b>
<b>Freight</b>	<b>1,095.00</b>
<b>Installation</b>	<b>1,750.00</b>
<b>Total Due</b>	<b>10,069.70</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

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**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 \_\_\_\_\_

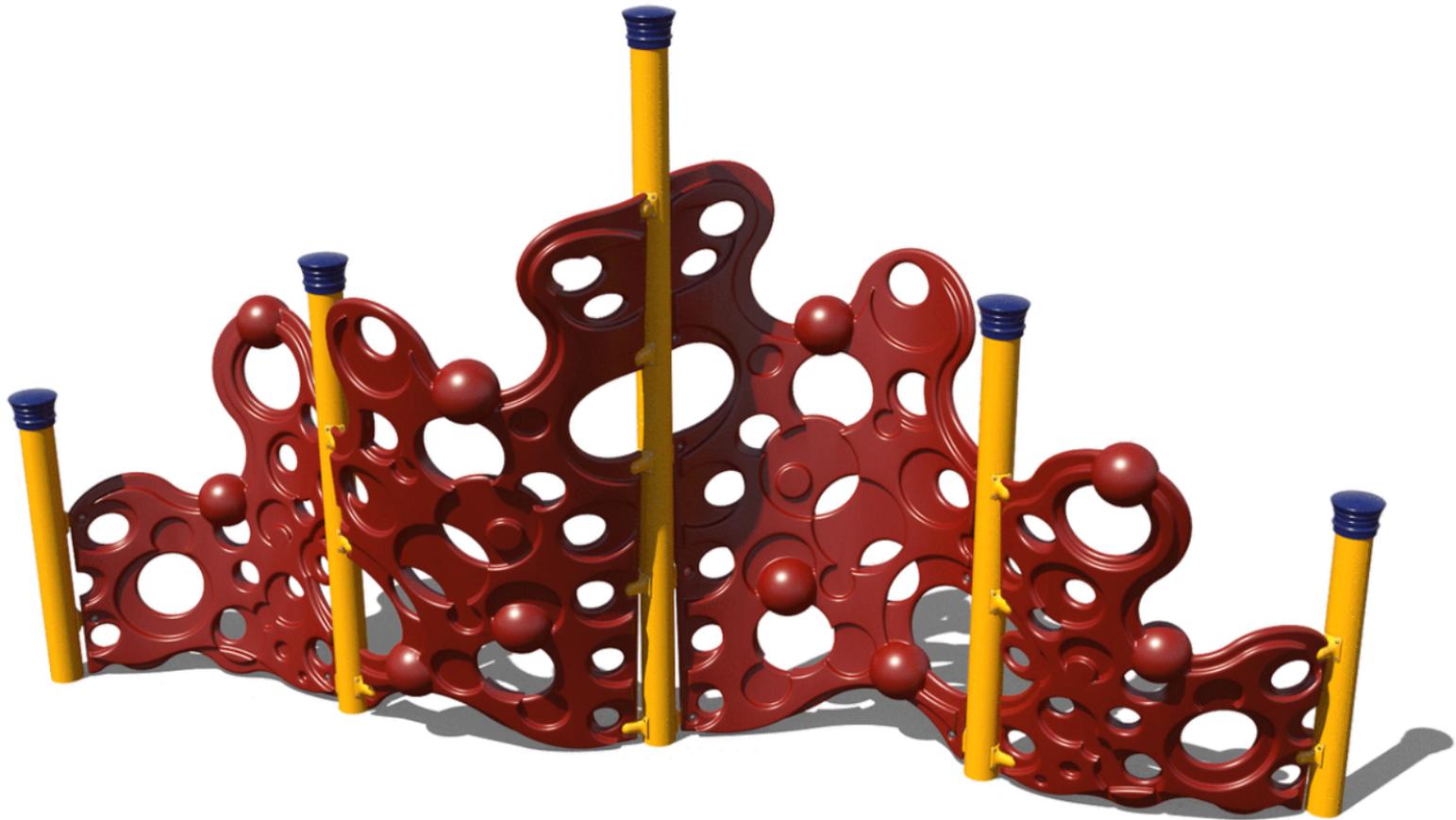
Billing Name and Address: \_\_\_\_\_ Billing Email: \_\_\_\_\_

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



Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254





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

**QUOTE #:** 061825-36960  
**DATE CREATED:** 06-18-2025  
 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  176 River Dee			
1	Keep It Cool SKU: PGB-20223 Variants: COLOR SCHEME: Natural FREE SHIPPING - Age: 2 to 12, Child Capacity: 38, Play Activities: 9 Safety Use Zone: 39ft x 29ft INCLUDES FREE SAFETY SIGN  <<< ITEM IS IN-STOCK AND AVAILABLE FOR IMMEDIATE DELIVERY >>>	\$ 50,136	\$25,068	\$ 25,068
1	Removal SKU: REMOVAL Demo and removal of existing free standing items. (2) & Borders	\$ 3,846		\$ 3,846
1	ADA Engineered Wood Fiber SKU: EWF-ASTM ADA - Engineered Wood Fiber- 71 cubic yards  *** includes top off of existing area	\$ 4,777		\$ 4,777
56	12in Plastic Landscape Timber with Stake - KT SKU: PGBTB-5212-KT 12 Plastic Playground Border with Stake	\$ 41		\$ 2,296
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
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	\$ 15,785		\$ 15,785

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
	Customer Installation Note Play area: 64ft 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.

Subtotal \$ 60,897

Tax \$ 0

---

**\$ 60,897**

**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**

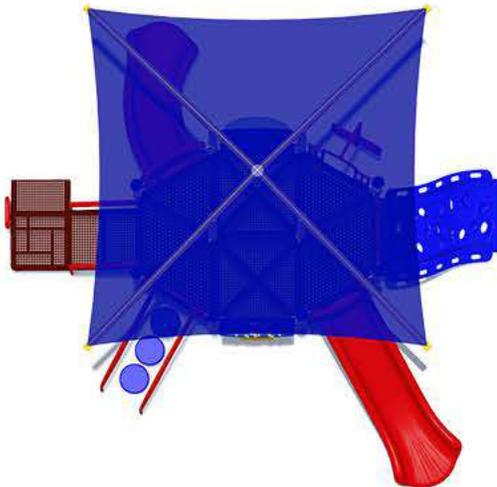


Ages 2-12

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

## Made In The Shade

SKU: PGB-20238



 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](http://PlaygroundBoss.com)

*C.*



<b>Proposed Date</b>	JUNE 11, 2025
<b>Expiration Date</b>	JULY 11, 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:**  
**Sterling Bridge**  
 199 N Aberdeenshire Dr.  
 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

**BILL TO** Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		Demo and Disposal of Existing Climbers		750.00
1ea.	90007112	SRP Camel Back Kids Climber		3,795.00

<b>Subtotal</b>	<b>4,545.00</b>
<b>Tax Rate</b>	<b>.075</b>
<b>Tax</b>	<b>340.88</b>
<b>Freight</b>	<b>895.00</b>
<b>Installation</b>	<b>1,250.00</b>
<b>Total Due</b>	<b>7,030.88</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

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**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





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

**QUOTE #: 061925-37004**  
**DATE CREATED:** 06-19-2025  
 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  199 N Aberdeenshire Dr.			
1	Monkey In The Middle SKU: PGB-20221 Variants: COLOR SCHEME: Natural FREE SHIPPING - Age: 2 to 12, Child Capacity: 29, Play Activities: 7 Safety Use Zone: 37ft x 23ft INCLUDES FREE SAFETY SIGN  <<< ITEM IS IN-STOCK AND AVAILABLE FOR IMMEDIATE DELIVERY >>>	\$ 33,114	\$16,557	\$ 16,557
1	ADA Engineered Wood Fiber SKU: EWF-ASTM ADA - Engineered Wood Fiber- 47 cubic yards  *** includes top off of existing play area	\$ 3,162		\$ 3,162
48	12in Plastic Landscape Timber with Stake - KT SKU: PGBTB-5212-KT 12 Plastic Playground Border with Stake	\$ 41		\$ 1,968
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
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
1	Dumpster Rental SKU: DUMPSTER Roll Off Dumpster (for disposal of shipping crate and packing materials)	\$ 985		\$ 985
1	Removal SKU: REMOVAL Demo and removal of existing free standing items	\$ 3,847		\$ 3,847
	Professional Installation SKU: INSTALL	\$ 11,889		\$ 11,889

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
	Customer Installation Note Play area: 2209 sqft  Installation into existing Wood Mulch/ Grass&Dirt  PGB is to keep existing borders in place  Removal of existing play structures  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, Benches	\$ 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 \$ 46,549

Tax \$ 0

---

**\$ 46,549**

Have questions about this quote?

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

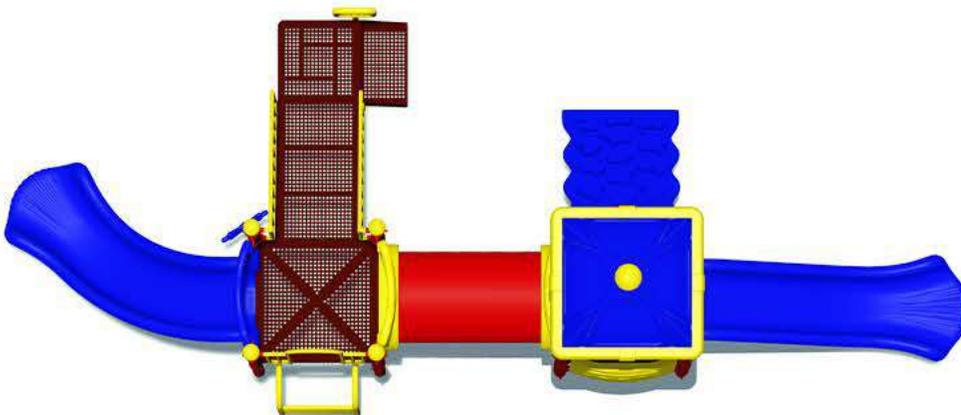


Ages 2-12

Use Zone: 37ft x 23ft  
Child Capacity: 29  
Play Activities: 7

## Monkey In The Middle

SKU: PGB-20221



Call Us  
1-800-878-0320

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.

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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.

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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)

*F.*

## Water Cannon Quotes

1. Living Water Aerations \$6,376.67

2. Recreonics, \$8,531.68

3. Mist Cooling 2,499.00



[HOME](#)

[WATERCANNON 1.5](#)

[WATERCANNON](#)   [CONTACT](#)

[ABOUT US](#)

[DOWNLOADS](#)   [NEWS](#)

## THE WATERCANNON 1.5



The Watercannon 1.5 uses the natural process of aeration found in ocean waves, river rapids, and waterfalls to cool your pool. It replenishes necessary fresh oxygen supply into your pool water, reducing hot water temperatures to more refreshing levels. This safe, healthy process is an enjoyable way to control water temperatures, especially during the hot summer season.

Portable and easy to use, the Watercannon 1.5 is a valuable asset in maintaining water clarity. A 10 degree drop in hot water temperature can result in a 25% reduction in pool chemicals.

Ostling's Market, LLC  
 2813 Kissing Court  
 Raleigh, NC 27613



# Estimate

Date	Estimate #
6/9/2025	1320

<b>Bill To</b>
Aberdeen CDD Jay Parker 110 Flower of Scotland Ave St Johns, FL 32259

<b>Ship To</b>
Aberdeen CDD 110 Flower of Scotland Ave St Johns, FL 32259

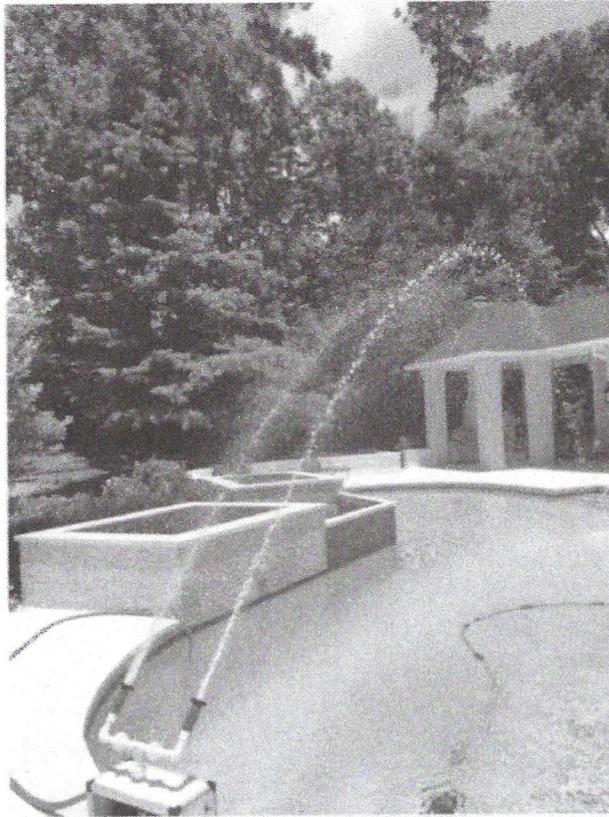
How did you find us?	Terms	Ship Via
	Net 30	UPS

Item	Description	Qty	Total
Watercannon 1.5C	Watercannon 1.5: 110 volt 20 amp, 60Hz, single-phase assembly. Also included: (1) flexible intake assembly with (3) safety suction covers (1) sprayer arm assembly with (2) adjustable brass elbows, (2) adjustable brass sprayer nozzles (1) Electrical safety cord with ground fault circuit interrupter (GFCI) and twist-lock watertight connections. Cord length up to 99 feet. 12 gage polished stainless steel cart with solid tires and Sunbrella cover..	1	5,875.00
Freight	Freight charges		501.67

Phone #	919-803-8925
E-mail	info@livingwatersaeration.com
Web Site	www.livingwatersaeration.com

<b>Subtotal</b>	\$6,376.67
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$6,376.67

< All Products



## Pool Cooler for Commercial and Residential pools

MC15180

### Key Features:

- Effective Pool Cooling – Lowers pool water temperature by up to 10°F for a more refreshing swim.
- Ideal for Commercial & Residential Pools – Perfect for hotels, resorts, water parks, and backyard pools.
- Energy-Efficient Design – Uses natural cooling technology to reduce water temperature without increasing electricity costs.
- Easy Installation & Low Maintenance – Works with your existing pool system for a quick, hassle-free setup.
- Durable & Weather-Resistant Materials – Built for long-lasting outdoor performance in high-temperature environments.
- Improves Water Circulation & Quality – Helps maintain cleaner, fresher water for a better swimming experience.

### Description:

Keep your pool cool and comfortable even during peak summer with the Pool Cooler for Commercial & Residential Pools. Designed to lower water temperatures by up to 10°F, this efficient pool chiller is ideal for hotels, resorts, fitness centers, and home pools. The energy-saving design ensures optimal cooling without increasing operational costs, making it a cost-effective solution for pool owners. Featuring an easy DIY installation, it seamlessly integrates with your existing pool system, improving water circulation and overall pool quality. Built with durable, weather-resistant materials, this pool cooler guarantees long-term performance for years of refreshing swimming.

\$ 2,499.00



Product Name or SKU



Home // Online Catalog // Maintenance / Accessories // Cleaning Equipment // Watercannon Aeration Systems // Watercannon Aeration System 1.5 - 50 foot cord

## WATERCANNON AERATION SYSTEM 1.5 - 50 FOOT CORD



**PRICE**  
\$8,531.68

**SKU**  
30-100

**CATEGORY**  
[WATERCANNON AERATION SYSTEMS](#)

**TAGS**  
[30-100](#), [30100](#)

### PRODUCT SPECS

Watercannon Aeration Systems use the natural process of aeration found in ocean waves, river rapids and waterfalls to cool swimming pool water. Used consistently at night, the Watercannon will significantly reduce the pool water temperature an average of 10 to 12 degrees. Includes stainless steel cart with solid tires and Sunbrella cover.

### WATERCANNON AERATION SYSTEM 1.5 - 50 FOOT CORD SPECIFICATIONS

- Produces a flow rate up to 230 gallons per minute.
- (1) Flexible intake assembly with (3) hydro-flow safety fitting covers.
- (1) Sprayer arm assembly with (2) adjustable brass elbows.
- (2) adjustable brass sprayer nozzles.
- (1) Electrical safety cord with ground fault circuit interrupter (GFCI)
- Twist-lock watertight connections.

Watercannon Aeration Systems require a dedicated 20 Amp circuit (either 120 or 240 volt) with a NEMA approved receptacle run in close proximity by a licensed electrician.

1

ADD TO CART



BACK TO ALL PRODUCTS

### CONTACT US - NATIONAL

National Catalog Call Center Phone Numbers  
Toll Free Phone: (800) 428-3254  
Toll Free Fax: (800) 428-0133

National Catalog Call Center Hours of Operation  
Mon - Fri: 8:30 AM - 5:00 PM EST

Email: [sales@recreonics.com](mailto:sales@recreonics.com)

### SHIPPING INFORMATION

Large volume shipping and central location allows us to offer our customers reduced freight costs and fast shipment on orders.  
[Shipping Information](#)

### ONLINE CATALOG

Mechanical Equipment  
Wibit Inflatables  
Deck Equipment  
Competitive Equipment  
Safety/Signage  
Recreation/Exercise

AquaThory Blog



*SIXTH ORDER OF BUSINESS*

*D.*

# Aberdeen CDD Operations, GM/LD Monthly Report – June 24, 2025

## Operations Manager Update:

- Lins Electric repaired the 3 outdoor fans of the Fitness Center. (Photo)
- Fenwick repaired the urinal in the men's pool bathroom.
- Rust stains at the intake valves in both pools were acid washed by C Buss. (Photos)
- Sprinkler heads and a leak was fixed by Ruppert at the Grandholm sign.
- Mitch & Sons removed 3 dead trees in the preserve reported by residents.
- Shower handles on both outdoor showers on the pool deck were replaced. (Photo)
- The 10lb dumb bell that went missing from Fitness Center was replaced.
- The Leg extension machine was repaired, further work is needed on this machine with Life Fitness.
- The free weight bench was taken out of the Fitness Center was repaired and replaced.
- The backboard head piece was replaced. (Photo)

## Current Operations Projects/ Areas of Concerns:

- We are working with Pella Doors to repair or replace and or repair existing exterior gym doors.
- 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:

- New vending machine claw game installed. (Photo)
- There was an incident at the pool during the first swim meet in which 911 was called due to a child horseplaying in the family pool and he was back boarded. Thankfully the child was deemed ok and not taken by ambulance.
- There was an incident in the Fitness Center on 6.13.25 in which 911 was called by a resident. We were not notified, although we did find out through inquiring that the resident was having breathing issues, but was deemed ok and did not take the ambulance.

### Lifestyle Events Recap:

- We held the School Out Bash on June 1st with a DJ, games, ice cream and a lot of residents in attendance. (Photos)
- The Chick-fil-A Food Truck was here on Thursday, June 5th. They will continue to come to the Amenity Center the first Thursday of every month from 5-7:30pm.
- The 50+ Group held their Chicken Dinner themed social in the Social Hall on June 13th.
- The Rays Swim Team has held 2 meets to date and have their last one this coming Saturday the 28th.
- The art and music summer camp held their first week, but unfortunately did not get enough interest to hold their second week of camp. They will hold a final week July 14 - 18 in the Social Hall. (Photos)
- We held a family BINGO Night on Saturday, June 21st at 6:30pm. We capped out with 75 participants.

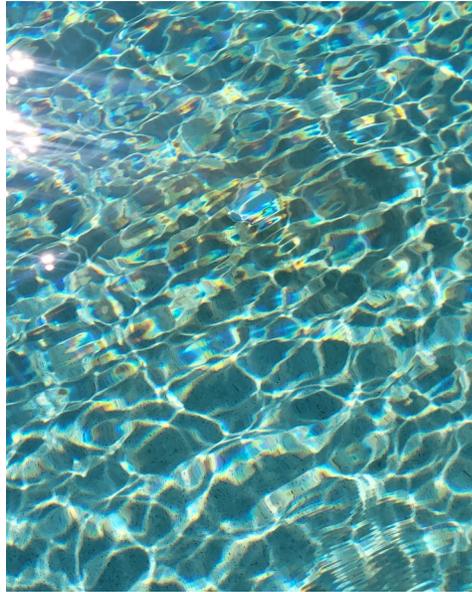
### Lifestyle Upcoming Events:

- We will hold our annual July Fourth Pool Party on 7.4.25 from 12-3pm with a DJ, complimentary hot dogs, chips and waters, games, and will have a Sunset Slush frozen treat cart on the deck for purchase for the residents. The HOA and Certa Pro have offered to give donations and help sponsor the event.
- We will hold another family BINGO night on Friday, July 18th at 6:30pm.

# Operations & Facility Update



**3 Fans Replaced at the Fitness Center**



**Rust Stained Acid Washed from Intake valves (Before-After)**



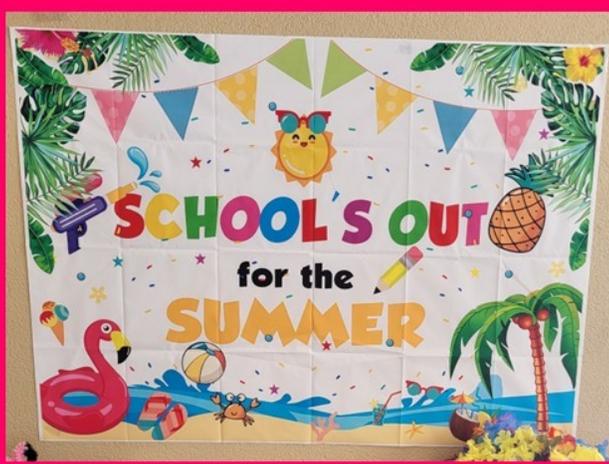
**Outdoor Shower Handles Replaced**



**New Backboard head piece**



**New Claw Game Vending Machine**





# ART CAMP



*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, May 27, 2025 at 6:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

Lauren Egleston	Chairperson
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 by telephone
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential by telephone

The following is a summary of the actions taken at the May 27, 2025 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 6:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Mr. Roberson asked what item would be for Prince Albert?

Ms. Giles stated that is a proposal that will be presented next. The HOA is making a contribution to the district and the board asked that staff bring back proposals for items that will fit in those different common areas and they will decide how to use the money donated by the HOA.

Mr. Roberson stated a lot of kids on dirt bikes go back and drink alcohol and damage the property.

The next item taken out of order.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals**

**A. Pipe Extension at Shetland Drive**

Mr. Silverstein stated we reached out to eight or nine contractors and received five back so far, the prices range from \$115,575 and I received a revised one this morning that is closer to the estimate of \$43,940. I requested schedules from some and Jay can reach out to the contractors who have not gotten back yet giving everyone one more shot to get their pricing in. The bid for \$43,940 is about as close as we are going to get. We can wait until the next meeting to approve in case we get in a few or you can look at these and we can get started before the rainy season.

After discussion of the proposal and the work involved, the board took the following action.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the contract was awarded to Ground Control in an amount not to exceed \$50,000 and Supervisor Fogel was authorized to work with staff to finalize the agreement.

Mr. Silverstein left the meeting at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2025-04  
Approving the Proposed Budget for Fiscal  
Year 2026 and Setting a Public Hearing Date  
for Adoption (August 26, 2025)**

Ms. Giles stated Resolution 2025-04 approves the proposed fiscal year 2026 budget and sets the public hearing for August 26, 2025. This proposed budget reflects a 27% increase mostly due to the contribution to the capital reserve fund. We can approve a higher amount at this meeting and we can always lower it at the public hearing.

I looked at the history on this district to see what they have been doing in the past that led to such a large increase this year and in previous years specifically the last four years, the district used a large amount of the carry forward surplus to have no increase or to have a minimal increase. Last year the district used \$170,000 of carry forward surplus so as not to have an increase. In 2024 the board used \$176,000 to only have a 6% increase and in 2023 the board used \$125,000 to minimize the increase of 4%. You can do that when you have a variance in the adopted budget

and funds not used so if there is a line item we don't exhaust, the funds stay with the district and that is part of that carry forward surplus.

There is a 5% increase in the administrative section, the amenity center had a 10% increase and grounds maintenance had a 2% increase and the capital reserve fund has a huge increase. Charlie Shepherd recently did your capital reserve study and that is where the capital reserve input comes from. The annual contribution for 2025/2026 is \$104,160 and we will spend \$56,600 on repairs if needed. The reserve study goes for the next 30 years. Even though it is a 30-year document I recommend updating it every five years. The board makes those hard decisions as to how much to put in reserves based on the recommendation. This is a great tool to follow not knowing when things will need to be replaced or repaired.

Staff recently received this reserve study and we need to go through it. He based these numbers and the forecast of when that item was put into place or when it was last replaced.

Mr. Parker left the telephone conference during this item.

On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor Resolution 2025-04 approving the proposed fiscal year 2026 budget and setting the public hearing for August 26, 2025 was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals**

**B. Irish Tartan Way**

- 1. Playground Boss**
- 2. Southern Recreation**

**C. River Dee**

**D. Sterling Bridge**

**E. Fort Williams Drive**

**F. Prince Albert**

Items B – F were tabled.

**G. Electrical Panel Repair**

Ms. Trivelpiece stated a couple of our electrical boxes have been replaced, they were rusted and Lin's looked at the rest of them and they are all rusted. This is a quote for the seven other boxes that need to be replaced.

On MOTION by Ms. Egleston seconded by Ms. Clarke with all in favor the proposal from Lin’s Electrical for the electrical box replacements in the amount of \$12,845 was approved.

Mr. Magee stated I will prepare our standard agreement for this work.

**FIFTH ORDER OF BUSINESS**

**Discussion of Capital Reserve Study Update**

Ms. Giles stated we will do our research with the accountant to find out what year those items were repaired or replaced or if it was the original put in service date that is listed.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Magee stated we gave the 30-day notice to Envera and received back that the contract was dated July 27<sup>th</sup> and we didn’t start paying them until October 4<sup>th</sup> once the system was installed so the expiration date for the contract is not July 22, it is October 4<sup>th</sup>. Liquidated damages to get out of the contract is going to be about \$1,800 to end it August 4<sup>th</sup>. The options the board has is we pay the \$1,800 in liquidated damages and just cut Envera loose or we push back the installation with High Tech until October 4<sup>th</sup>. High Tech will be on our agreement that I will be drafting so there will be more clarity on the terms.

Ms. Giles stated going forward we will have district agreements instead of what we had in the past, which was service agreements, that can be misleading.

After discussion the board took the following action.

Mr. Fogel moved to continue the contract with Envera until October 4<sup>th</sup> so as not to pay liquidation damages and Mr. Perez seconded the motion and with two in favor and Ms. Egleston, Mr. Marmo and Ms. Clarke opposed the motion failed.

On MOTION by Ms. Egleston seconded by Mr. Marmo with three in favor and Mr. Fogel and Mr. Perez opposed the agreement with Envera was canceled and the district will owe liquidated damages in the amount of \$1,848 to Envera and staff will work with High Tech to shift the start date.

**B. Engineer**

This item taken earlier in the meeting.

**C. Manager**

**1. Report on Number of Registered Voters (3,794)**

A copy of the letter from the supervisor of elections indicating there are 3,794 registered voters residing in the district was included in the agenda package.

**2. Annual Form 1 Filing & Annual Ethics Training**

The form 1 financial disclosure is due to be filed by July 1<sup>st</sup> and the annual ethics training needs to be completed by December 31<sup>st</sup>.

**D. Operation Manager - Report**

Ms. Trivelpiece gave an overview of the monthly memorandum, which was included in the agenda package.

**E. Amenity Center Manager - Report**

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

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Public Comments**

Mr. Roberson stated I appreciate you hearing me earlier in the meeting.

Mr. Clarke stated just a suggestion, the HOA approved the donation of funds, we didn't put any stipulation on it. I suggest you use the HOA funds first so you can get that capital study and that way you have time to complete it. I suggest when you write the HOA and say thank you, make sure you state that the HOA would not have any liability or no further obligation.

At the March meeting a small group of residents came from the Shetland Drive area and they complained about the traffic on Shetland. You have the school, playgrounds and there is a lot of traffic on it. The resident brought information from the county, the county has a transportation department that has a traffic calming study. If they are requested they will come

out and monitor the traffic and may put some things like a raised crosswalk or whatever, but we have to get the data first. I also approached the North Florida TPO and they have a small group that not only participates in traffic calming but also safe law for school programs. They have approved to do that and are going to coordinate combining traffic study and safe law for school program to what can possibly be done. We have a school property on a two-lane road that services about 350 families and it is the only way to get in and out of the neighborhood to get onto Longleaf Pine four-lane road and that is what creates a lot of the traffic. The parents who are dropping off children are then speeding so it may be part education.

Ms. Giles stated we are working with the county on a traffic calming study with Michael Likley from the traffic and transportation department.

Mr. Clarke stated that sounds familiar. I have been working with TPO and they can coordinate both studies.

Ms. Giles stated if I can get that name after the meeting we can loop in the county person we have been working with so we don't duplicate efforts.

Ms. Clarke stated there are a lot of people complaining about the kids on the bikes and scooters that are not paying attention while they are driving these things on the streets. Can we do a safety program for anybody that uses these things? Can the sheriff's department come in and do something to teach road safety to these kids?

Ms. Giles stated we can check to see if the sheriff's office has some type of program and if they would be willing to come out.

Mr. Marmo stated they have community engagement.

Mr. Fogel stated we need to figure out what we need to draft with the Bartram High School Swim Team. I have the dates.

Mr. Magee stated send me those dates.

Ms. Egleston stated I have seen an increase in those bandit signs.

**EIGHTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

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

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the minutes of the April 22, 2025 meeting were approved as presented.

- 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**

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

**NINTH ORDER OF BUSINESS**

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

Ms. Giles stated the next meeting is scheduled for June 24, 2025 at 4:00 p.m. at the same location.

On MOTION by Mr. Fogel seconded by Ms. Clarke with all in favor the meeting adjourned at 8:00 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***May 31, 2025***



**Aberdeen**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 2025**

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 178,809	\$ -	\$ 26,845	\$ -	\$ 205,654
<b>Investments:</b>					
State Board of Administration (SBA)	893	-	91,265	-	92,158
Custody	435,969	-	442,862	-	878,831
<b>Series 2020A</b>					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	1,255	-	-	1,255
Prepayment A-1	-	2,267	-	-	2,267
Revenue	-	614,668	-	-	614,668
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	723	-	-	723
Prepayment A-2	-	1,454	-	-	1,454
General Redemption	-	267	-	-	267
<b>Series 2018</b>					
Reserve	-	65,824	-	-	65,824
Revenue	-	51,824	-	-	51,824
Prepayment	-	3	-	-	3
Redemption	-	441	-	-	441
Construction	-	-	-	53,346	53,346
Prepaid Expenses	2,116	-	-	-	2,116
<b>Total Assets</b>	<b>\$ 617,787</b>	<b>\$ 1,335,602</b>	<b>\$ 560,972</b>	<b>\$ 53,346</b>	<b>\$ 2,567,706</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 50,010	\$ -	\$ 23,818	\$ -	\$ 73,828
<b>Total Liabilities</b>	<b>\$ 50,010</b>	<b>\$ -</b>	<b>\$ 23,818</b>	<b>\$ -</b>	<b>\$ 73,828</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 2,116	\$ -	\$ -	\$ -	\$ 2,116
<b>Restricted for:</b>					
Debt Service - Series	-	1,335,602	-	-	1,335,602
Capital Project - Series	-	-	-	53,346	53,346
<b>Assigned for:</b>					
Capital Reserve Fund	-	-	537,154	-	537,154
Unassigned	565,661	-	-	-	565,661
<b>Total Fund Balances</b>	<b>\$ 567,777</b>	<b>\$ 1,335,602</b>	<b>\$ 537,154</b>	<b>\$ 53,346</b>	<b>\$ 2,493,878</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 617,787</b>	<b>\$ 1,335,602</b>	<b>\$ 560,972</b>	<b>\$ 53,346</b>	<b>\$ 2,567,706</b>

# Aberdeen

## Community Development District

### General Fund

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

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,207,029	\$ 1,207,029	\$ 1,200,465	\$ (6,564)
Interest Income	15,000	10,000	11,319	1,319
Amenities Revenue/Misc	15,000	15,000	16,496	1,496
<b>Total Revenues</b>	<b>\$ 1,237,029</b>	<b>\$ 1,232,029</b>	<b>\$1,228,280</b>	<b>\$ (3,749)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 7,600	\$ 400
FICA Expense	918	612	581	31
Assessment Administration	5,618	5,618	5,618	-
Engineering Fees	7,000	7,000	8,042	(1,042)
Arbitrage	1,200	800	-	800
Dissemination Agent	8,764	5,843	6,243	(400)
Attorney Fees	27,000	18,000	11,987	6,013
Annual Audit	3,475	-	-	-
Trustee Fees	9,000	6,541	6,541	-
Management Fees	59,322	39,548	39,548	(0)
Information Technology	2,022	1,348	1,348	0
Telephone	700	467	215	251
Postage	2,000	1,333	777	556
Printing and Binding	1,000	667	241	426
Insurance	12,839	12,839	12,489	350
Legal Advertising	2,000	1,333	662	671
Office Supplies	200	133	139	(6)
Other Current Charges	-	-	48	(48)
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 155,233</b>	<b>\$ 110,257</b>	<b>\$ 102,255</b>	<b>\$ 8,002</b>
<b>Operations &amp; Maintenance</b>				
<b>Amenity Center</b>				
Insurance	\$ 56,057	\$ 56,057	\$ 52,374	\$ 3,683
Repairs & Replacements	75,000	50,000	51,256	(1,256)
Special Events	25,000	16,667	17,313	(646)
Staff Uniforms	1,225	817	834	(17)
Recreational Supplies	900	600	-	600
Recreational Passes	1,500	1,000	710	290
Other Current Charges	500	333	-	333
Permit Fees	2,500	1,667	-	1,667
Office Supplies	3,000	2,000	750	1,250
Credit Card Machine Fees	900	600	660	(60)
Pest Control	3,000	2,000	1,849	151
Pool Chemicals - Poolsure	33,000	22,000	23,708	(1,708)
Refuse Service	13,000	8,667	9,927	(1,261)
Security	18,796	12,531	9,883	2,648
Website	1,800	1,200	1,200	-
Holiday Decorations	12,000	8,000	5,121	2,879
Subscriptions	8,000	5,333	5,075	259

# Aberdeen

## Community Development District

### General Fund

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

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Utilities</b>				
Water & Sewer	\$ 20,000	\$ 13,333	\$ 10,670	\$ 2,664
Electric	39,600	26,400	21,772	4,628
Cable/Internet/Phone	16,000	10,667	12,366	(1,699)
<b>Management Contracts</b>				
Field Operations Management - FirstService	74,516	49,677	53,940	(4,262)
Pool Attendants/Lifeguards - RMS	53,000	7,481	7,481	-
Facility Management - FirstService	101,421	67,614	71,681	(4,067)
Janitorial Services - FirstService	44,200	29,467	36,062	(6,596)
General Facility Maintenance - FirstService	54,600	36,400	40,581	(4,181)
Resident Services Coordinator- FirstService	74,360	49,573	49,353	221
Management Fee - FirstService	14,220	9,480	9,480	-
Fitness Center Cleaning - Jani King	14,400	9,600	10,864	(1,264)
<b>Subtotal Amenity Center</b>	<b>\$ 762,495</b>	<b>\$ 499,163</b>	<b>\$ 504,908</b>	<b>\$ (5,745)</b>
<b>Ground Maintenance</b>				
Electric	\$ 14,426	\$ 9,617	\$ 8,274	\$ 1,344
Streetlighting	33,652	22,435	21,937	497
Lake Maintenance	35,000	23,333	21,400	1,933
Landscape Maintenance	271,653	181,102	155,357	25,745
Landscape Contingency	30,000	20,000	25,814	(5,814)
Common Area Maintenance	15,000	10,000	8,521	1,479
Reuse Water	40,000	26,667	16,222	10,445
Miscellaneous	1,000	667	-	667
Irrigation Repairs	9,060	6,040	3,297	2,743
<b>Subtotal Ground Maintenance</b>	<b>\$ 449,791</b>	<b>\$ 299,860</b>	<b>\$ 260,821</b>	<b>\$ 39,040</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,212,286</b>	<b>\$ 799,024</b>	<b>\$ 765,729</b>	<b>\$ 33,295</b>
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,407,519</b>	<b>\$ 909,280</b>	<b>\$ 867,983</b>	<b>\$ 41,297</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (170,490)</b>	<b>\$ 322,749</b>	<b>\$ 360,297</b>	<b>\$ (45,046)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 170,490</b>		<b>\$ 207,480</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 567,777</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	2,287	-	-	-	-	11,319
Amenities Revenue/Misc	1,253	-	419	775	2,848	2,560	4,280	4,362	-	-	-	-	16,496
<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>\$ 6,649</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,228,280</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 7,600
FICA Expense	77	77	77	61	77	61	77	77	-	-	-	-	581
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Engineering Fees	-	-	-	-	2,745	1,325	2,298	1,676	-	-	-	-	8,042
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	830	730	730	830	730	730	930	730	-	-	-	-	6,243
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	4,944	-	-	-	-	39,548
Information Technology	169	169	169	169	169	169	169	169	-	-	-	-	1,348
Telephone	22	42	9	37	15	17	38	35	-	-	-	-	215
Postage	41	375	63	62	48	11	87	91	-	-	-	-	777
Printing and Binding	37	26	39	9	26	42	26	36	-	-	-	-	241
Insurance	12,489	-	-	-	-	-	-	-	-	-	-	-	12,489
Legal Advertising	-	-	140	70	140	70	-	242	-	-	-	-	662
Office Supplies	119	1	0	16	1	0	1	1	-	-	-	-	139
Other Current Charges	-	-	20	-	-	-	-	28	-	-	-	-	48
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>\$ 9,027</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 102,255</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	3,233	-	-	-	-	51,256
Special Events	2,043	4,221	2,293	2,160	1,360	2,826	850	1,560	-	-	-	-	17,313
Staff Uniforms	-	-	-	-	551	283	-	-	-	-	-	-	834
Recreational Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational Passes	-	-	365	-	-	345	-	-	-	-	-	-	710
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	391	-	-	-	-	140	193	26	-	-	-	-	750
Credit Card Machine Fees	68	77	45	61	46	93	125	144	-	-	-	-	660
Pest Control	214	214	214	544	-	221	221	221	-	-	-	-	1,849
Pool Chemicals - Poolsure	2,876	2,876	2,876	3,016	3,016	3,016	3,016	3,016	-	-	-	-	23,708
Refuse Service	1,245	1,239	1,230	1,242	1,236	1,239	1,248	1,248	-	-	-	-	9,927
Security	250	250	5,794	275	250	260	2,554	250	-	-	-	-	9,883
Website	150	150	150	150	150	150	150	150	-	-	-	-	1,200
Holiday Decorations	-	5,121	-	-	-	-	-	-	-	-	-	-	5,121
Subscriptions	368	368	368	438	2,069	368	727	368	-	-	-	-	5,075
<b>Utilities</b>													
Water & Sewer	1,615	1,657	1,933	933	933	675	1,254	1,671	-	-	-	-	10,670
Electric	2,837	2,732	2,430	2,950	2,950	2,244	2,834	2,796	-	-	-	-	21,772
Cable/Internet/Phone	1,474	1,474	1,474	1,532	1,573	1,695	1,460	1,684	-	-	-	-	12,366

**Aberdeen**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Management Contracts</b>													
Field Operations Management - FirstService	\$ 6,250	\$ 6,345	\$ 6,367	\$ 9,435	\$ 3,644	\$ 6,595	\$ 5,847	\$ 9,456	\$ -	\$ -	\$ -	\$ -	\$ 53,940
Pool Attendants/Lifeguards - RMS	-	-	-	-	-	3,749	3,732	-	-	-	-	-	7,481
Facility Management - FirstService	8,236	8,345	8,127	11,978	4,518	9,181	8,666	12,630	-	-	-	-	71,681
Pool Maintenance/Supplies - FirstService	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services - FirstService	4,148	4,122	4,049	6,114	2,746	4,387	4,334	6,162	-	-	-	-	36,062
General Facility Maintenance - FirstService	4,318	4,566	4,622	6,584	2,663	4,988	5,752	7,088	-	-	-	-	40,581
Resident Services Coordinator- FirstService	6,033	5,869	5,528	7,806	3,297	5,760	5,967	9,093	-	-	-	-	49,353
Management Fee - FirstService	1,185	1,185	1,185	1,185	1,185	1,185	1,185	1,185	-	-	-	-	9,480
Fitness Center Cleaning - Jani King	1,200	1,200	1,200	1,200	1,600	1,200	1,632	1,632	-	-	-	-	10,864
<b>Subtotal Amenity Center</b>	<b>\$ 104,485</b>	<b>\$ 55,417</b>	<b>\$ 62,103</b>	<b>\$ 62,842</b>	<b>\$ 41,085</b>	<b>\$ 52,776</b>	<b>\$ 62,588</b>	<b>\$ 63,613</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 504,908</b>
<b>Ground Maintenance</b>													
Electric	\$ 820	\$ 843	\$ 980	\$ 1,143	\$ 1,143	\$ 1,044	\$ 1,167	\$ 1,134	\$ -	\$ -	\$ -	\$ -	\$ 8,274
Streetlighting	2,705	2,660	2,668	2,747	2,747	2,719	2,791	2,901	-	-	-	-	21,937
Lake Maintenance	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	-	-	-	-	21,400
Landscape Maintenance	22,194	22,194	22,194	22,194	22,194	22,194	22,194	-	-	-	-	-	155,357
Landscape Contingency	3,250	650	2,875	3,625	1,700	5,951	7,763	-	-	-	-	-	25,814
Common Area Maintenance	746	846	1,547	1,278	875	762	1,152	1,315	-	-	-	-	8,521
Reuse Water	2,995	2,682	2,275	1,663	1,810	1,476	1,497	1,824	-	-	-	-	16,222
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	2,232	1,065	-	-	-	-	-	-	3,297
<b>Subtotal Ground Maintenance</b>	<b>\$ 35,384</b>	<b>\$ 32,550</b>	<b>\$ 35,213</b>	<b>\$ 35,325</b>	<b>\$ 35,376</b>	<b>\$ 37,886</b>	<b>\$ 39,238</b>	<b>\$ 9,848</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 260,821</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 139,870</b>	<b>\$ 87,966</b>	<b>\$ 97,316</b>	<b>\$ 98,167</b>	<b>\$ 76,461</b>	<b>\$ 90,661</b>	<b>\$ 101,826</b>	<b>\$ 73,461</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 765,729</b>
Capital Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 171,450</b>	<b>\$ 97,075</b>	<b>\$ 107,736</b>	<b>\$ 109,383</b>	<b>\$ 89,628</b>	<b>\$ 98,830</b>	<b>\$ 111,394</b>	<b>\$ 82,488</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 867,983</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (169,370)</b>	<b>\$ (30,889)</b>	<b>\$ 934,286</b>	<b>\$ (105,872)</b>	<b>\$ (14,945)</b>	<b>\$ (93,625)</b>	<b>\$ (83,448)</b>	<b>\$ (75,839)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 360,297</b>

**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 May 31, 2025**

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	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	50,040	40,040
<b>Total Revenues</b>	<b>\$ 1,938,685</b>	<b>\$ 1,938,685</b>	<b>\$ 1,988,812</b>	<b>\$ 50,127</b>
<b>Expenditures:</b>				
<u>2020A-1</u>				
Interest 11/1	\$ 271,050	\$ 271,050	\$ 271,050	\$ -
Interest 5/1	271,050	271,050	271,050	-
Principal 5/1	990,000	990,000	990,000	-
Principal Prepayment 5/1	-	-	5,000	(5,000)
				-
<u>2020A-2</u>				
Interest 11/1	89,350	89,350	89,350	-
Interest 5/1	89,350	89,350	89,350	-
Principal 5/1	240,000	240,000	240,000	-
<b>Total Expenditures</b>	<b>\$ 1,950,800</b>	<b>\$ 1,950,800</b>	<b>\$ 1,955,800</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (12,115)</b>	<b>\$ (12,115)</b>	<b>\$ 33,012</b>	<b>\$ 45,127</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>\$ (12,115)</b>	<b>\$ 33,012</b>	<b>\$ 45,127</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>\$ 1,217,510</b>	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 133,250	\$ 133,250	\$ 134,050	\$ 799
Interest Income	5,000	3,333	4,146	813
<b>Total Revenues</b>	<b>\$ 138,250</b>	<b>\$ 136,584</b>	<b>\$ 138,632</b>	<b>\$ 2,049</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	46,238	45,985	253
Principal 5/1	40,000	40,000	40,000	-
Principal Prepayment 5/1	-	-	5,000	(5,000)
				-
<b>Total Expenditures</b>	<b>\$ 132,475</b>	<b>\$ 132,475</b>	<b>\$ 147,286</b>	<b>\$ (14,811)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,775</b>	<b>\$ 4,109</b>	<b>\$ (8,654)</b>	<b>\$ (12,763)</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>\$ 4,109</b>	<b>\$ (8,654)</b>	<b>\$ (12,763)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 56,020</b>		<b>\$ 126,745</b>	
<b>Fund Balance - Ending</b>	<b>\$ 61,796</b>		<b>\$ 118,091</b>	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<b>Revenues</b>				
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
Impact fees	-	-	9,370	9,370
Interest	5,000	5,000	17,554	12,554
<b>Total Revenues</b>	<b>\$ 45,000</b>	<b>\$ 5,000</b>	<b>\$ 26,924</b>	<b>\$ 21,924</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 50,000	\$ 50,000	\$ 67,822	\$ (17,822)
Repair and Replacements	50,000	50,000	108,100	(58,100)
Other Current Charges	-	-	2,300	(2,300)
<b>Total Expenditures</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 178,223</b>	<b>\$ (78,223)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (55,000)</b>	<b>\$ (95,000)</b>	<b>\$ (151,299)</b>	<b>\$ 100,147</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>\$ (151,299)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 658,411</b>		<b>\$ 688,453</b>	
<b>Fund Balance - Ending</b>	<b>\$ 603,411</b>		<b>\$ 537,154</b>	

# Aberdeen

## Community Development District

### Capital Projects Fund Series 2018

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

For The Period Ending May 31, 2025

	Actual
	Thru 05/31/25
<b>Revenues</b>	
Interest Income	\$ 1,463
<b>Total Revenues</b>	<b>\$ 1,463</b>
<b>Expenditures:</b>	
Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,463</b>
<b>Other Financing Sources/(Uses)</b>	
Transfer In/(Out)	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,463</b>
<b>Fund Balance - Beginning</b>	<b>\$ 51,883</b>
<b>Fund Balance - Ending</b>	<b>\$ 53,346</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)
Less: Principal Payment - 5/1/25	(990,000)
Less: Principal Prepayment - 5/1/25	(5,000)
<b>Current Bonds Outstanding</b>	<b>\$ 13,935,000</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)
Less: Principal Payment - 5/1/25	(240,000)
<b>Current Bonds Outstanding</b>	<b>\$ 3,560,000</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	\$ 65,824
Reserve Fund Balance	65,824
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)
Less: Principal Payment - 5/1/25	(40,000)
Less: Principal Prepayment - 5/1/25	(5,000)
<b>Current Bonds Outstanding</b>	<b>\$ 1,795,000</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
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>3,268,430.92</b>	<b>1,933,916.33</b>	<b>134,049.62</b>	<b>1,200,464.97</b>

<b>PERCENT COLLECTED TAX ROLL</b>	<b>99.46%</b>	<b>99.46%</b>	<b>99.46%</b>	<b>99.46%</b>
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*D.*

# Aberdeen

## Community Development District

### Check Run Summary

May 31, 2025

	Check Date	Check No.	Amount
<b>General Fund - Wells Fargo</b>			
Payroll	5/28/25	51020-51024	\$ 923.50
<b>Total</b>			<b>\$ 923.50</b>
<b>General Fund - Wells Fargo</b>			
Accounts Payable	5/7/25	5198-5209	\$ 51,547.99
	5/19/25	5210-5223	31,110.42
	5/22/25	5224-5225	945.95
			<b>\$ 83,604.36</b>
<b>Capital Reserve Fund - Wells Fargo</b>			
Accounts Payable	5/7/25	169-171	\$ 33,769.02
			<b>\$ 33,769.02</b>
<b>Total</b>			<b>\$ 117,373.38</b>
<b>Autopayments - Wells Fargo</b>			
	5/7/25	Comcast	\$ 691.42
	5/16/25	JEA Utilities	10,325.75
	5/19/25	Comcast	664.13
	5/27/25	Comcast	328.83
	5/27/25	Wellbeats	249.00
	5/28/25	Wells Fargo Credit Card	4,628.32
	5/29/25	GFL Environmental	1,241.81
<b>Total</b>			<b>\$ 18,129.26</b>

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51020	17	HARRIET S CLARKE	184.70	5/28/2025
51021	15	LAUREN Q EGGLESTON	184.70	5/28/2025
51022	18	PAUL R FOGEL	184.70	5/28/2025
51023	19	RICHARD A PEREZ	184.70	5/28/2025
51024	16	THOMAS G MARMO	184.70	5/28/2025

TOTAL FOR REGISTER 923.50

ABER ABERDEEN DLAUGHLIN

# ATTENDANCE SHEET

District: Aberdeen

Meeting Date: May 27, 2025

	<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 S. J. May 27, 2025

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/07/25	00240	4/29/25	04292025	202504	320	57200	46000		EXHAUST FAN BELT RPLC ABERDEEN AIR, LLC	*	717.37	717.37	005198
5/07/25	00259	4/22/25	11056770	202504	320	53800	45918		APR PROPERTY MANAGER	*	788.00		
		4/22/25	11056770	202504	320	53800	45915		APR FRONT DESK	*	788.00		
		4/22/25	11056770	202504	320	53800	45506		APR JANITORIAL	*	788.00		
		4/22/25	11056770	202504	320	53800	45917		APR MAINTENANCE CREW	*	788.00		
		4/22/25	11056770	202504	320	53800	46000		APR MAINT SUPERVISOR	*	788.00		
									FIRST SERVICE RESIDENTIAL			3,940.00	005199
5/07/25	00259	4/25/25	11057702	202504	320	53800	45918		APR PROPERTY MANAGER	*	3,964.00		
		4/25/25	11057702	202504	320	53800	45915		APR FRONT DESK	*	2,546.75		
		4/25/25	11057702	202504	320	53800	45506		APR JANITORIAL	*	1,793.94		
		4/25/25	11057702	202504	320	53800	46000		APR SUPVSR BUILDING MAINT	*	2,909.33		
		4/25/25	11057702	202504	320	53800	45917		APR BUILDING MAINT	*	2,100.00		
									FIRST SERVICE RESIDENTIAL			13,314.02	005200
5/07/25	00213	4/30/25	89291	202504	320	53800	46100		APR LAKE MAINTENANCE	*	2,675.00		
									FUTURE HORIZONS, INC			2,675.00	005201
5/07/25	00309	5/01/25	JAK05250	202505	320	53800	45927		MAY JANITORIAL SERVICES	*	1,632.00		
									JANI-KING OF JACKSONVILLE			1,632.00	005202
5/07/25	00271	4/28/25	3555036	202502	310	51300	31500		FEB MONTHLY MEETING	*	1,500.00		
									KUTAK ROCK LLP			1,500.00	005203
5/07/25	00271	4/29/25	3555034	202502	310	51300	31500		FEB GENERAL SERVICES	*	1,774.00		
									KUTAK ROCK LLP			1,774.00	005204
5/07/25	00310	3/26/25	7964993	202503	320	57200	46000		OSLP FRONT SHROUD/TOWER	*	330.87		
									LIFE FITNESS LLC			330.87	005205

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/07/25	00310	4/09/25	7976192	202504	320	57200	46000		LIFE FITNESS LLC	*	31.86	31.86	005206
5/07/25	00311	4/28/25	20625	202504	320	57200	46000		LIN'S ELECTRIC INC	*	423.00	423.00	005207
5/07/25	00079	5/01/25	13129562	202505	320	53800	45507		POOLSURE	*	3,016.07	3,016.07	005208
5/07/25	00319	4/30/25	721677	202504	320	53800	46200		RUPPERT LANDSCAPE LLC	*	22,193.80	22,193.80	005209
5/19/25	00314	5/01/25	747-011	202505	320	57200	49400		CANDACE MINNICKS	*	450.00	450.00	005210
5/19/25	00259	5/01/25	11059896	202505	320	53800	45921		FIRST SERVICE RESIDENTIAL	*	1,185.00	1,285.00	005211
		5/01/25	11059896	202505	320	53800	45918		FIRST SERVICE RESIDENTIAL	*	50.00		
		5/01/25	11059896	202505	320	53800	46000		FIRST SERVICE RESIDENTIAL	*	50.00		
5/19/25	00259	5/09/25	11061276	202505	320	53800	45918		FIRST SERVICE RESIDENTIAL	*	3,864.00	13,185.53	005212
		5/09/25	11061276	202505	320	53800	45915		FIRST SERVICE RESIDENTIAL	*	2,654.90		
		5/09/25	11061276	202505	320	53800	45506		FIRST SERVICE RESIDENTIAL	*	1,754.59		
		5/09/25	11061276	202505	320	53800	46000		FIRST SERVICE RESIDENTIAL	*	2,812.04		
		5/09/25	11061276	202505	320	53800	45917		FIRST SERVICE RESIDENTIAL	*	2,100.00		
5/19/25	00017	5/01/25	720	202505	310	51300	34000		OKUZMUK	*	4,943.50		
		5/01/25	720	202505	310	51300	35100		OKUZMUK	*	168.50		
		5/01/25	720	202505	310	51300	31300		OKUZMUK	*	730.33		

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/01/25	720	202505	310-51300-51000		OFFICE SUPPLIES	*	.90		
		5/01/25	720	202505	310-51300-42000		POSTAGE	*	90.81		
		5/01/25	720	202505	310-51300-42500		COPIES	*	36.00		
		5/01/25	720	202505	310-51300-41000		TELEPHONE	*	34.78		
GOVERNMENTAL MANAGEMENT SERVICES										6,004.82	005213
5/19/25	00301	5/01/25	423746	202505	320-53800-45400		MAY SECURITY SERVICES	*	250.00		
HI TECH SYSTEM ASSOCIATES INC										250.00	005214
5/19/25	00311	5/09/25	20651	202504	320-57200-46000		RPLC LIGHT/ELECTRIC PANEL	*	1,835.00		
LIN'S ELECTRIC INC										1,835.00	005215
5/19/25	00252	4/10/25	1123	202505	320-57200-49400		6/1 DJ MEMBER POOL 3HR	*	400.00		
MICHAEL A GILBERT										400.00	005216
5/19/25	00312	5/13/25	193214	202504	310-51300-31100		APR ENGINEERING SERVICES	*	2,297.50		
MATTHEWS DESIGN GROUP LLC										2,297.50	005217
5/19/25	00082	4/30/25	90	202504	320-53800-45913		APR LIFEGUARD SERVICES	*	3,731.75		
RIVERSIDE MANAGEMENT SERVICES INC										3,731.75	005218
5/19/25	00323	4/30/25	3998	202504	320-53800-46300		TREE REMOVAL	*	350.00		
TREE WORK BY MITCH DRAKE & SONS										350.00	005219
5/19/25	00323	4/30/25	3997	202504	320-53800-46300		TREE REMOVAL	*	950.00		
TREE WORK BY MITCH DRAKE & SONS										950.00	005220
5/19/25	00060	5/12/25	62064673	202505	320-53800-45926		MAY PEST CONTROL	*	115.79		
TURNER PEST CONTROL LLC										115.79	005221
5/19/25	00060	5/12/25	62064872	202505	320-53800-45926		MAY PEST CONTROL AMENITY	*	105.03		
TURNER PEST CONTROL LLC										105.03	005222
ABER ABERDEEN											
OKUZMUK											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/19/25	00221	5/01/25 3142	202505 320-53800-45919	MAY MAINT & NEWS LETTER ROBERTA G NAGLE	*	150.00	150.00 005223
5/22/25	00286	4/30/25 7091155	202504 310-51300-48000	3/25 AUDIT MEETING	*	72.72	
		4/30/25 7091155	202504 310-51300-48000	4/22 BOS MTG #11127176	*	68.64	
		4/30/25 7091155	202504 310-51300-48000	4/20 JAMES F ARMSTRONG JR GANNETT MEDIA CORP	*	30.56	171.92 005224
5/22/25	00311	5/19/25 20676	202504 320-57200-46000	POOL/SLIDE HOUSE RPR LIN'S ELECTRIC INC	*	774.03	774.03 005225
TOTAL FOR BANK A						83,604.36	
TOTAL FOR REGISTER						83,604.36	

# HVAC REPAIR INVOICE

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



April 29, 2025

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

*R: M*  
*320.572.46000*  
*KS*  
*4.30.25*

Date of service: April 26, 2025

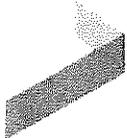
<b>Aberdeen CDD - Slide Bathroom Repair</b>	
Replaced belt and (2) bearings inside of exhaust fan.	
(1) Ax32 browning fan belt (2) pillow block bearing 3/4" bore 14-117310	
(2) Labor	
<b>TOTAL DUE \$</b>	<b>717.37</b>

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.aberdeenaac.com ■ (904) 342-5349



**FirstService**  
RESIDENTIAL

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

# INVOICE

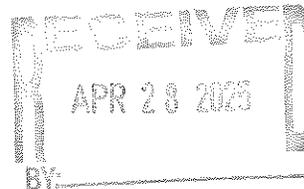
Invoice Number 11056770  
 Invoice Date 4/22/2025  
 Terms 15 ePay ACH BP  
 Period Begin 4/1/2025  
 Customer 100-OSNC  
 Account # MED-OSNC  
**Total Amount Due: \$3,940.00**

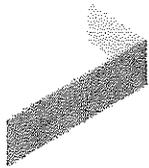
## Medical Insurance

Date	Position	Employee	Amount
4/1/2025	Property Manager <i>320.53800.45918</i>	Trivelpiece, Katherine	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
4/1/2025	Front Desk <i>320.53800.45915</i>	Gibbs, Michayla	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
4/1/2025	Janitor <i>320.53800.45506</i>	Henry, Brandon E	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
4/1/2025	Maintenance Crew <i>320.53800.45917</i>	Newman, Joshua D	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
4/1/2025	Maintenance Supervisor <i>320.53800.46000</i>	Parker, Jay	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>

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

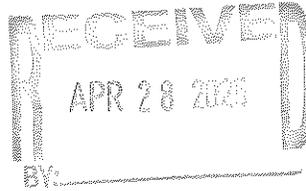
*KD*  
*4.28.25*





**FirstService**  
RESIDENTIAL

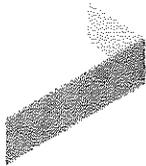
**Aberdeen Community Development District**  
110 Flower of Scotland Avenue  
Saint Johns, FL 32259  
kate.trivelpiece@fsresidential.com;



# INVOICE

Invoice Number 11057702  
 Invoice Date 4/25/2025  
 Terms 15 ePay ACH BP  
 Period Start 4/5/2025  
 Period End 4/18/2025  
 Customer 100-0SNC  
 Account # PAY-0SNC  
**Total Amount Due: \$13,314.02**

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	33.00 REG	\$16.00	\$660.00
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 PTO	\$20.00	\$200.00
Staff, Front Desk	25.00%	Gibbs, Michayla	67.47 REG	\$20.00	\$1,686.75
Subtotal					\$2,546.75
Staff, Janitorial	25.00%	Henry, Brandon E	0.20 OT	\$27.00	\$6.75
Staff, Janitorial	25.00%	Henry, Brandon E	8.00 PTO	\$18.00	\$180.00
Staff, Janitorial	25.00%	Henry, Brandon E	71.43 REG	\$18.00	\$1,607.19
Subtotal					\$1,793.94
Supervisor, Building Maint	25.00%	Parker, Jay	0.18 OT	\$43.00	\$9.67
Supervisor, Building Maint	25.00%	Parker, Jay	79.53 REG	\$28.67	\$2,849.66
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
Subtotal					\$2,909.33
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$21.00	\$2,100.00



# FirstService

RESIDENTIAL

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

# INVOICE

Invoice Number 11057702  
Invoice Date 4/25/2025  
Terms 15 ePay ACH BP  
Period Start 4/5/2025  
Period End 4/18/2025  
  
Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$13,314.02**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$2,100.00
				Subtotal	\$13,314.02
				Tax	\$0.00
				Total	\$13,314.02
General Manager, Property Oper	320.53800	45918			\$3,964.00
Staff, Building Maint	320.53800	45917			\$2,100.00
Staff, Front Desk	320.53800	45915			\$2,546.75
Staff, Janitorial	320.53800	45506			\$1,793.94
Supervisor, Building Maint	320.53800	46000			\$2,909.33

UD  
4.28.25

**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: 89291  
 Invoice Date: Apr 30, 2025  
 Page: 1

<b>Bill To:</b>
Aberdeen CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

<b>Ship to:</b>
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		5/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in April 2025	2,675.00	2,675.00

**RECEIVED**  
 APR 30 2025  
 BY: \_\_\_\_\_

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.



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

Invoice	
<b>Date</b> 05/01/2025	<b>Number</b> JAK05250042
<b>Due Date</b> 05/31/2025	<b>Cust #</b> 126102
<b>Invoice Amount</b> \$ 1,632.00	<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
JAK05250042	05/01/2025	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	05/31/2025
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR MAY				1632.00	1632.00
 <i>Cleaning Contract</i> 370.53800 .45927 4.30.25 [Signature]						
Pay On-Line: <a href="https://linktr.ee/janikingjax">https://linktr.ee/janikingjax</a> Make All Checks Payable To: JANI-KING OF JACKSONVILLE					<b>Amount of Sale</b>	\$ 1,632.00
					<b>Sales Tax</b>	\$ 0.00
					<b>Total</b>	\$ 1,632.00

**KUTAK ROCK LLP**

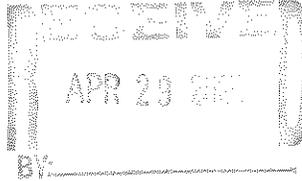
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2025



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

**Check Remit To:**  
Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

Reference: Invoice No. 3555036  
Client Matter No. 223-2  
Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Invoice No. 3555036  
223-2

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Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

02/17/25	W. Haber	Review agenda for February meeting
02/17/25	K. Magee	Attend staff agenda call
02/25/25	W. Haber	Confer with Magee regarding agenda
02/25/25	K. Magee	Prepare for and participate in board of supervisors meeting via phone

TOTAL FOR SERVICES RENDERED \$1,500.00

TOTAL CURRENT AMOUNT DUE \$1,500.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

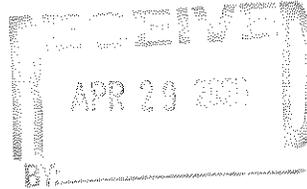
**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

April 29, 2025



Reference: Invoice No. 3555034

Client Matter No. 223-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3555034

223-1

Re: General

For Professional Legal Services Rendered

02/01/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
02/11/25	W. Haber	0.20	58.00	Review correspondence regarding erosion and confer with Magee regarding same
02/11/25	K. Magee	1.20	318.00	Review SESAC invoice and agreement and draft response to district manager regarding invoice and cancellation of agreement
02/12/25	K. Magee	1.20	318.00	Review revisions agreement with Lin's Electric; draft resolution declaring furniture as surplus
02/13/25	K. Magee	0.50	132.50	Review previous correspondence regarding SESAC agreement
02/19/25	K. Magee	0.60	159.00	Draft agreement with Aberdeen Rays swim team for use of amenity pool
02/27/25	K. Magee	0.90	238.50	Prepare draft agreement with CertaPro for exterior painting services
02/28/25	W. Haber	0.80	232.00	Review documents regarding erosion; confer with DR Horton representatives regarding same

**KUTAK ROCK LLP**

Aberdeen CDD

April 29, 2025

Client Matter No. 223-1

Invoice No. 3555034

Page 2

02/28/25	K. Magee	0.70	185.50	Review plans and as-builts regarding erosion control issue; conference with Haber regarding erosion control issue
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TOTAL HOURS	6.60
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TOTAL FOR SERVICES RENDERED	\$1,774.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,774.00</u>
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LIFE FITNESS  
Main (800)735-3867

**INVOICE**

INVOICE #	7964993
ORDER #	36914682
CUSTOMER PO #	03262025
INVOICE DATE	26-MAR-25
DUE DATE	25-APR-25
BILL TO #	712144
SHIP TO #	712144

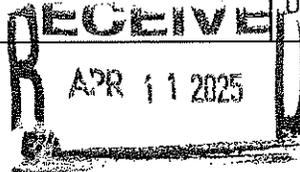
**BILL TO:**  
ABERDEEN CDD  
475 W TOWN PLACE  
#114  
SAINT AUGUSTINE FL 32092

**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:
25-APR-25				NET 30				26-MAR-25
QTY ORDERED	QTY SHIP	B/O	PART NO.	DESCRIPTION/SERIAL#	UNIT PRICE	EXTENSION		
1	1	0	8548607	ASSY, OSLP FRONT SHROUD	188.00	188.00		
1	1	0	8370802	SHROUD, OS TOWER, SHORT	52.00	52.00		
1	1	0	8370812	SHROUD, OS TOWER, SHORT	52.00	52.00		
1	1	0	8371301	COVER, OS TOWER, BOTTOM	11.92	11.92		
2	2	0	8532801	BELT, OS, FRONT SHROUD	3.25	6.50		
			FREIGHT ALL	QUOTED FREIGHT CHARGES		20.45		

<b>Order Comments:</b>	SUB-TOTAL	330.87
	TAX:	0.00
	DEPOSIT:	0.00
	US\$ TOTAL DUE:	330.87



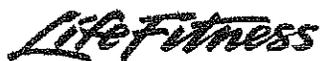
DETACH PAYMENT STUB AND RETURN WITH CHECK PAYABLE TO: LIFE FITNESS

Page 1 of 1

<b>INVOICE:</b>	7964993
CUSTOMER PO:	03262025
INVOICE DATE:	26-MAR-25
DUE DATE:	25-APR-25
US\$ TOTAL DUE:	330.87

**MAIL THIS PORTION ALONG WITH PAYMENT TO:**  
LIFE FITNESS  
2716 NETWORK PLACE  
CHICAGO IL 60673-1271

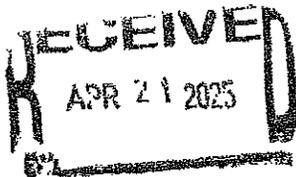
FOR CHANGE OF ADDRESS CHECK HERE AND FILL OUT  
NEW ADDRESS INFORMATION ON OTHER SIDE.



LIFE FITNESS  
Main (800)735-3887

INVOICE

INVOICE #	7976192
ORDER #	36914682
CUSTOMER PO #	03262025
INVOICE DATE	09-APR-25
DUE DATE	09-MAY-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 32259-6837

PLEASE DISREGARD IF PAYMENT HAS ALREADY BEEN REMITTED.

Due Date		Sales Rep.		Terms of Sales		Shipping Terms		Ship Date
09-MAY-25				NET 30				09-APR-25
QTY ORDERED	QTY SHIP	B/O	PART NO	DESCRIPTION/SERIAL #		UNIT PRICE	EXTENSION	
1	1	0	8370902	SHROUD, OS TOWER, CENTER, MED		30.00	30.00	
			FREIGHT ALL	QUOTED FREIGHT CHARGES			1.86	

<b>Order Comments:</b>	SUB-TOTAL	31.86
	TAX:	0.00
	DEPOSIT:	0.00
	US\$ TOTAL DUE:	31.86

*AIR*  
*300.572.46000*  
*KS*  
*4.28.25*

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

Page 1 of 1

INVOICE:	7976192
CUSTOMER PO:	03262025
INVOICE DATE:	09-APR-25
DUE DATE:	09-MAY-25
US\$ TOTAL DUE:	31.86

**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.

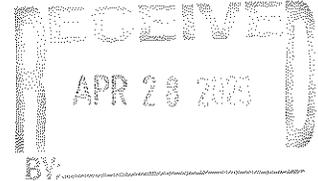


# INVOICE

**Invoice Date:** 04/28/2025

**Invoice #** 20625

**Total Due** \$423.00



**Bill To:**  
Aberdeen CDD

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

3862378444  
okuzmuk@gmsnf.com tpolvere@gmsnf.com  
Jay.Parker@fsresidential.com

**Site Address:**  
Aberdeen CDD  
Jay Parker  
110 Flower Of Scotland Avenue  
Fruit Cove, FL 32259  
M- 9043037366 H- W-  
jay.parker@FSresidential.com okuzmuk@gmsnf.com  
kate.trivelpiece@fsresidential.com

**Service Date**

Description	Qty	Amount	Total
<b>Services</b>			
Estimate Labor Labor and material to add two (2) outlets for vending machines off of outlet on other side of wall.	0.50	846.00	\$423.00
Sub Total Services			\$423.00
Total for Service Date			\$423.00

**Service Date 4/8/2025**

Description	Qty	Amount	Total
<b>Services</b>			
Estimate Labor We arrived on site today to Begin work installing outlets for vending machine upon our arrival we were greeted by office management and immediately didn't work installing outlets for vending machines by jumping off of closest outlet to provide Power upon completion of installing first Outlet I began to investigate second outlet for vending machine area with plans to jump off current light switch to provide Power for vending machine during my investigation I was able to observe exterior wall completely phone in not allowing me to fish wire down wall alternative to provide work would be coming out of right at Jason's side of wall of light switch PVC piping down and installing outlet for vending machine from that point I notify office management who requested second Outlet to not be installed due to visual appearance	1.00	0.00	\$0.00
Sub Total Services			\$0.00
Total for Service Date 4/8/2025			\$0.00

**Service Date 4/18/2025**

Description	Qty	Amount	Total
<b>Services</b>			
Estimate Labor Reviewed work with Jay and decision was made to not proceed with one of two outlets installed	1.00	0.00	\$0.00
Sub Total Services			\$0.00
Total for Service Date 4/18/2025			\$0.00

**Total Due \$423.00**

EC 13007419

www.LinsElectric.com

email: info@linselectric.com

Phone: (904) 868-6586

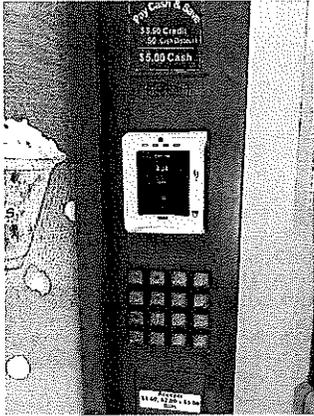
7820 Pritchard Road Jacksonville, FL 32219

Payments

Total Payments      **\$0.00**

*Kam O*  
*Sam P an*

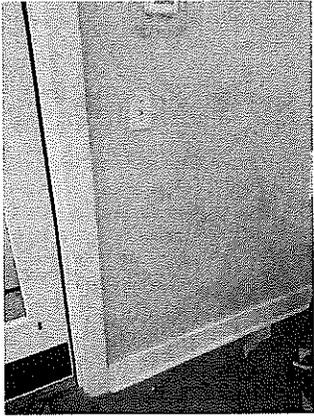
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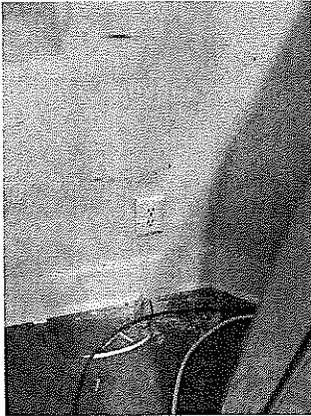
04/08/25 11:12:54



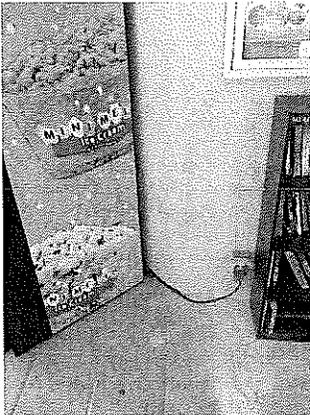
04/08/25 11:12:57



04/08/25 11:13:00



04/08/25 11:13:03



**Total Due            \$423.00**



# Invoice

Date  
Invoice#

5/1/2025  
131295628349

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

Terms	Net 20
Due Date	5/21/2025
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

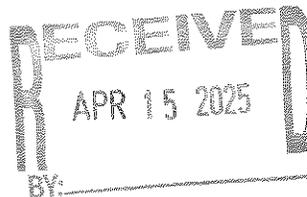
Tax \$0.00

**Total \$3,016.07**

Amount Paid/Credit Applied \$0.00

**Balance Due \$3,016.07**

[Click Here to Pay Now](#)



131295628349



**INVOICE**

<b>Date</b>	<b>Invoice#</b>
Apr 30,2025	721677

**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	May 30,2025	

Description	Price	Total
Landscape Management For April As Per Contract, Due May 30, 2025	\$22,193.80	\$22,193.80

Maint.  
 Contract  
 4.30.25

**RECEIVED**

APR 30 2025

BY: \_\_\_\_\_

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.

<b>Subtotal:</b>	\$22,193.80
<b>Sales Tax:</b>	\$0.00
<b>Amount Due:</b>	\$22,193.80

Events - \*Check  
320.572.49400 Needed  
KS

# INVOICE

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

BILL TO  
**Aberdeen CDD**  
Kate Trivelpiece

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

**Invoice Number:** 747-011

**Invoice Date:** May 1, 2025

**Payment Due:** May 26, 2025

**Amount Due (USD):** \$450.00

Items	Quantity	Price	Amount
DJ DJ Memorial Day Party	1	\$450.00	\$450.00
<b>Total:</b>			\$450.00
<b>Amount Due (USD):</b>			\$450.00

#### Notes / Terms

Please make check payable to Candace Minnicks. Thank you!

# INVOICE

**FirstService**  
RESIDENTIAL

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

Invoice Number 11059896  
Invoice Date 5/1/2025  
Terms 15 ePay ACH BP  
Service Period 5/1/2025  
Customer 100-OSNC

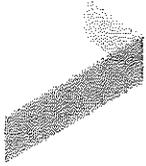
Invoice Type MGFEE  
Account # MGF-OSNC  
**Total Amount Due: \$1,285.00**

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

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

**RECEIVED**  
MAY 14 2025  
BY: \_\_\_\_\_

Mag Fee (C)  
320.53800.45912



# FirstService

RESIDENTIAL

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

# INVOICE

Invoice Number 11061276  
Invoice Date 5/9/2025  
Terms 15 ePay ACH BP  
Period Start 4/19/2025  
Period End 5/2/2025  
  
Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$13,185.53**

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	36.72 REG	\$16.00	\$734.40	
Staff, Front Desk	25.00%	Gibbs, Michayla	76.82 REG	\$20.00	\$1,920.50	
					Subtotal	\$2,654.90
Staff, Janitorial	25.00%	Henry, Brandon E	8.00 PTO	\$18.00	\$180.00	
Staff, Janitorial	25.00%	Henry, Brandon E	69.98 REG	\$18.00	\$1,574.59	
					Subtotal	\$1,754.59
Supervisor, Building Maint	25.00%	Parker, Jay	16.00 PTO	\$28.67	\$573.30	
Supervisor, Building Maint	25.00%	Parker, Jay	62.48 REG	\$28.67	\$2,238.74	
					Subtotal	\$2,812.04
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$21.00	\$2,100.00	
					Subtotal	\$2,100.00
					Subtotal	\$13,185.53
					Tax	\$0.00
					<b>Total</b>	<b>\$13,185.53</b>

# INVOICE

## FirstService

RESIDENTIAL

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

Invoice Number 11061276  
Invoice Date 5/9/2025  
Terms 15 ePay ACH BP  
Period Start 4/19/2025  
Period End 5/2/2025  
  
Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$13,185.53**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
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			\$2,654.90
Staff, Janitorial	320.53800	45506			\$1,754.59
Supervisor, Building Maint	320.53800	46000			\$2,812.04

ICJ  
5.14.25

RECEIVED  
MAY 14 2025  
BY: \_\_\_\_\_

Governmental Management Services, LLC  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

# Invoice

Invoice #: 720  
 Invoice Date: 5/1/25  
 Due Date: 5/1/25  
 Case:  
 P.O. Number:

**Bill To:**  
 Aberdeen CDD  
 475 West Town Place  
 Suite 114  
 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - May 2025		4,943.50	4,943.50
Information Technology - May 2025		168.50	168.50
Dissemination Agent Services - May 2025		730.33	730.33
Office Supplies		0.90	0.90
Postage		90.81	90.81
Copies		36.00	36.00
Telephone		34.78	34.78

**RECEIVED**  
 MAY 07 2025  
 BY: \_\_\_\_\_

<b>Total</b>	<b>\$6,004.82</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$6,004.82</b>



Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

**Invoice #:** 423746  
**Invoice Date:** 05/01/2025  
**Completed:** 05/01/2025  
**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	1.00	\$50.00	50.00
Service for Gym CCTV, Security, and Access	1.00	\$100.00	100.00
Cloud Access Control for Gym & Pool Amenity			
10696117-CCTV - CCTV Cloud - Aberdeen CDD - 96 BUSH PL, Saint Johns, FL	1.00	\$50.00	50.00
ADC-Commercial-Video-16			
AS50-0651 - Security System - Aberdeen CDD - 96 BUSH PL, Saint Johns, FL	1.00	\$50.00	50.00
ADC-Commercial			
Sales Tax			0.00

**RECEIVED**  
MAY 12 2025  
BY: \_\_\_\_\_

Tech Resolution Note:  
Thank you for choosing Hi-Tech!

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

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

<b>Total</b>	\$250.00
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$250.00

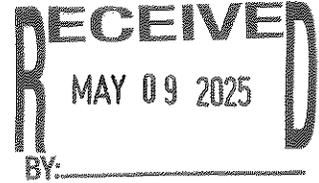


# INVOICE

Invoice Date: 05/09/2025

Invoice # 20651

Total Due \$1835.00



**Bill To:**  
Aberdeen CDD

475 West Town Place  
Suite 114  
St. Augustine, FL 32092  
3862378444  
okuzmuk@gmsnf.com tpolvere@gmsnf.com  
Jay.Parker@fsresidential.com

**Site Address:**  
Aberdeen CDD  
Jay Parker  
110 Flower Of Scotland Avenue  
Fruit Cove, FL 32259  
M- 9043037366 H- W-  
jay.parker@FSresidential.com okuzmuk@gmsnf.com  
kate.trivelpiece@fsresidential.com

**Service Date**

Description	Qty	Amount	Total
<b>Services</b>			
Estimate Labor Labor, material and permit for the following:	1.00	1835.00	\$1835.00
Replace existing one (1) light and irrigation panel at each location that has rusted out beyond repair.  Includes: New Panel New 60 AMP Main New Branch Circuit breaker New photo cell (1) Surge Suppression  NOTE: Price provided is for EACH location			
	Sub Total	Services	\$1835.00
	Total for Service Date		\$1835.00

**Service Date 4/18/2025**

Description	Qty	Amount	Total
<b>Services</b>			
Estimate Fee We arrive on site today to begin work assessing damage to irrigation panels at community signs throughout Aberdeen we were able to identify seven electrical panels needing to be replaced due to serious corrosion damage and exposure to water the affected communities were Highland point, Wellington Park, Castle Gate, Stonehaven, Seton Manor, Eastwood and Sutherland Forest	1.00	0.00	\$0.00
	Sub Total	Services	\$0.00
	Total for Service Date		4/18/2025 \$0.00

**Service Date 5/5/2025**

Description	Qty	Amount	Total
<b>Services</b>			

Estimate Labor We arrived on site today to replace a irrigation panel upon arrival we immediately began work. We started by removing all terminated wire and began to pull the old panel off the wall. We then prepared the new electrical panel and began installing it when completed tested for power and everything is working as it should.

1.00 0.00 \$0.00

Sub Total	Services	\$0.00
Total for Service Date		5/5/2025 \$0.00
<b>Total Due</b>		<b>\$1835.00</b>

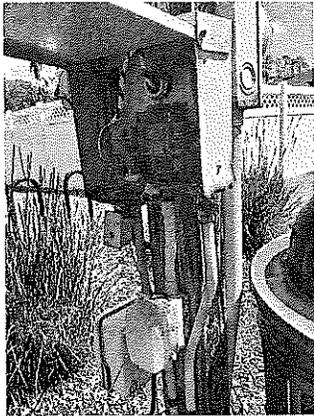
**Payments**

**Total Payments \$0.00**

*[Handwritten signature]*

*Jan Pauer*

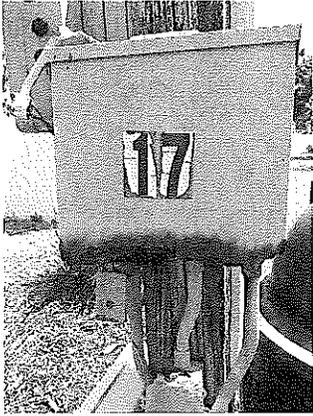
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04/18/25 12:36:10



04/18/25 12:36:13



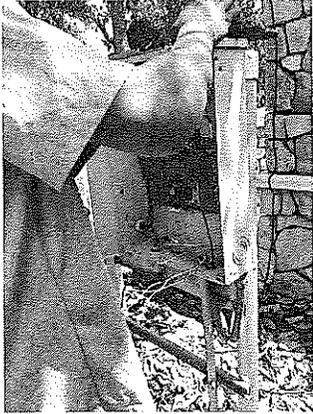
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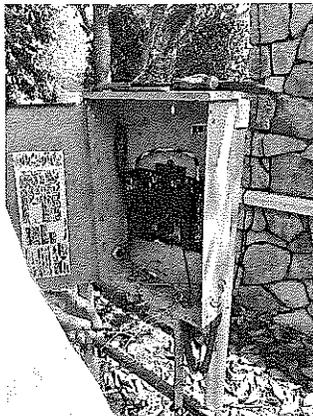
04/18/25 12:36:20



05/05/25 11:49:28



05/05/25 11:49:31



**Total Due            \$1835.00**



Project Manager Alex Acree



Engineering - Architecture - Planning - Surveying

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

May 13, 2025  
Invoice # 193214

Project 0000021848.0000 Aberdeen CDD

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

- CDD Meeting
- 778 Shetland Site Inspection
- Prepare Bid Package for 778 Shetland
- 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 April 30, 2025**

Phase 0001 Engineering Services

	Hours	Rate	Amount
Vice President of Production	.25	290.00	72.50
Sr. Construction Inspector	8.75	210.00	1,837.50
CAD Designer 1	2.75	130.00	357.50
Project Administrator	.25	120.00	30.00
<b>Total Labor</b>			<b>2,297.50</b>
<b>Total Due:</b>			<b>2,297.50</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	2,297.50	8,512.50	10,810.00
Expense	0.00	154.11	154.11
Unit	0.00	1.36	1.36
<b>Totals</b>	<b>2,297.50</b>	<b>8,667.97</b>	<b>10,965.47</b>

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | www.matthews.dccm.com

LICENSE #26535, LB8590, LA6668877

**Invoices are due upon receipt.**

Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.

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

# Invoice

Invoice #: 90  
Invoice Date: 4/30/2025  
Due Date: 4/30/2025  
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 - April 2025	162.25	23.00	3,731.75

**RECEIVED**  
MAY 07 2025  
BY: \_\_\_\_\_

*Alison Mossing*  
5-7-25

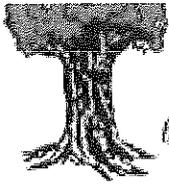
<b>Total</b>	<b>\$3,731.75</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,731.75</b>

**ABERDEEN CDD**  
**LIFEGUARD INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
162.25	Lifeguard Services for Aberdeen Covers April 2025  GL # 001.320.53800.45913	\$ 23.00	\$ 3,731.75
	TOTAL DUE:		<u>\$ 3,731.75</u>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/5/25	4.33	O.H.	Lifeguarding
4/5/25	6.77	P.K.	Lifeguarding
4/5/25	4	K.H.	Lifeguarding
4/5/25	6.83	L.M.	Lifeguarding
4/6/25	6.88	A.B.	Lifeguarding
4/6/25	4.32	N.G.	Lifeguarding
4/6/25	4.33	O.H.	Lifeguarding
4/6/25	6.82	L.M.	Lifeguarding
4/12/25	6.9	N.G.	Lifeguarding
4/12/25	6.72	O.H.	Lifeguarding
4/12/25	4	P.K.	Lifeguarding
4/12/25	6.77	L.M.	Lifeguarding
4/13/25	6.82	A.B.	Lifeguarding
4/13/25	6.8	N.G.	Lifeguarding
4/13/25	4.18	O.H.	Lifeguarding
4/13/25	6.8	L.M.	Lifeguarding
4/19/25	6.72	B.C.	Lifeguarding
4/19/25	6.88	K.H.	Lifeguarding
4/19/25	6.72	P.K.	Lifeguarding
4/26/25	6.75	N.G.	Lifeguarding
4/26/25	6.72	O.H.	Lifeguarding
4/26/25	4.18	K.H.	Lifeguarding
4/26/25	6.73	P.K.	Lifeguarding
4/27/25	6.78	A.B.	Lifeguarding
4/27/25	6.75	N.G.	Lifeguarding
4/27/25	6.75	O.H.	Lifeguarding
4/27/25	4	P.K.	Lifeguarding
<b>TOTAL</b>	<u><u>162.25</u></u>		



# Tree Work

by Mitch Drake & Sons LLC

## INVOICE #3998

ISSUED:

Apr 30, 2025

DUE:

May 15, 2025

**RECIPIENT:**

**Aberdeen CDD Community**

1017 Torry Court  
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
Apr 30, 2025				
Tree Removal	Cut down and leave dead pine in preserve	1	\$350.00	\$350.00



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.

<b>Total</b>	<b>\$350.00</b>
Account balance	\$5,800.00





# INVOICE #3997

ISSUED:  
Apr 30, 2025

DUE:  
May 15, 2025

**RECIPIENT:**

**Aberdeen CDD Community**

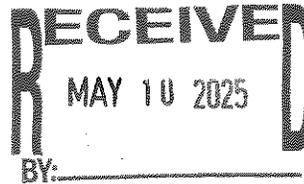
110 Flower Of Scotland Avenue  
Fruit Cove, Florida 32259  
Phone: (904) 303-7366

662 Nottingham Forest Circle  
St Johns, FL 32259

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

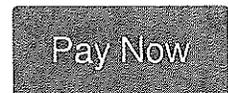
**For Services Rendered**

Product/Service	Description	Qty.	Unit Price	Total
Apr 30, 2025				
Tree Removal	Cut down haul single pine tree on side of road	1	\$700.00	\$700.00
Tree Removal	Additional tree added day of (Cut down and haul dead tree while onsite)	1	\$250.00	\$250.00



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

**Total** \$950.00  
Account balance \$5,450.00





**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**

<b>INVOICE:</b>	620646734
<b>DATE:</b>	05/12/2025
<b>ORDER:</b>	620646734

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
05/12/2025	01:09 PM			01:09 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/12/2025	121:05	01:32 PM

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

**RECEIVED**  
 MAY 13 2025  
 BY: \_\_\_\_\_

*[Signature]*

TECHNICIAN SIGNATURE

*[Signature]*

Brandon  
 CUSTOMER SIGNATURE

**AMOUNT DUE \$115.79**

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**

20250512 13:00:00 139845 05122025 0109 0132 115.79 0.00 0.00 115.79



PAYMENT ADDRESS:  
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
 904-355-5300 • Toll Free: 800-225-6305 • turnerpest.com

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

**Service Slip/Invoice**

**INVOICE:** 620648725  
**DATE:** 05/12/2025  
**ORDER:** 620648725

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
05/12/2025	01:09 PM	ANTS, FIRE ANT, ROA		01:09 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/12/2025		01:30 PM

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

CPCM Commercial Pest Control - Monthly Service \$105.03

**SUBTOTAL** \$105.03  
**TAX** \$0.00  
**AMT. PAID** \$0.00  
**TOTAL** \$105.03

**AMOUNT DUE** \$105.03

**RECEIVED**  
 MAY 13 2025  
 BY: \_\_\_\_\_

*[Handwritten Signature]*

TECHNICIAN SIGNATURE

*[Handwritten Signature]*

Brandon  
 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 #
5/1/2025	3142

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

**RECEIVED**  
MAY 08 2025  
BY: \_\_\_\_\_

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - ABERDEEN CDD	150.00	150.00
<b>Total</b>			\$150.00



ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	INV DATE 04/30/25
INVOICE # 0007091155	INVOICE PERIOD Apr 1- Apr 30, 2025	CURRENT INVOICE TOTAL \$99.20	
PREPAY (Memo info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$171.92	

BILLING ACCOUNT NAME AND ADDRESS  Aberdeen Cdd/Gms 393 Palm Coast Pkwy. S.W. Unit 4 Palm Coast, FL 32137-4774 	PAYMENT DUE DATE: MAY 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
4/1/25	Balance Forward	\$142.72
4/15/25	PAYMENT - THANK YOU	-\$70.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/15/25	11127176	SAG St Augustine Record	April Meeting		\$68.64
4/20/25	11232638	SAG St Augustine Record	James F. Armstrong, Jr.		\$30.56

**RECEIVED**  
MAY 15 2025  
BY: \_\_\_\_\_

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	\$171.92
	Service Fee 3.99%	\$6.86
	*Cash/Check/ACH Discount	-\$6.86
	*Payment Amount by Cash/Check/ACH	\$171.92
	Payment Amount by Credit Card	\$178.78

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT NUMBER 764138		INVOICE NUMBER 0007091155		AMOUNT PAID <b>\$171.92</b>
CURRENT DUE \$99.20	30 DAYS PAST DUE \$72.72	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* \$171.92
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  \$178.78
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000764138000000000000000070911550001719267174

# 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:

03/18/2025

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 03/18/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$72.72	
Tax Amount:	\$0.00	
Payment Cost:	\$72.72	
Order No:	11023127	# of Copies:
Customer No:	764138	1
PO #:		

**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

An Audit Committee Meeting of the Aberdeen Community Development District is scheduled to be held on Tuesday, March 25, 2025 at 6:00 p.m. located at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259. Immediately following will be the meeting of the Board of Supervisors (the "Board"). The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings 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). The meetings may be continued to a date, place and time certain, to be announced at the meetings. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at these meetings 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 the 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: March 18, 2025; #11023127

# 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

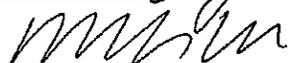
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04/15/2025

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 04/15/2025

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$68.64	
Tax Amount:	\$0.00	
Payment Cost:	\$68.64	
Order No:	11127176	# of Copies:
Customer No:	764138	1
PO #:		

**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, April 22, 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.

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Marilee Giles  
District Manager

# 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

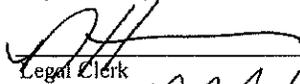
STATE OF WISCONSIN, COUNTY OF BROWN

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04/20/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/20/2025

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$30.56  
Tax Amount: \$0.00  
Payment Cost: \$30.56  
Order No: 11232638 # of Copies:  
Customer No: 764138 1  
PO #:

**THIS IS NOT AN INVOICE!**

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## ESTATE NOTICE

For Publication  
Estate of James F. Armstrong, Jr.,  
late of Jackson Township, York  
County, PA.

Letters Testamentary have been granted by the Register of Wills of York County, Pennsylvania, upon the estate of the above named decedent; all persons indebted thereto are requested to make immediate payment and those having claims against said estate shall make them known without delay to: Melissa A. Engle, Executrix  
c/o Barley Snyder  
100 East Market Street  
York, PA 17401  
Jayne R. Katherman, Esquire,  
Attorney  
Pub: 4/20/25 #11232638



# INVOICE

Invoice Date: 05/19/2025

Invoice # 20676

Total Due \$774.03



**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 4/8/2025**

Description	Qty	Amount	Total
<b>Services</b>			
Labor Rates	3.50	155.00	\$542.50
Pool / Slide house: Complete items listed below: 1) Remove existing 4 recess cans and 1 fluorescent light, Install 4 - 6" wafer lights in place of recess cans. Cap off hole or box in ceiling and spackle hole left by fluorescent. (see pictures) 2) Install outlet in center of wall shown in picture below 3) Replace exhaust fan or get information need to order new one and return to install.  Work Performed We arrived on site today to begin work removing and replacing five lights inside of pool house restroom area upon our arrival we were greeted by office management and immediately began work by de-energizing the system removing five old lights and replacing with four new 6-in wafer lights upon completion of replacing wafer lights we then re-energize system and tested the lights from that point we began to add an additional outlet inside of restroom area we did so by jumping off of junction box in attic space to provide power to outlet on far wall of restroom area upon completion of this we then tested it for proper voltage			
	Sub Total	Services	\$542.50
<b>Materials</b>			
1 (single) gang pop in box	1.00	4.34	\$4.34
Hardware includes wire nuts, washers, tape, screws, etc.	5.00	1.25	\$6.25
12-3 MC (per foot)	30.00	1.83	\$54.90
6" Juno Selectable Wafer Lights	4.00	41.51	\$166.04
	Sub Total	Materials	\$231.53
Total for Service Date		4/8/2025	\$774.03

Service Date 4/18/2025

Description	Qty	Amount	Total
<b>Services</b>			
Estimate Labor Warranty: You arrive on site today to begin work troubleshooting power loss to outlet inside of restroom for pool area we immediately began work by confirming voltage at outlet we were able to observe outlet was not receiving voltage. From that point we began inspecting junction box where outlet had been jumped off of through our investigation we were able to observe junction box was primarily used for perimeter pool lights being controlled by time clock so GFI would only come on when time clock was engaged from that point I began to remove outlet wiring from junction box associated with the time clock and wire into constant hot feed being associated with emergency lights upon completion of correcting wiring I didn't re-energize circuit and test it for proper voltage	1.00	0.00	\$0.00
	<b>Sub Total</b>	<b>Services</b>	<b>\$0.00</b>
	<b>Total for Service Date</b>	<b>4/18/2025</b>	<b>\$0.00</b>
	<b>Total Due</b>		<b>\$774.03</b>

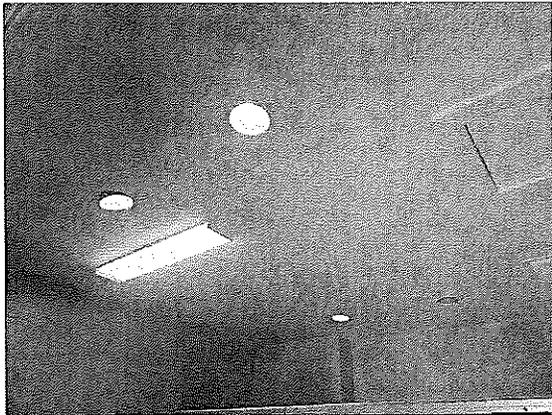
**Payments**

**Total Payments \$0.00**

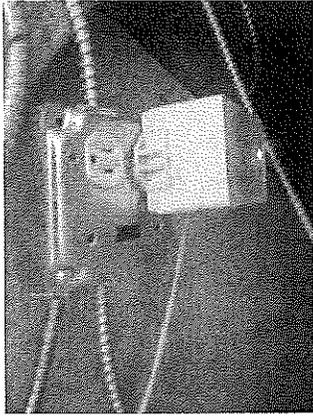


Jan Pinner

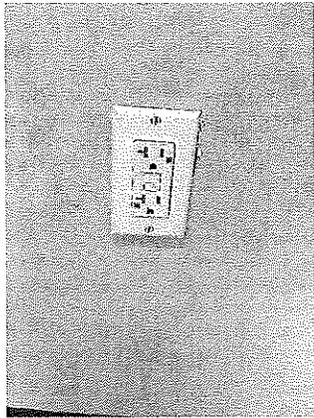
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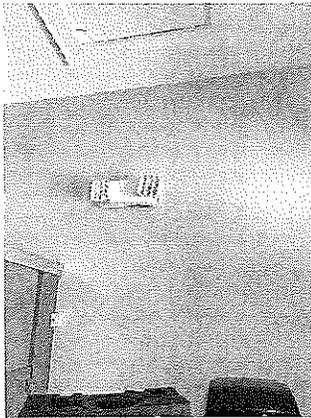
04/18/25 11:25:58



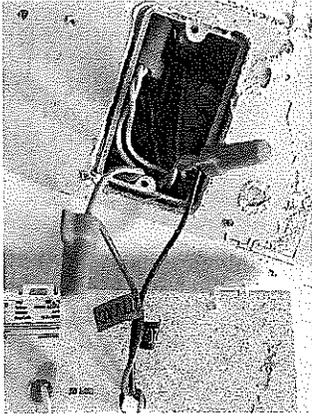
04/18/25 11:26:00



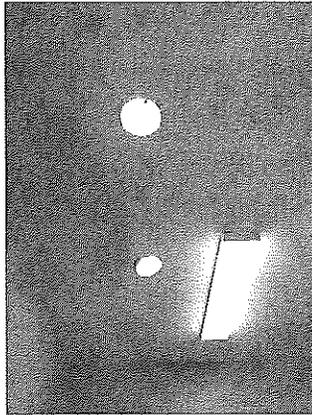
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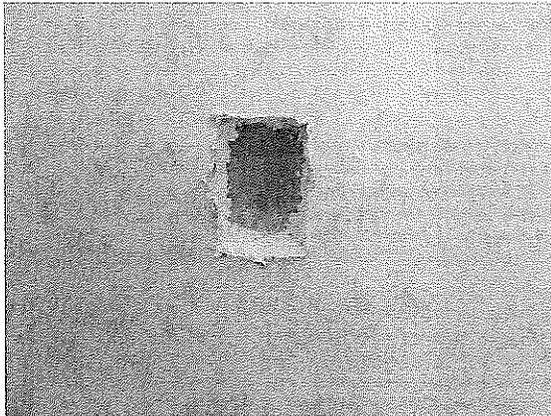
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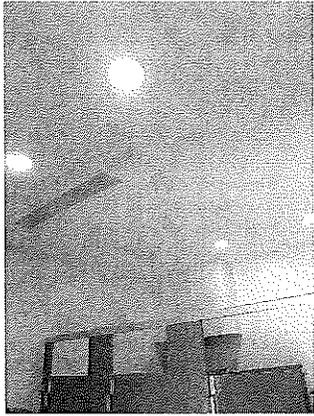
05/14/25 7:19:33



05/14/25 7:19:42



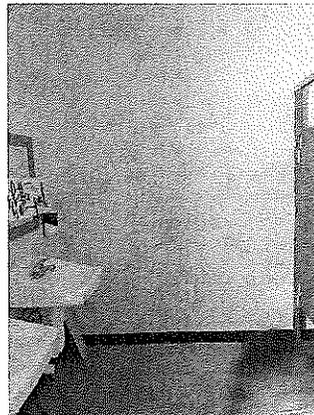
05/14/25 7:19:44



05/14/25 7:21:19



05/14/25 7:21:21



**Total Due            \$774.03**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/07/25	00195	3/27/25	3356	202503	600-53800-60100				RPLC VELOCITY PLATFORM C BUSS ENTERPRISES INC	*	29,974.02	29,974.02	000169
5/07/25	00127	5/01/25	2026	202505	600-53800-60200				RESERVE STUDY UPDATE COMMUNITY ADVISORS LLC	*	2,300.00	2,300.00	000170
5/07/25	00194	4/04/25	04042025	202504	600-53800-60100				MUD/SKIM WALL PAPER/SAND JOHNNY WUNDERLICH	*	1,495.00	1,495.00	000171
TOTAL FOR BANK B											33,769.02		
TOTAL FOR REGISTER											33,769.02		

ABER ABERDEEN OKUZMUK

# INVOICE

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

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



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

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

### Invoice details

Invoice no.: 3356  
Terms: Due on receipt  
Invoice date: 03/27/2025  
Due date: 03/27/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL PARTS</b>	REPLACE VELOCITY PLATFORM FOOTINGS TO INCLUDE NEW ANCHOR CUPS	6	\$895.67	\$5,374.02
2.	<b>LABOR</b>	DEMO & REMOVE EXISTING FOOTERS	6	\$100.00	\$600.00
3.	<b>POOL REPAIR</b>	-INSTALL 4' X 4' X 8" CONCRETE FOOTING (MINIMUM COMPRESSIVE STRENGTH 2500 PSI) W/ #4 REBAR EQUALLY SPACED #3 REBAR HAIRPIN @ TOP & BOTTOM OF ANCHOR -RESET PAVERS AROUND NEW ANCHOR CUPS	6	\$4,000.00	\$24,000.00

**Total** **\$29,974.02**

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

**Overdue** 03/27/2025



*Capital Expense*  
*KS*



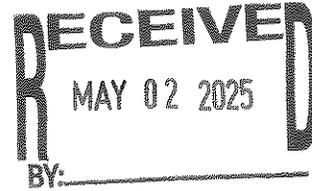
10459 Hunters Creek Court  
 Jacksonville, Florida 32256

**Invoice**

Date	Invoice #
5/1/2025	2026
Project #	2169

Bill To

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



Description	Amount
Reserve Study Update	2,300.00

E-mail	
csheppard@communityadvisors.com	
Phone #	904-303-3275

<b>Pay This Amount</b>	<b>\$2,300.00</b>
------------------------	-------------------

Terms	Due on receipt
-------	----------------

# WUNDERLICH DRYWALL REPAIRS

Name: Kate Trivelpiece  
Address: 110 Flower of Scotland Ave.  
City & State: St. Johns FL.  
Phone: \_\_\_\_\_

Text: **422-3634**

## DESCRIPTION OF WORK TO BE PERFORMED

Minimum \$150.00 per job.

Mud & skim WALL PAPER, SAND.  
AND READY FOR PAINT. \$1,495.<sup>00</sup>  
LABOR & MAT.

RECEIVED  
APR 30 2025  
BY: \_\_\_\_\_

\* Payment made to:  
Johnny Wunderlich

ALL WORK DESCRIBED ABOVE WILL REQUIRE FULL PAYMENT UPON COMPLETION.

Drywall hanging: \_\_\_\_\_ sq. ft. Drywall Finishing: \_\_\_\_\_ sq. ft.

Signature: \_\_\_\_\_ Date: 4/4/25

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

CONTRACT  
TOTAL

\$1,495.<sup>00</sup>

VISA

# FREE ESTIMATES

MasterCard