

***ABERDEEN***

*Community Development District*

*AUGUST 26, 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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August 19, 2025

Board of Supervisors  
Aberdeen Community Development District

Dear Board Members:

The Meeting of the Aberdeen Community Development District Meeting is scheduled for **Tuesday, August 26, 2025, at 6:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Consideration of Agreement with SJC Supervisor of Elections regarding Polling Location
- IV. Public Hearing Adopting the Budget for Fiscal Year 2026
  - A. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026
  - B. Consideration of Resolution 2025-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- V. Ratification of Requisition No. 66 & No. 67
- VI. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
    1. Fiscal Year 2026 Goals and Objectives
    2. Discussion of Fiscal Year 2026 Meeting Schedule

- 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 July 29, 2025, Meeting
  - B. Balance Sheet as of July 31, 2025, and Statement of Revenues and Expenses for the Period Ending July 31, 2025
  - C. Assessment Receipt Schedule
  - D. Approval of Check Register
- IX. Next Scheduled Meeting – September 23, 2025 @ 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*



August 8, 2025

Thank you for permitting the St. Johns County Supervisor of Elections Office to use your facility as a polling location for the 2026 gubernatorial election! Your support helps ensure that voters in the precinct have a convenient and accessible place to cast their ballots. We are grateful for your contribution to the democratic process.

Listed below are the dates for the Primary & General Election, including delivery and pick-up dates for equipment. Please make sure to enter these dates on your calendar to avoid confusion. We will be sending out periodic reminders. Specific delivery times will be arranged as we approach election day.

Also enclosed is the Polling Place Lease Agreement for your review and signature. If you have any questions regarding this contract, please feel free to contact my office through any of the means listed below. Once executed our office will mail you a fully signed hard copy for your records.

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**PRIMARY ELECTION**

Equipment Delivery  
August 17, 2026

**Election Day**  
**August 18, 2026**  
**(Polls Open 7 AM to 7 PM)**  
**Staff arrives 6 AM**

Equipment Pick-Up  
Augustine 19, 2026

**GENERAL ELECTION**

Equipment Delivery  
November 2, 2026

**Election Day**  
**November 3, 2026**  
**(Polls Open 7 AM to 7 PM)**  
**Staff arrives 6 AM**

Equipment Pick-Up  
November 4, 2026

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Amanda Sims, Poll Worker Coordinator  
Main Office: 904-823-2238  
Direct Line: 904-342-5870  
asims@votesjc.gov

St. Johns County Supervisor of Elections  
**Polling Place Lease Agreement**

**THIS AGREEMENT** made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2025 between the \_\_\_\_\_ hereinafter referred to as **LANDLORD**, and in her official capacity as **St. Johns County Supervisor of Elections, Vicky Oakes**, hereinafter referred to as **TENANT**. The premises will be used as a polling place for the voters of St. Johns County, Florida. Lease Period: **January 1, 2026**, to **December 31, 2026**.

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**It is hereby agreed:**

1. That the **TENANT** agrees to notify the **LANDLORD** of the dates of the elections at least one hundred and eighty (180) days prior to any scheduled election except in the event of special called elections.
2. That the **TENANT** shall be permitted access to the premises beginning 24 hours prior to any scheduled election for the delivery and setup of election supplies and voting equipment. If the equipment is stored in a secure room other than the designated polling room, the **TENANT** shall have access to said room as needed. The **TENANT** shall remove the equipment with the 24-hour period following the conclusion of the election.
3. That poll workers, designated by the **TENANT**, be permitted to occupy the premises between the hours of 6 AM and 9 PM on Election Day, and that the **LANDLORD** will (check one):  
[ ] provide TWO (2) access devices to the **TENANT** which will be securely stored by the **TENANT** for access to the facility as needed  
[ ] provide a person specified by **LANDLORD** with a key to provide access as needed
4. That the **TENANT** will provide general liability insurance covering St. Johns County, a political subdivision of the State of Florida, to be extended so as to cover all liability for negligence arising out of **TENANT**'s use and occupancy of the premises under this agreement.
5. That the **LANDLORD** recognizes that on Election Day under this agreement, the facility is considered public property and as such, solicitation is allowed. This includes petition seeking, distribution of campaign literature, posting campaign signs, etc. Since this is a First Amendment right as decreed by the courts, it is not optional and must be allowed. A 150-foot "No Solicitation" zone in front of the polling place door, also required by law, will be created, and monitored by a Poll Deputy during an election.
6. The parties shall allow public access to all documents, papers, letters, or other material subject to the provisions of Section 119, Florida Statutes, and made or received in conjunction with this Agreement.
7. That the **TENANT** will provide, as required by law, a poll deputy to maintain order at the polling location during an election. This includes the areas designated as the 150-foot "No Solicitation" zone and the polling room and adherence to all election laws in regard to political advertisement and solicitation will be strictly enforced.
8. That the **LANDLORD** understands that, by law, only persons permitted to enter the polling room on Election Day are poll workers, voters of the precinct, the Supervisor of Elections and deputized/authorized staff of the Elections Office, persons assisting voters or caregivers of voters, and emergency law enforcement or medical personnel requested by the poll workers.

St. Johns County Supervisor of Elections  
**Polling Place Lease Agreement**

9. That the **LANDLORD** [ ] WILL or [ ] WILL NOT provide tables & chairs within the polling room for use by election officials during Election Day. If WILL, please indicate

# of Tables: \_\_\_\_\_ (suggested 6) # of Chairs: \_\_\_\_\_ (suggested 15)

10. Neither party may assign this Agreement without the prior written consent of the other. This Agreement shall not be amended or modified in any manner except by written instrument properly executed by each party.

11. This Agreement is governed by the laws of the State of Florida and any provisions contained in this Agreement in conflict therewith shall be void and of no effect. Any suit, action or proceeding arising in connection with this Agreement shall be brought in St. Johns County, Florida.

12. Notwithstanding any other provision to the contrary, neither party will incur any liability to the other party on account of any loss or damage resulting from any delay or failure to perform its obligations hereunder (other than the obligation of payment) as a result of any acts of God, force majeure, unforeseen event, circumstances, or conditions, governmentally-imposed moratorium, law or regulation or any other matter beyond the reasonable control of that party, and that party shall be relieved from liability for its failure to perform until the cessation of such condition, event, or moratorium.

13. No delay or failure by either party to exercise or enforce any right or provision of this Agreement will be considered a waiver thereof. This includes the fact that the **TENANT** has sovereign immunity and is not waiving that protection. If any provision of this Agreement is determined to be invalid or unenforceable, such determination shall not affect, impair, or invalidate the remainder of this Agreement. The obligations under this Agreement which by their nature would continue beyond the expiration of the term of this Agreement shall survive termination or expiration of this Agreement.

14. This Agreement contains the entire understanding between the parties with respect to the subject matter of this Agreement. This Agreement may be executed in one or more counterparts all of which when taken together shall be considered one and the same agreement. A complete, executed copy of this Agreement shall be enforceable as an original.

15. Each party covenants to the other party that it has the lawful authority to enter into this Agreement and has authorized the execution of this Agreement by the party's authorized representative.

\_\_\_\_\_  
Vicky C. Oakes  
Supervisor of Elections  
St. Johns County, FL  
**TENANT**

\_\_\_\_\_  
Full Name: Kate Trivelpiece  
Title:  
**LANDLORD**

*FOURTH ORDER OF BUSINESS*

# *Aberdeen*

*Community Development District*

*Approved Budget*  
*FY 2026*

*Presented by:*



# Table of Contents

1-2	<u>General Fund</u>
3-7	<u>Narratives</u>
8-10	<u>Debt Service Fund Series 2020</u>
11-12	<u>Debt Service Fund Series 2018</u>
13	<u>Capital Reserve Fund</u>
14	<u>Assessment Schedule</u>

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

Description	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 1,207,029	\$ 1,213,888	\$ -	\$ 1,213,888	\$ 1,536,760
Interest income	15,000	14,781	1,500	16,281	15,000
Amenities Revenue/Misc	15,000	17,424	3,000	20,424	15,000
Carry Forward Surplus	170,490	-	170,490	170,490	-
<b>TOTAL REVENUES</b>	<b>\$ 1,407,519</b>	<b>\$ 1,246,093</b>	<b>\$ 174,990</b>	<b>\$ 1,421,083</b>	<b>\$ 1,566,760</b>

**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 9,400	\$ 2,000	\$ 11,400	\$ 12,000
FICA Expense	918	719	153	872	918
Assessment Roll Administration	5,618	5,618	-	5,618	5,899
Engineering Fees	7,000	8,860	1,140	10,000	10,000
Arbitrage Rebate	1,200	600	600	1,200	1,200
Dissemination Agent	8,764	7,703	1,061	8,764	9,202
Attorney Fees	27,000	17,134	9,866	27,000	27,000
Annual Audit	3,475	-	3,475	3,475	3,475
Trustee Fees	9,000	7,769	1,231	9,000	9,000
Management Fees	59,322	49,435	9,887	59,322	62,288
Information Technology	2,022	1,685	337	2,022	2,124
Telephone	700	255	445	700	700
Postage & Delivery	2,000	2,594	100	2,694	2,000
Printing & Binding	1,000	2,102	100	2,202	1,000
Insurance General Liability	12,839	12,489	350	12,839	14,050
Legal Advertising	2,000	731	1,269	2,000	2,000
Office Supplies	200	141	59	200	200
Other Current Charges	-	56	50	106	100
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 155,233</b>	<b>\$ 127,465</b>	<b>\$ 32,124</b>	<b>\$ 159,589</b>	<b>\$ 163,331</b>

**Operations & Maintenance**

**Amenity Center**

Insurance	\$ 56,057	\$ 52,374	\$ 3,683	\$ 56,057	\$ 57,064
Repairs & Replacements	75,000	62,381	10,000	72,381	75,000
Special Events	25,000	21,999	3,001	25,000	25,000
Staff Uniforms	1,225	962	-	962	1,225
Recreational Supplies	900	-	900	900	900
Recreational Passes	1,500	1,055	445	1,500	1,500
Other Current Charges	500	259	241	500	500
Permit Fees	2,500	717	1,783	2,500	2,500
Office Supplies	3,000	955	2,045	3,000	3,000
Credit Card Machine Fees	900	930	160	1,090	900
Pest Control	3,000	2,175	825	3,000	3,000
Pool Chemicals - Poolsure	33,000	29,800	3,200	33,000	33,000
Refuse Service	13,000	12,425	3,000	15,425	18,000
Security	18,796	12,354	2,000	14,354	10,752
Website	1,800	1,608	192	1,800	1,800
Holiday Decorations	12,000	5,121	6,879	12,000	12,000
Subscriptions	8,000	5,823	800	6,623	5,000

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

Description	Adopted Budget FY 2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>Utilities</b>					
Water & Sewer	20,000	14,028	5,972	20,000	21,000
Electric	39,600	28,140	11,460	39,600	39,600
Cable/Internet/Phone	16,000	15,735	2,265	18,000	20,000
<b>Management Contracts</b>					
Field Operations Management - FirstService	74,516	63,567	10,949	74,516	88,924
Pool Attendants/Lifeguards - RMS	53,000	26,881	26,119	53,000	52,000
Facility Management - FirstService	101,421	85,049	16,372	101,421	116,486
Janitorial Services - FirstService	44,200	40,393	3,807	44,200	59,472
General Facility Maintenance - FirstService	54,600	48,460	6,140	54,600	67,584
Resident Services Coordinator- FirstService	74,360	60,524	13,836	74,360	90,838
Management Fee - FirstService	14,220	11,850	2,370	14,220	14,928
Fitness Center Cleaning - Jani King	14,400	14,128	272	14,400	19,584
<b>TOTAL AMENITY CENTER</b>	<b>\$ 762,495</b>	<b>\$ 619,694</b>	<b>\$ 138,715</b>	<b>\$ 758,408</b>	<b>\$ 841,557</b>
<b>Ground Maintenance</b>					
Electric	\$ 14,426	\$ 10,589	\$ 3,837	\$ 14,426	\$ 16,000
Streetlighting	33,652	27,573	6,079	33,652	40,000
Lake Maintenance	35,000	26,750	5,350	32,100	35,000
Landscape Maintenance	271,653	221,938	49,715	271,653	271,653
Landscape Contingency	30,000	28,564	2,000	30,564	30,000
Common Area Maintenance	15,000	10,774	4,226	15,000	15,000
Reuse Water	40,000	20,500	19,500	40,000	40,000
Miscellaneous	1,000	468	500	968	1,000
Irrigation Repairs	9,060	4,450	4,610	9,060	9,060
<b>TOTAL GROUND MAINTENANCE</b>	<b>\$ 449,791</b>	<b>\$ 351,605</b>	<b>\$ 95,817</b>	<b>\$ 447,423</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>\$ 1,098,764</b>	<b>\$ 306,656</b>	<b>\$ 1,405,420</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>\$ 147,329</b>	<b>\$ (131,666)</b>	<b>\$ 15,663</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**

**Expenditures - Amenity Center (continued)**

**Pool Chemicals**

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

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

**Refuse Service**

GFL Environmental provides garbage disposal service for the District.

**Security**

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

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

**Website**

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

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

**Holiday Decorations**

The district estimated cost for Holiday preparation of Amenity Center.

**Subscription**

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

**Water & Sewer**

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

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

**Electric**

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

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

**Cable/Internet/Telephone**

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

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

**Field Operation Management**

The District is under contract with First Service, for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc. Amount includes projected salary, labor burden, and healthcare costs.

<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. Amount includes projected salary, labor burden, and healthcare costs.

<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. Amount includes projected salary, labor burden, and healthcare costs.

<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. Amount includes projected salary, labor burden, and healthcare costs.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
First Service	\$ 5,632	\$ 67,584

**Resident Services Coordinator**

Amount based on proposed contract with First Service to cover office, assist members, assist with events. Amount includes projected salary, labor burden, and healthcare costs.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
First Service	\$ 7,570	\$ 90,838

**Management Fees**

The District is contracted with First Service to provide annual corporate support. Amount includes projected salary, labor burden, and healthcare costs.

<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 Ruppert Landscape LLC 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 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 1,928,685	\$ 1,955,541	\$ -	\$ 1,955,541	\$ 1,928,685
Prepayments	-	4,856	-	4,856	-
Interest Earnings	10,000	58,024	2,500	60,524	10,000
Carry Forward Surplus <sup>(1)</sup>	549,181	587,623	-	587,623	652,744
<b>TOTAL REVENUES</b>	<b>\$ 2,487,867</b>	<b>\$ 2,606,044</b>	<b>\$ 2,500</b>	<b>\$ 2,608,544</b>	<b>\$ 2,591,429</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>\$ 650,244</b>	<b>\$ 2,500</b>	<b>\$ 652,744</b>	<b>\$ 629,892</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 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 133,250	\$ 135,548	\$ -	\$ 135,548	\$ 133,250
Interest Earnings	5,000	4,920	200	5,120	5,000
Carry Forward Surplus <sup>(1)</sup>	56,020	60,921	-	60,921	54,303
<b>TOTAL REVENUES</b>	<b>\$ 194,271</b>	<b>\$ 201,390</b>	<b>\$ 200</b>	<b>\$ 201,590</b>	<b>\$ 192,554</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>\$ 54,103</b>	<b>\$ 200</b>	<b>\$ 54,303</b>	<b>\$ 62,639</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 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Interest Income	\$ 5,000	\$ 21,529	\$ 500	\$ 22,029	\$ 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	528,153
<b>TOTAL REVENUES</b>	<b>\$ 703,411</b>	<b>\$ 719,362</b>	<b>\$ 40,500</b>	<b>\$ 759,862</b>	<b>\$ 642,313</b>
<b>EXPENDITURES:</b>					
<b>Capital Outlay</b>					
Capital Outlay	\$ 50,000	\$ 67,822	\$ 10,000	\$ 77,822	\$ 100,000
Repair and Replacements	50,000	136,587	15,000	151,587	100,000
Other Current Charges	-	2,300	-	2,300	1,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 100,000</b>	<b>\$ 206,709</b>	<b>\$ 25,000</b>	<b>\$ 231,709</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>\$ 206,709</b>	<b>\$ 25,000</b>	<b>\$ 231,709</b>	<b>\$ 201,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 603,411</b>	<b>\$ 512,653</b>	<b>\$ 15,500</b>	<b>\$ 528,153</b>	<b>\$ 441,313</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>									

*A.*

**RESOLUTION 2025-05**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Aberdeen Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Aberdeen Community Development District for the Fiscal Year Ending September 30, 2026.”

- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 26<sup>th</sup> DAY OF AUGUST, 2025.**

ATTEST:

**ABERDEEN COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2026 Budget

*B.*

**RESOLUTION 2025-06**  
**[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Aberdeen Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.



- ii. *Due Date (Debt Assessments)*. Debt Assessments directly collected by the District shall be due and payable in full in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026, and 25% due no later than May 1, 2026.
- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 26<sup>th</sup> day of August, 2025.

ATTEST:

**ABERDEEN COMMUNITY DEVELOPMENT  
DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

*FIFTH ORDER OF BUSINESS*

**ABERDEEN COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS,  
SERIES 2018**

The undersigned, a Responsible Officer of Aberdeen Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2005 as supplemented by that certain Fifth Supplemental Trust Indenture dated as of November 1, 2018 (collectively, the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 66
- (B) Name of Payee: Ground control of Florida, LLC  
3545 US 1 South  
St. Augustine, FL 32086
- (C) Amount Payable: \$ 43,940
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): 778 Shetland Drive Pipe Extension, Contract CUC1226031
- (E) Fund or Account from which disbursement to be made:

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,  
or  
this requisition is for Costs of Issuance payable from the Series 2018 Costs of Issuance Subaccount within the Series 2018 Acquisition and Construction Account that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

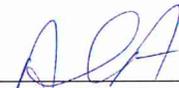
Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ABERDEEN COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance , the under signed Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

  
Consulting Engineer



# Ground Control of Florida, LLC.

3545 US 1 South, St. Augustine, FL 32086

CUC1226031

Date: 5/23/25

## 778 Shetland Drive Pipe Extension

Our scope of work includes:

### General Conditions:

- Includes mobilization of equipment.

General Conditions: \$ 6,765

### Storm Drain System:

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

Storm Drainage: \$ 37,175

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Total Project Lump Sum: \$ 43,940

Estimated Project Duration: 2 Weeks

### Qualifications / Additional Exclusions:

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

  
Submitted By: Jacob Palmer

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

**ABERDEEN COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS,  
SERIES 2018**

The undersigned, a Responsible Officer of Aberdeen Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2005 as supplemented by that certain Fifth Supplemental Trust Indenture dated as of November 1, 2018 (collectively, the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 67
- (B) Name of Payee: Matthews | DCCM  
7 Waldo Street  
St. Augustine, FL 32084
- (C) Amount Payable: \$5,395.20
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice #193783 – CDD Meeting, Construction Management.
- (E) Fund or Account from which disbursement to be made:

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,  
or  
this requisition is for Costs of Issuance payable from the Series 2018 Costs of Issuance Subaccount within the Series 2018 Acquisition and Construction Account that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

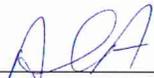
Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ABERDEEN COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance , the under signed Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

  
Consulting Engineer

Project Manager Michael Silverstein



Engineering - Architecture - Planning - Surveying

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

August 12, 2025  
Invoice # 193783

Project 0000021848.0000 Aberdeen CDD

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

- CDD Meeting
- 778 Shetland Construction Management
- Coordination with Maintenance Supervisor
- Prepare Requisition

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

**Professional Services through July 31, 2025**

Phase	0001	Engineering Services			
			Hours	Rate	Amount
		Sr. Construction Inspector	11.25	210.00	2,362.50
		Inspector 2	15.00	180.00	2,700.00
		Project Coordinator 3	.50	115.00	57.50
		Project Coordinator 2	1.25	100.00	125.00
		Project Administrator	.25	120.00	30.00
		<b>Total Labor</b>			<b>5,275.00</b>

Phase	0999	Reimbursable Expenses			
<b>Reimbursable Expenses</b>					
		Mileage/Parking/Tolls			120.20
		<b>Total Reimbursables</b>			<b>120.20</b>
				<b>Total Due:</b>	<b>5,395.20</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	5,275.00	13,227.50	18,502.50
Expense	120.20	229.62	349.82
Unit	0.00	1.36	1.36
<b>Totals</b>	<b>5,395.20</b>	<b>13,458.48</b>	<b>18,853.68</b>

*SIXTH ORDER OF BUSINESS*

*C.*

*1.*

# Aberdeen Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

## 1. Community Communication and Engagement

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least six regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of six board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per Florida statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## 2. Financial Transparency and Accountability

### **Goal 2.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

**Goal 2.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual Audit, previous years’ budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD’s website.

**Standard:** CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 2.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD’s website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

Aberdeen Community Development District

District Manager: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

Aberdeen Community Development District

2.

**NOTICE OF MEETINGS  
ABERDEEN  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Aberdeen Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2026** at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259 on the fourth Tuesday of each month as follows or otherwise noted:

October 28, 2025  
November 25, 2025  
December 16, 2025 @ 6:00 p.m. (3<sup>rd</sup> Tuesday)  
January 27, 2026  
February 24, 2026  
March 24, 2026 @ 6:00 p.m.  
April 28, 2026  
May 26, 2026 @ 6:00 p.m.  
June 23, 2026  
July 28, 2026  
August 25, 2026 @ 6:00 p.m.  
September 22, 2026

*D.*

# Aberdeen CDD Operations, GM/LD Monthly Report – August 26, 2025

## Operations Manager Update:

- Two broken televisions were replaced, one at the Amenity Center Pool and one at the Fitness Center. (Photos)
- The leaking faucet was replaced in the Social Hall. (Photo)
- Six monuments lights were replaced.
- The AC smoke alarm sensor was removed after faulty readings that shut the AC down in the Fitness center for 48 hours.
- The punching heavy bag was replaced in the Fitness Center. (Photo)
- Tree works removed 4 dead trees from the preserve reported by residents.
- The stormwater grate on Shetland that had fallen in was reinstalled by Ground Control.
- Social Hall AC blower motor was repaired by Aberdeen Air.
- Tree works removed dead crepe myrtle and raised the canopy on cypress trees on the basketball court. (Photo)

## Current Operations Projects/ Areas of Concerns:

- We are working with Pella/Cates Glass Doors to repair or replace and or repair existing exterior gym doors. IN PROGRESS
- 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:

- We have a new addition to operations staff for our Janitor position, his name is Jason Oliver. He has replaced Brandon Henry whom worked here at Aberdeen for the past 3 years. Jason is a great addition and is excited to be part of the Aberdeen team! (Photo)
- Hi Tech is has completed installation of all the new cameras and we are working with them to fine tune the new security system.
- We will host the first of 2 scheduled Bartram Trail Home Meets on Thursday, September 4th from 4-7pm. The Lap Lane pool will be closed to residents during this meet. The other scheduled home meet will be held on Thursday, September 25th.
- Monday, September 1st will be the last day for lifeguards and the slide will close for the season.

### Lifestyle Events Recap:

- The 50+ Group held their Dog Days Of Summer themed social in the Social Hall on August 8.
- The Silent Disco Party scheduled for August 16th has been rescheduled for Saturday, September 20th from 6:30pm-10pm.
- We held the First Coast Swim/Run Race at Aberdeen this past Sunday, August 24th with 80 kids registered.

### Lifestyle Upcoming Events:

- We have a DJ and Sunset Slushes scheduled from 12-3pm for our Labor Day Celebration.
- The Fall Community Wide Yard Sale date is set for Saturday, October 18th from 7am-1pm.
- We will host our annual Fall Festival in conjunction with a Vendor Village on November 1, 2025.
- The Snow Time with Santa event is scheduled for Sunday, December 14th from 2-5pm

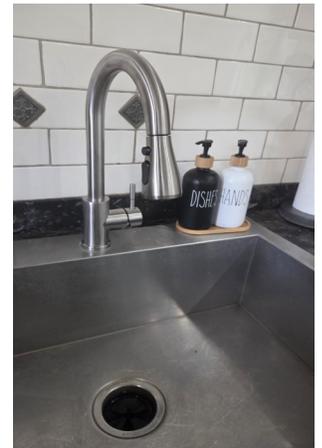
# Operations & Facility Update



**Replaced Broken TV's at Pool & Fitness Center**



**Replaced Faucet In Social Hall**



**Heavy Punching Bag Replaced**



**Raised Tree Canopy Over Basketball Court**



**Jason Oliver - New Grounds/Maintenance Staff**

*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, July 29, 2025 at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

Lauren Egleston	Chairperson
Thomas Marmo	Supervisor by telephone
Susie Clarke	Supervisor
Richard Perez	Supervisor

Also present were:

Marilee Giles	District Manager
Kyle Magee	District Counsel by telephone
Mike Silverstein	District Engineer
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential
Terrence Roesse	Regional Director, First Service Residential

The following is a summary of the actions taken at the July 29, 2025 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

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

**Engineer's Report**

Mr. Silverstein stated the pipe extension work on Shetland is substantially complete. I had a couple comments for the contractor to change some sloping, how they tied the grading out into the mitered end finish. They corrected that, they agreed to hydro seed the entire park, not just the disturbed space. He called me earlier today and let me know that they guy who went out to hydro seed it did not do the entire park so they will be back later this week or early next week to finish

that. All the disturbed space is hydroseeded and it looks great. I have started to prepare the requisition paperwork and recommend scheduling the final acceptance walk through. Supervisor Paul Fogel is the point of contact, and I will send an email to him and find a date that works. Now that this is more exposed than before you may want to post do not enter drainage easement no trespassing or something like that.

Mr. Silverstein left the meeting at this time.

### **THIRD ORDER OF BUSINESS**

#### **Discussion of Fiscal Year 2026 Approved Budget**

Ms. Giles stated at your next meeting you will adopt the budget; it is on the agenda to give the board an opportunity to talk about the budget. We can move funds around; we just cannot increase the approved budget amount.

Ms. Clarke stated Mr. Roese explained to me that the line item increase for First Service was not just salary but insurance and benefits.

Ms. Giles stated under the narrative we can add that it includes benefits.

Ms. Clarke stated the 27% increase in assessments seemed high. Last year we had a 5% increase.

Ms. Giles stated last year we used \$170,000 of carry forward surplus to have no increase. In 2024 we used \$176,000, in 2023 we used \$125,000 and in 2022 we used \$77,000. Those were business decisions they are not wrong but there is no carry forward left. At the end of the year any line item where we didn't use all the funds stays with the district. Some people call it carry forward, some call it carry forward surplus. That money can be used to balance your budget, which you have done for a couple years but we have done it for so many years there is no more surplus. Letters will go out to the owners tomorrow and my office will get the calls and at the budget adoption if the board makes decisions to lower that to something less it will happen at that budget adoption meeting.

I broke it out for you by sections, the admin section has a 5% increase, the amenity section has a 10% increase, grounds maintenance has 2% increase. The big increase is coming from the capital reserve input and that is 160% increase. In years past the district didn't put into the capital reserve fund what the reserve study recommended. You don't have to; it is just a tool so that you have enough money in the capital reserve fund to take care of your current assets. Last year we only put in \$40,000, this year your reserve study recommends you put in \$104,000. The big part

of the 27% increase is the capital reserve fund input. For expenditures we forecasted only spending \$50,000 for capital outlay and \$50,000 for repair and replacement but in the actual column we spent a lot. We do use our capital reserve fund to replace our assets and to repair our assets.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals**

**A. Irish Tartan Way**

**1. Southern Recreation**

**2. Playground Boss**

Ms. Giles stated the homeowners’ association will donate \$150,000 for playground equipment, benches and shade structures.

Ms. Trivelpiece outlined the proposals and after discussion the board took the following action.

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor the proposal from Southern Recreation for Irish Tartan Way in an amount not to exceed \$119,000 was approved and Supervisor Clarke was authorized to work with staff on this project.

**B. Sterling Bridge**

**1. Southern Recreation**

**2. Playground Boss**

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor the proposal from Southern Recreation for Sterling Bridge in an amount not to exceed \$14,000 was approved and Supervisor Clarke was authorized to work with staff on this project.

**C. River Dee**

**1. Southern Recreation**

**2. Playground Boss**

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor the proposal from Southern Recreation for River Dee in an

amount not to exceed \$17,000 was approved and Supervisor Clarke was authorized to work with staff on this project.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

This item taken earlier in the meeting.

**C. Manager**

Ms. Giles stated as a reminder your ethics training is due by December 31<sup>st</sup>. Every year we have to do goals and objectives. Florida Statutes just says we have to do goals and objectives. If there is something specific the board wants as a goal we can figure out how to weigh and measure that, if not staff will put together something to meet this requirement. We are creating our own tests and answers right now. They were very generic last year.

**D. Operation Manager - Report**

Mr. Parker reviewed the items outlined in the monthly memorandum, which was included in the agenda package.

Ms. Egleston asked district counsel if there was any legal recourse for the issues with the doors on the fitness center that have been an in issue since installation four years ago.

Ms. Trivelpiece stated it is not the doors but the way they were installed that has caused the problems. It is catching on the concrete.

Mr. Parker stated the hardware on the doors is also a problem.

Mr. Magee stated there is a limit in the statute on construction defects and it sounds like you are beyond that.

Ms. Egleston stated we had that inspected and the issue with the doors was on the punch list.

Mr. Magee stated seeing that list would be very helpful. It is definitely worth looking into.

**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.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests and Public Comments**

Ms. Egleston asked who is maintaining our AED?

Ms. Trivelpiece stated Cintas. We don't pay for maintenance on it, when they are here they check it.

Ms. Egleston stated it is coming up on the 4 years.

Ms. Trivelpiece that one is brand new and this one is good. We did replace the pads.

Ms. Egleston stated maybe have additional gauze pads in and medical tape there for the summer.

**SEVENTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Approval of the Minutes of the June 24, 2025 Meeting**

On MOTION by Ms. Egleston seconded by Ms. Clarke with all in favor the minutes of the June 24, 2025 meeting were approved as presented.

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

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 08/26/25 @ 6:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting will be held August 26, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Perez seconded by Ms. Egleston with all in favor the meeting adjourned at 5:14 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***July 31, 2025***



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 128,510	\$ -	\$ 10,182	\$ -	\$ 138,692
Due from Capital Reserve Fund	15,641	-	-	-	15,641
<b>Investments:</b>					
State Board of Administration (SBA)	899	-	71,930	-	72,829
Custody	252,848	-	446,171	-	699,019
<b>Series 2020A</b>					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	3,743	-	-	3,743
Prepayment A-1	-	2,282	-	-	2,282
Revenue	-	640,329	-	-	640,329
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	2,158	-	-	2,158
Prepayment A-2	-	1,464	-	-	1,464
General Redemption	-	269	-	-	269
<b>Series 2018</b>					
Reserve	-	65,824	-	-	65,824
Revenue	-	53,663	-	-	53,663
Prepayment	-	3	-	-	3
Redemption	-	875	-	-	875
Construction	-	-	-	53,695	53,695
Prepaid Expenses	5,226	-	-	-	5,226
<b>Total Assets</b>	<b>\$ 403,125</b>	<b>\$ 1,367,483</b>	<b>\$ 528,284</b>	<b>\$ 53,695</b>	<b>\$ 2,352,587</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 48,316	\$ -	\$ -	\$ -	\$ 48,316
Due to General Fund	-	-	15,641	-	15,641
<b>Total Liabilities</b>	<b>\$ 48,316</b>	<b>\$ -</b>	<b>\$ 15,641</b>	<b>\$ -</b>	<b>\$ 63,957</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 5,226	\$ -	\$ -	\$ -	\$ 5,226
<b>Restricted for:</b>					
Debt Service - Series	-	1,367,483	-	-	1,367,483
Capital Project - Series	-	-	-	53,695	53,695
<b>Assigned for:</b>					
Capital Reserve Fund	-	-	512,642	-	512,642
Unassigned	349,582	-	-	-	349,582
<b>Total Fund Balances</b>	<b>\$ 354,809</b>	<b>\$ 1,367,483</b>	<b>\$ 512,642</b>	<b>\$ 53,695</b>	<b>\$ 2,288,629</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 403,125</b>	<b>\$ 1,367,483</b>	<b>\$ 528,284</b>	<b>\$ 53,695</b>	<b>\$ 2,352,587</b>

# Aberdeen

## Community Development District

### General Fund

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

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,207,029	\$ 1,207,029	\$ 1,213,888	\$ 6,859
Interest Income	15,000	12,500	14,781	2,281
Amenities Revenue/Misc	15,000	15,000	17,424	2,424
<b>Total Revenues</b>	<b>\$ 1,237,029</b>	<b>\$ 1,234,529</b>	<b>\$1,246,093</b>	<b>\$ 11,564</b>

**Expenditures:**

***General & Administrative:***

Supervisor Fees	\$ 12,000	\$ 10,000	\$ 9,400	\$ 600
FICA Expense	918	765	719	46
Assessment Administration	5,618	5,618	5,618	-
Engineering Fees	7,000	7,000	8,860	(1,860)
Arbitrage	1,200	1,000	600	400
Dissemination Agent	8,764	7,303	7,703	(400)
Attorney Fees	27,000	22,500	17,134	5,366
Annual Audit	3,475	-	-	-
Trustee Fees	9,000	7,769	7,769	-
Management Fees	59,322	49,435	49,435	(0)
Information Technology	2,022	1,685	1,685	0
Telephone	700	583	255	328
Postage	2,000	2,000	2,594	(594)
Printing and Binding	1,000	1,000	2,102	(1,102)
Insurance	12,839	12,839	12,489	350
Legal Advertising	2,000	1,667	731	936
Office Supplies	200	167	141	26
Other Current Charges	-	-	56	(56)
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 155,233</b>	<b>\$ 131,506</b>	<b>\$ 127,465</b>	<b>\$ 4,041</b>

***Operations & Maintenance***

**Amenity Center**

Insurance	\$ 56,057	\$ 56,057	\$ 52,374	\$ 3,683
Repairs & Replacements	75,000	62,500	62,381	119
Special Events	25,000	20,833	21,999	(1,166)
Staff Uniforms	1,225	1,021	962	59
Recreational Supplies	900	750	-	750
Recreational Passes	1,500	1,250	1,055	195
Other Current Charges	500	417	259	158
Permit Fees	2,500	2,083	717	1,366
Office Supplies	3,000	2,500	955	1,545
Credit Card Machine Fees	900	750	930	(180)
Pest Control	3,000	2,500	2,175	325
Pool Chemicals - Poolsure	33,000	27,500	29,800	(2,300)
Refuse Service	13,000	10,833	12,425	(1,592)
Security	18,796	15,663	12,354	3,310
Website	1,800	1,500	1,608	(108)
Holiday Decorations	12,000	10,000	5,121	4,879
Subscriptions	8,000	6,667	5,823	844

# Aberdeen

## Community Development District

### General Fund

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

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<b>Utilities</b>				
Water & Sewer	\$ 20,000	\$ 16,667	\$ 14,028	\$ 2,639
Electric	39,600	33,000	28,140	4,860
Cable/Internet/Phone	16,000	13,333	15,735	(2,401)
<b>Management Contracts</b>				
Field Operations Management - FirstService	74,516	62,097	63,567	(1,471)
Pool Attendants/Lifeguards - RMS	53,000	26,881	26,881	-
Facility Management - FirstService	101,421	84,518	85,049	(532)
Janitorial Services - FirstService	44,200	36,833	40,393	(3,560)
General Facility Maintenance - FirstService	54,600	45,500	48,460	(2,960)
Resident Services Coordinator- FirstService	74,360	61,967	60,524	1,443
Management Fee - FirstService	14,220	11,850	11,850	-
Fitness Center Cleaning - Jani King	14,400	14,400	14,128	272
<b>Subtotal Amenity Center</b>	<b>\$ 762,495</b>	<b>\$ 629,870</b>	<b>\$ 619,694</b>	<b>\$ 10,176</b>
<b>Ground Maintenance</b>				
Electric	\$ 14,426	\$ 12,022	\$ 10,589	\$ 1,433
Streetlighting	33,652	28,043	27,573	471
Lake Maintenance	35,000	29,167	26,750	2,417
Landscape Maintenance	271,653	226,377	221,938	4,439
Landscape Contingency	30,000	25,000	28,564	(3,564)
Common Area Maintenance	15,000	12,500	10,774	1,726
Reuse Water	40,000	33,333	20,500	12,834
Miscellaneous	1,000	833	468	365
Irrigation Repairs	9,060	7,550	4,450	3,100
<b>Subtotal Ground Maintenance</b>	<b>\$ 449,791</b>	<b>\$ 374,826</b>	<b>\$ 351,605</b>	<b>\$ 23,220</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,212,286</b>	<b>\$ 1,004,696</b>	<b>\$ 971,299</b>	<b>\$ 33,397</b>
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,407,519</b>	<b>\$ 1,136,202</b>	<b>\$ 1,098,764</b>	<b>\$ 37,438</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (170,490)</b>	<b>\$ 98,327</b>	<b>\$ 147,329</b>	<b>\$ (25,874)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 170,490</b>		<b>\$ 207,480</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 354,809</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	\$ 3,873	\$ 9,550	\$ -	\$ -	\$ -	\$ 1,213,888
Interest Income	827	234	168	132	2,324	2,645	2,703	2,287	1,924	1,538	-	-	14,781
Amenities Revenue/Misc	1,253	-	419	775	2,848	2,560	4,280	3,812	-	1,477	-	-	17,424
<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>\$ 9,972</b>	<b>\$ 11,474</b>	<b>\$ 3,015</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,246,093</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ 9,400
FICA Expense	77	77	77	61	77	61	77	77	77	61	-	-	719
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Engineering Fees	-	-	-	-	2,745	1,325	2,298	1,676	818	-	-	-	8,860
Arbitrage	-	-	-	-	-	-	-	-	-	600	-	-	600
Dissemination Agent	830	730	730	830	730	730	930	730	730	730	-	-	7,703
Attorney Fees	2,936	1,746	3,229	802	3,274	2,914	2,234	-	-	-	-	-	17,134
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,125	-	-	3,416	-	-	-	-	1,228	-	-	-	7,769
Management Fees	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	-	-	49,435
Information Technology	169	169	169	169	169	169	169	169	169	169	-	-	1,685
Telephone	22	42	9	37	15	17	38	35	10	30	-	-	255
Postage	41	375	63	62	48	11	87	91	142	1,675	-	-	2,594
Printing and Binding	37	26	39	9	26	42	26	36	201	1,660	-	-	2,102
Insurance	12,489	-	-	-	-	-	-	-	-	-	-	-	12,489
Legal Advertising	-	-	140	70	140	70	-	242	-	69	-	-	731
Office Supplies	119	1	0	16	1	0	1	1	1	1	-	-	141
Other Current Charges	-	-	20	-	-	-	-	28	-	8	-	-	56
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>\$ 11,083</b>	<b>\$ 11,801</b>	<b>\$ 9,027</b>	<b>\$ 9,318</b>	<b>\$ 10,745</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 127,465</b>

**Operations & Maintenance**

**Amenity Center**

Insurance	\$ 52,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,374
Repairs & Replacements	7,208	3,405	11,853	5,241	7,299	2,175	10,843	3,233	2,734	8,391	-	-	62,381
Special Events	2,043	4,221	2,293	2,160	1,360	2,826	850	1,560	3,712	975	-	-	21,999
Staff Uniforms	-	-	-	-	551	283	-	-	128	-	-	-	962
Recreational Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational Passes	-	-	365	-	-	345	-	-	-	345	-	-	1,055
Other Current Charges	-	-	-	-	-	-	-	-	259	-	-	-	259
Permit Fees	-	-	-	-	-	-	-	-	717	-	-	-	717
Office Supplies	391	-	-	-	-	140	193	26	53	153	-	-	955
Credit Card Machine Fees	68	77	45	61	46	93	125	144	157	114	-	-	930
Pest Control	214	214	214	544	-	221	221	221	105	221	-	-	2,175
Pool Chemicals - Poolsure	2,876	2,876	2,876	3,016	3,016	3,016	3,016	3,016	3,016	3,077	-	-	29,800
Refuse Service	1,245	1,239	1,230	1,242	1,236	1,239	1,248	1,248	1,242	1,256	-	-	12,425
Security	250	250	5,794	275	250	260	2,554	250	2,098	373	-	-	12,354
Website	150	150	150	150	150	150	150	150	258	150	-	-	1,608
Holiday Decorations	-	5,121	-	-	-	-	-	-	-	-	-	-	5,121
Subscriptions	368	368	368	438	2,069	368	727	368	368	380	-	-	5,823
<b>Utilities</b>													
Water & Sewer	1,615	1,657	1,933	933	933	675	1,254	1,671	1,752	1,606	-	-	14,028
Electric	2,837	2,732	2,430	2,950	2,950	2,244	2,834	2,796	2,815	3,554	-	-	28,140
Cable/Internet/Phone	1,474	1,474	1,474	1,532	1,573	1,695	1,460	1,684	1,684	1,684	-	-	15,735

**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	\$ 6,559	\$ 3,069	\$ -	\$ -	\$ 63,567
Pool Attendants/Lifeguards - RMS	-	-	-	-	-	3,749	3,732	5,061	14,339	-	-	-	26,881
Facility Management - FirstService	8,236	8,345	8,127	11,978	4,518	9,181	8,666	12,630	8,666	4,702	-	-	85,049
Pool Maintenance/Supplies - FirstService	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services - FirstService	4,148	4,122	4,049	6,114	2,746	4,387	4,334	6,162	3,543	788	-	-	40,393
General Facility Maintenance - FirstService	4,318	4,566	4,622	6,584	2,663	4,988	5,752	7,088	4,990	2,889	-	-	48,460
Resident Services Coordinator- FirstService	6,033	5,869	5,528	7,806	3,297	5,760	5,967	9,093	7,332	3,838	-	-	60,524
Management Fee - FirstService	1,185	1,185	1,185	1,185	1,185	1,185	1,185	1,185	1,185	1,185	-	-	11,850
Fitness Center Cleaning - Jani King	1,200	1,200	1,200	1,200	1,600	1,200	1,632	1,632	1,632	1,632	-	-	14,128
<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>\$ 68,674</b>	<b>\$ 69,344</b>	<b>\$ 40,381</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 619,694</b>
<b>Ground Maintenance</b>													
Electric	\$ 820	\$ 843	\$ 980	\$ 1,143	\$ 1,143	\$ 1,044	\$ 1,167	\$ 1,134	\$ 1,141	\$ 1,174	\$ -	\$ -	\$ 10,589
Streetlighting	2,705	2,660	2,668	2,747	2,747	2,719	2,791	2,901	2,842	2,793	-	-	27,573
Lake Maintenance	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	-	-	26,750
Landscape Maintenance	22,194	22,194	22,194	22,194	22,194	22,194	22,194	-	44,388	22,194	-	-	221,938
Landscape Contingency	3,250	650	2,875	3,625	1,700	5,951	7,763	-	1,200	1,550	-	-	28,564
Common Area Maintenance	746	846	1,547	1,278	875	762	1,152	1,315	2,253	-	-	-	10,774
Reuse Water	2,995	2,682	2,275	1,663	1,810	1,476	1,497	1,824	2,111	2,167	-	-	20,500
Miscellaneous	-	-	-	-	-	-	-	218	250	-	-	-	468
Irrigation Repairs	-	-	-	-	2,232	1,065	-	-	-	1,153	-	-	4,450
<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>\$ 10,067</b>	<b>\$ 56,860</b>	<b>\$ 33,706</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 351,605</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>\$ 78,741</b>	<b>\$ 126,204</b>	<b>\$ 74,087</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 971,299</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>\$ 101,744</b>	<b>\$ 113,627</b>	<b>\$ 87,768</b>	<b>\$ 135,522</b>	<b>\$ 84,832</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,098,764</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>\$ (96,539)</b>	<b>\$ (85,682)</b>	<b>\$ (77,795)</b>	<b>\$ (124,048)</b>	<b>\$ (81,817)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 147,329</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 July 31, 2025**

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 1,928,685	\$ 1,955,541	\$ 26,855
Prepayments	-	-	4,856	4,856
Interest Income	10,000	10,000	58,024	48,024
<b>Total Revenues</b>	<b>\$ 1,938,685</b>	<b>\$ 1,938,685</b>	<b>\$ 2,018,421</b>	<b>\$ 79,736</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>\$ 62,621</b>	<b>\$ 74,736</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>\$ 62,621</b>	<b>\$ 74,736</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>\$ 1,247,119</b>	

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

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 133,250	\$ 133,250	\$ 135,548	\$ 2,298
Interest Income	5,000	4,167	4,920	754
<b>Total Revenues</b>	<b>\$ 138,250</b>	<b>\$ 137,417</b>	<b>\$ 140,905</b>	<b>\$ 3,488</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>\$ 4,942</b>	<b>\$ (6,381)</b>	<b>\$ (11,323)</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>\$ 4,942</b>	<b>\$ (6,381)</b>	<b>\$ (11,323)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 56,020</b>		<b>\$ 126,745</b>	
<b>Fund Balance - Ending</b>	<b>\$ 61,796</b>		<b>\$ 120,364</b>	

# Aberdeen

## Community Development District

### Capital Projects Fund Series 2018

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

For The Period Ending July 31, 2025

	Actual
	Thru 07/31/25
<b>Revenues</b>	
Interest Income	\$ 1,812
<b>Total Revenues</b>	<b>\$ 1,812</b>
<b>Expenditures:</b>	
Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,812</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>\$ 1,812</b>
<b>Fund Balance - Beginning</b>	<b>\$ 51,883</b>
<b>Fund Balance - Ending</b>	<b>\$ 53,695</b>

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

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<b>Revenues</b>				
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
Impact fees	-	-	9,370	9,370
Interest	5,000	5,000	21,529	16,529
<b>Total Revenues</b>	<b>\$ 45,000</b>	<b>\$ 5,000</b>	<b>\$ 30,899</b>	<b>\$ 25,899</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 50,000	\$ 50,000	\$ 67,822	\$ (17,822)
Repair and Replacements	50,000	50,000	136,587	(86,587)
Other Current Charges	-	-	2,300	(2,300)
<b>Total Expenditures</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 206,709</b>	<b>\$ (106,709)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (55,000)</b>	<b>\$ (95,000)</b>	<b>\$ (175,810)</b>	<b>\$ 132,608</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>\$ (175,810)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 658,411</b>		<b>\$ 688,453</b>	
<b>Fund Balance - Ending</b>	<b>\$ 603,411</b>		<b>\$ 512,642</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		3,304,977.51	1,955,540.79	135,548.53	1,213,888.19
BALANCE DUE		(18,674.92)	(11,049.86)	(765.93)	(6,859.13)

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
TAX CERTIFICATES	6/13/2025	10,544.48	6,239.12	432.47	3,872.89
9	7/10/1945	26,002.11	15,385.34	1,066.44	9,550.33
			-	-	-
			-	-	-
			-	-	-
			-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>3,304,977.51</b>	<b>1,955,540.79</b>	<b>135,548.53</b>	<b>1,213,888.19</b>
<b>PERCENT COLLECTED TAX ROLL</b>		<b>100.57%</b>	<b>100.57%</b>	<b>100.57%</b>	<b>100.57%</b>

*D.*

# Aberdeen

## Community Development District

### Check Run Summary

July 31, 2025

	Check Date	Check No.	Amount
<b>General Fund - Wells Fargo</b>			
Payroll	7/30/25	51030-51033	\$ 738.80
<b>Total</b>			<b>\$ 738.80</b>
<b>General Fund - Wells Fargo</b>			
Accounts Payable	7/2/25	5254-5260	\$ 16,629.78
	7/17/25	5261-5278	71,916.79
	7/25/25	5279-5283	4,613.76
			<b>\$ 93,160.33</b>
<b>Capital Reserve Fund - Wells Fargo</b>			
Accounts Payable	7/25/25	174	\$ 12,845.00
			<b>\$ 12,845.00</b>
<b>Total</b>			<b>\$ 106,005.33</b>
<b>Autopayments - Wells Fargo</b>			
	7/7/25	Comcast	\$ 691.45
	7/15/25	JEA Utilities	11,294.42
	7/7/25	Comcast	664.16
	7/25/25	Wellbeats	249.00
	7/25/25	Comcast	328.83
	7/28/25	Wells Fargo Credit Card	5,817.22
	7/29/25	GFL Environmental	1,539.63
<b>Total</b>			<b>\$ 20,584.71</b>

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51030	17	HARRIET S CLARKE	184.70	7/30/2025
51031	15	LAUREN Q EGLESTON	184.70	7/30/2025
51032	19	RICHARD A PEREZ	184.70	7/30/2025
51033	16	THOMAS G MARMO	184.70	7/30/2025

TOTAL FOR REGISTER 738.80

ABER ABERDEEN DLAUGHLIN

# ATTENDANCE SHEET

District: Aberdeen

Meeting Date: July 29, 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 type="checkbox"/>	\$200
5.	<b>Richard Perez</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200

District Manager: Mandi H July 29, 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 #
7/02/25	00308	6/24/25	3931	202506	320-57200-46000			C BUSS ENTERPRISES INC	*	2,025.00	2,025.00	005254
7/02/25	00213	6/30/25	90127	202506	320-53800-46100			FUTURE HORIZONS, INC	*	2,675.00	2,675.00	005255
7/02/25	00310	6/06/25	8024678	202506	320-57200-46000			LIFE FITNESS LLC	*	47.10	47.10	005256
7/02/25	00310	6/12/25	8029384	202506	320-57200-46000			LIFE FITNESS LLC	*	265.38	265.38	005257
7/02/25	00329	6/28/25	6439	202506	320-57200-46000			OSTLINGS MARKET LLC	*	6,376.67	6,376.67	005258
7/02/25	00323	6/25/25	4094	202506	320-53800-46300			TREE WORK BY MITCH DRAKE & SONS	*	1,200.00	1,200.00	005259
7/02/25	00040	6/25/25	7799869	202506	310-51300-32300			US BANK	*	937.50	4,040.63	005260
		6/25/25	7799869	202506	300-15500-10000				*	2,812.50		
		6/25/25	7799869	202506	310-51300-32300				*	290.63		
7/17/25	00240	6/26/25	06262025	202506	320-57200-46000			ABERDEEN AIR, LLC	*	375.00	375.00	005261
7/17/25	00068	7/01/25	757542	202507	320-53800-45400			HIDDEN EYES LLC	*	123.20	123.20	005262
7/17/25	00259	6/23/25	11069717	202506	320-53800-45918			JUN PROPERTY MANAGER	*	788.00		
		6/23/25	11069717	202506	320-53800-45915			JUN FRONT DESK	*	788.00		
		6/23/25	11069717	202506	320-53800-45506			JUN JANITOR	*	788.00		

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/23/25		11069717	202506	320-53800-45917	JUN MAINTENANCE CREW	*	788.00		
6/23/25		11069717	202506	320-53800-46000	JUN MAINTENANCE SUPVSR	*	788.00		
								3,940.00	005263
7/17/25	00259	11072633	202507	320-53800-45921	JUL MANAGEMENT FEES	*	1,185.00		
7/01/25		11072633	202507	320-53800-45918	JUL GEN MGR PHONE BILL	*	50.00		
7/01/25		11072633	202507	320-53800-46000	JUL SUPV PHONE BILL	*	50.00		
								1,285.00	005264
7/17/25	00259	11073939	202507	320-53800-45918	JUL PROPERTY MANAGER	*	3,864.00		
7/04/25		11073939	202507	320-53800-45915	JUL FRONT DESK	*	3,050.38		
7/04/25		11073939	202507	320-53800-46000	JUL SUPV BUILDING MAINT	*	3,018.95		
7/04/25		11073939	202507	320-53800-45917	JUL BUILDING MAINT	*	2,100.80		
								12,034.13	005265
7/17/25	00017	722	202507	310-51300-34000	JUL MANAGEMENT FEES	*	4,943.50		
7/01/25		722	202507	310-51300-35100	JUL INFO TECH	*	168.50		
7/01/25		722	202507	310-51300-31300	JUL DISSEM AGENT SRVCS	*	730.33		
7/01/25		722	202507	310-51300-51000	OFFICE SUPPLIES	*	.60		
7/01/25		722	202507	310-51300-42000	POSTAGE	*	36.27		
7/01/25		722	202507	310-51300-42500	COPIES	*	99.75		
7/01/25		722	202507	310-51300-41000	TELEPHONE	*	29.98		
								6,008.93	005266
7/17/25	00301	426907	202507	320-53800-45400	JUL SECURITY SERVICES	*	250.00		
								250.00	005267
7/17/25	00301	427013	202507	320-53800-45905	PROX CARDS 25 PACK	*	345.00		
								345.00	005268

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/17/25	00309	7/01/25	JAK07250	202507	320	53800	45927		JUL JANITORIAL SERVICES JANI-KING OF JACKSONVILLE	*	1,632.00	1,632.00	005269
7/17/25	00271	6/30/25	3584574	202503	310	51300	31500		MAR GENERAL SERVICES	*	1,376.00		
		6/30/25	3584574	202504	310	51300	31500		APR GENERAL SERVICES	*	696.00		
		6/30/25	3584576	202503	310	51300	31500		MAR MONTHLY MEETING	*	1,537.57		
		6/30/25	3584576	202504	310	51300	31500		APR MONTHLY MEETING KUTAK ROCK LLP	*	1,537.57	5,147.14	005270
7/17/25	00310	6/27/25	8042624	202506	320	57200	46000		FITNESS EQUIPMENT REPAIRS LIFE FITNESS LLC	*	38.85	38.85	005271
7/17/25	00312	7/11/25	193576	202506	310	51300	31100		JUN ENGINEERING SERVICES MATTHEWS DESIGN GROUP LLC	*	817.50	817.50	005272
7/17/25	00079	7/01/25	13129562	202507	320	53800	45507		JUL POOL CHEMICALS POOLSURE	*	3,016.07	3,016.07	005273
7/17/25	00082	6/30/25	92	202506	320	53800	45913		JUN LIFEGUARDS SERVICES RIVERSIDE MANAGEMENT SERVICES INC	*	14,339.35	14,339.35	005274
7/17/25	00319	6/30/25	737771	202506	320	53800	46200		JUN LANDSCAPE MAINTENANCE RUPPERT LANDSCAPE LLC	*	22,193.80	22,193.80	005275
7/17/25	00060	7/02/25	62088755	202507	320	53800	45926		JUL PEST CONTROL TURNER PEST CONTROL LLC	*	115.79	115.79	005276
7/17/25	00060	7/02/25	62088939	202507	320	53800	45926		JUL PEST CONTROL AMENITY TURNER PEST CONTROL LLC	*	105.03	105.03	005277
7/17/25	00221	7/01/25	3153	202507	320	53800	45919		JUL MAINT & NEWS LETTER ROBERTA G NAGLE	*	150.00	150.00	005278

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
7/25/25	00043	7/24/25	144790	202507	310	51300	42000		PRINT, SORT, MAIL NOTICES	*	1,638.61			
		7/24/25	144790	202507	310	51300	42500		POSTAGE	*	1,560.00			
												ADVANCED DIRECT MARKETING	3,198.61	005279
7/25/25	00286	6/17/25	7197627	202506	310	51300	48000		6/24 BOS MTG #11316422	*	68.64			
												GANNETT MEDIA CORP	68.64	005280
7/25/25	00311	6/17/25	20878A	202505	320	57200	46000		RPL 2 GROUND MOUNT LIGHTS	*	193.75			
												LIN'S ELECTRIC INC	193.75	005281
7/25/25	00319	5/30/25	731984	202505	320	53800	46600		REPLACE 24 VAC SOLENOID	*	576.38			
												RUPPERT LANDSCAPE LLC	576.38	005282
7/25/25	00319	5/30/25	731999	202505	320	53800	46600		RPR/RPLC 1.5" VALVE	*	576.38			
												RUPPERT LANDSCAPE LLC	576.38	005283
											TOTAL FOR BANK A	93,160.33		
											TOTAL FOR REGISTER	93,160.33		

ABER ABERDEEN OKUZMUK

**INVOICE**

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

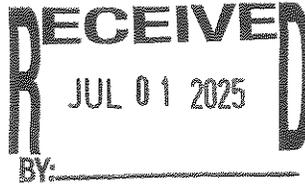
clayton@cbussenterprises.com  
+1 (904) 710-8161  
www.cbussenterprises.com



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

**Invoice details**  
Invoice no.: 3931  
Terms: Net 30  
Invoice date: 06/24/2025  
Due date: 07/24/2025

PO: REC POOL



#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL REPAIR</b>	UNDERWATER ACID WASH FLOOR RETURNS, PER RETURN	45	\$45.00	\$2,025.00
				<b>Total</b>	<b>\$2,025.00</b>

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

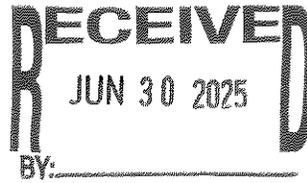
**Future Horizons, Inc**

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

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

**INVOICE**

Invoice Number: 90127  
 Invoice Date: Jun 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

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Aberdeen01	Per Contract	Net 30 Days	
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Hand Deliver		7/30/25

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

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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



LIFE FITNESS  
Main (800)735-3867

**INVOICE**

INVOICE #	8024678
ORDER #	36940082
CUSTOMER PO #	06062025
INVOICE DATE	06-JUN-25
DUE DATE	06-JUL-25
BILL TO #	712144
SHIP TO #	712144

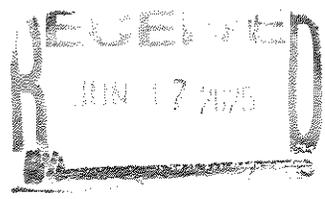
**BILL TO:**  
ABERDEEN CDD  
475 W TOWN PLACE  
#114  
SAINT AUGUSTINE FL 32092

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

PLEASE DISREGARD IF PAYMENT HAS ALREADY BEEN REMITTED.

<b>Due Date:</b>		<b>Sales Rep:</b>		<b>Terms of Sales:</b>		<b>Shipping Terms:</b>		<b>Ship Date:</b>	
06-JUL-25				NET 30				06-JUN-25	
<b>QTY ORDERED</b>	<b>QTY SHIP</b>	<b>B/O</b>	<b>PART NO.</b>	<b>DESCRIPTION/SERIAL#</b>		<b>UNIT PRICE</b>	<b>EXTENSION</b>		
5	5	0	3236210	M10 X 1.5 X 65 SHCS, LOW HEAD		5.15	25.75		
			FREIGHT ALL	QUOTED FREIGHT CHARGES			21.35		

<b>Order Comments:</b>	SUB-TOTAL	47.10
	TAX:	0.00
	DEPOSIT:	0.00
	US\$ TOTAL DUE:	47.10



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

**INVOICE:** 8024678  
**CUSTOMER PO:** 06062025  
**INVOICE DATE:** 06-JUN-25  
**DUE DATE:** 06-JUL-25  
**US\$ TOTAL DUE:** 47.10

**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)735-3867

**INVOICE**

INVOICE #	8029384
ORDER #	36914682
CUSTOMER PO #	03262025
INVOICE DATE	12-JUN-25
DUE DATE	12-JUL-25
BILL TO #	712144
SHIP TO #	712144

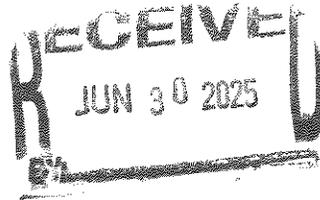
**BILL TO:**  
ABERDEEN CDD  
475 W TOWN PLACE  
#114  
SAINT AUGUSTINE FL 32092

**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:
12-JUL-25					NET 30				12-JUN-25
QTY ORDERED	QTY SHIP	B/O	PART NO.	DESCRIPTION/SERIAL#		UNIT PRICE		EXTENSION	
3	3	0	8370801	SHROUD, OS TOWER		84.74		254.22	
			FREIGHT ALL	QUOTED FREIGHT CHARGES				11.16	

<b>Order Comments:</b>	SUB-TOTAL	265.38
	TAX:	0.00
	DEPOSIT:	0.00
	US\$ TOTAL DUE:	265.38



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

Page 1 of 1

<b>INVOICE:</b>	8029384
CUSTOMER PO:	03262025
INVOICE DATE:	12-JUN-25
DUE DATE:	12-JUL-25
US\$ TOTAL DUE:	265.38

**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.

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

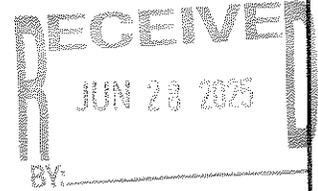


# Invoice

Date	Invoice #
6/28/2025	6439

<b>Bill To</b>
Aberdeen CDD GMS 475 West Town Place Ste 114 ST Augustine, FL 32092

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



S.O. No.	P.O. Number	Terms	Ship	Via	F.O.B.
6363	Jay	Net 30	6/25/2025	UPS Ground	

Quantity	Item Code	Description	Price Each	Ordered	Backordered	Amount
1	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 99 feet. 12 gage polished stainless steel cart with solid tires and Sunbrella cover..	5,875.00	1	0	5,875.00
1	PGFI-13003-15M	GFCI 20A 120V MAN 99 FT SEC 2/HBL 143W33 plug 60 Hz	0.00	1	0	0.00
1	Freight	Freight charges 040225-3458 1Z608W800347033463 1Z608WS00346215670	501.67	1		501.67

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

<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Web Site</b>
919-803-8925		info@livingwatersaeration.com	www.livingwatersaeration.com



# Tree Work

by Mitch Drake & Sons LLC

## INVOICE #4094

ISSUED:

Jun 25, 2025

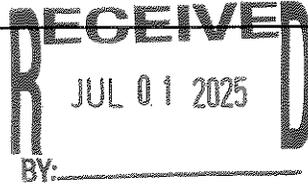
DUE:

Jul 10, 2025

**RECIPIENT:**

**Aberdeen CDD Community**

109 Kildrummy 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:

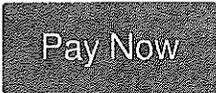
<https://www.treeworkbymitchdrakeandsons.com/>

### For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jun 05, 2025				
Tree Removal	Cut down and leave in preserve 2 dead pines behind residence No lift access and no room to fall Both trees will need to be climbed and rigged down	1	\$1,200.00	\$1,200.00

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 3% 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>\$1,200.00</b>
Account balance	<b>\$3,450.00</b>

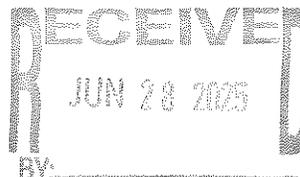




Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7799869  
Account Number: 232918000  
Invoice Date: 06/25/2025  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Aberdeen Community Development Dist  
ATTN District Manager  
475 West Town Place Ste 114  
St Augustine, FL 32092  
United States



**Aberdeen Community Development District Special Assessment Revenue Refunding Bonds, Senior Series 2020A-1 and Subordinate Series 2020A-2**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

**STATEMENT SUMMARY**

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**Aberdeen Community Development District Special Assessment Revenue Refunding Bonds, Senior Series 2020A-1 and Subordinate Series 2020A-2**

Invoice Number:	7799869
Account Number:	232918000
Current Due:	\$4,040.63
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 232918000  
Invoice # 7799869  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
 EP-MN-VVN3L  
 60 Livingston Ave.  
 St. Paul, MN 55107

Invoice Number: 7799869  
 Invoice Date: 06/25/2025  
 Account Number: 232918000  
 Direct Inquiries To: Schuhle, Scott A  
 Phone: (954)-938-2476

Aberdeen Community Development District Special  
 Assessment Revenue Refunding Bonds, Senior  
 Series 2020A-1 and Subordinate Series 2020A-2

Accounts Included 232918000 232918001 232918002 232918003 232918004 232918005  
 In This Relationship: 232918006 232918007 232918008 232918010

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 06/01/2025 - 05/31/2026</b>				<b>\$3,750.00</b>
Incidental Expenses 06/01/2025 to 05/31/2026	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

7799869



000003561 02 SP 106481409334095 P

Aberdeen Community Development Dist  
ATTN District Manager  
475 West Town Place Ste 114  
St Augustine, FL 32092  
United States



# HVAC INVOICE

**AMOUNT DUE: \$375**

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

June 26, 2025

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

Date of service: June 26, 2025

Service performed: Quarterly Maintenance

Total due: \$375.00

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

*R & R*  
*380.572.46000*  
*WS*  
*7/2/25*

**RECEIVED**  
JUL 02 2025  
BY: \_\_\_\_\_

SPRINT • REGISTRATION • LICENSES

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

# QUARTERLY HVAC PREVENTATIVE MAINTENANCE

June 11, 2025

**AMOUNT DUE: \$375**

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

Date of service: June 26, 2025

**Maintenance plan includes:**

- Blow out and clean drain lines
- Examine outdoor unit
- Clean air handler and examine evaporator coil
- Treat indoor unit with bacterial, fungal stat, deodorizer
- Check refrigerant pressure
- Check voltage and amps on motors
- Check all electrical connections, tighten if needed
- Replace filters\* *additional charge for filters\**

**UNIT 1 (OLD GYM)**

**UNIT 2 (CLUBHOUSE)**

AIR HANDLER	MAKE	Daikin	AIR HANDLER	MAKE	Daikin
	MODEL	DAR0904AB		MODEL	DAR0904AB
	SERIAL	1706492805		SERIAL	1701364922
CONDENSOR	MAKE	Daiken	CONDENSOR	MAKE	Daiken
	MODEL	DX11SA0903AB		MODEL	DX118A0903AB
	SERIAL	1711581896		SERIAL	1609162909
FILTER SIZE		(2) 16x20x2 and (2) 16x25x2	FILTER SIZE		(2) 16x25x2 and (2) 16x20x2
BELT		(1) A39	BELT		(2) A43

**UNIT 3 (OFFICE)**

**UNIT 4 (NEW GYM)**

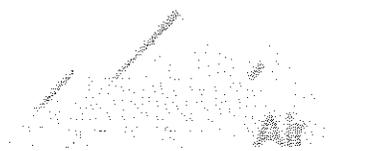
AIR HANDLER	MAKE	Bryant	CONDENSOR	MAKE	AAON
	MODEL	FX4DNF019		MODEL	CFA013BA8DJ00K
	SERIAL	0722F45538		SERIAL	202010CNCK08659
CONDENSOR	MAKE	Bryant	AIR HANDLER	MAKE	AAON
	MODEL	215BNA018A		MODEL	H3CRB80162C278
	SERIAL	0522E03264		SERIAL	202010CJEC06278
FILTER SIZE		Washable filter	FILTER SIZE		(2) 20x20x2 (1) 16x20x2
BELT		N/A	BELT		

**Filters onsite for June 2025, September 2025, and January 2026 services**

Customer Signature / Date

CAC1821470

SERVICE • INSTALLATION • CONVERSIONS

  
**For All Your Cooling and Heating Needs**  
 www.aberdeenhvac.com • (904) 342-5349

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

<b>Invoice</b>	
Invoice Number <b>757542</b>	Date <b>07/01/2025</b>
Customer Number <b>400171</b>	Due Date <b>08/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Aberdeen CDD	400171		07/01/2025	08/01/2025

Quantity	Description	Months	Rate	Amount
1.00	221 - Pool - Aberdeen CDD - 110 Flower of Scotland Ave, Jacksonville, FL Pool Monitoring 08/01/2025 - 08/04/2025	0.13	\$924.00	\$123.20
			<b>Subtotal:</b>	<b>\$123.20</b>
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$123.20</b>

Date	Invoice #	Description	Amount	Balance Due
7/1/2025	757542	Monitoring Services	\$123.20	\$123.20

**Envera**  
8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

<b>Invoice</b>	
Invoice Number <b>757542</b>	Date <b>07/01/2025</b>
Customer Number <b>400171</b>	Due Date <b>08/01/2025</b>

Net Due: \$123.20  
Amount Enclosed: \_\_\_\_\_

**RECEIVED**  
JUL 02 2025  
BY: \_\_\_\_\_

*Remaining Contract Balance Security Contract 3205800.45400 7/1/25*

Aberdeen CDD  
C/O GMS, LLC  
475 W. Town Place Ste 114  
Saint Augustine, FL 32092

REMIT TO: Envera  
PO Box 2086  
Hicksville, NY 11802



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

# INVOICE

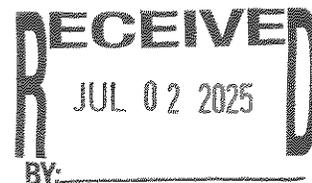
Invoice Number 11069717  
 Invoice Date 6/23/2025  
 Terms 15 ePay ACH BP  
 Period Begin 6/1/2025  
 Customer 100-OSNC  
 Account # MED-OSNC  
 Total Amount Due: **\$3,940.00**

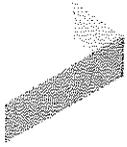
## Medical Insurance

Date	Position	Employee	Amount
6/1/2025	Property Manager	Trivelpiece, Katherine 370.53800.45918	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
6/1/2025	Front Desk	Gibbs, Michayla 370.53800.45915	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
6/1/2025	Janitor	Henry, Brandon E 370.53800.45506	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
6/1/2025	Maintenance Crew	Newman, Joshua D 370.53800.45917	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
6/1/2025	Maintenance Supervisor	Parker, Jay 370.53800.46000	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>

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

*KA*  
 7/2/25





**FirstService**  
RESIDENTIAL

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

# INVOICE

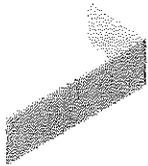
Invoice Number 11072633  
Invoice Date 7/1/2025  
Terms 15 ePay ACH BP  
Service Period 7/1/2025  
Customer 100-0SNC

Invoice Type MG FEE  
Account # MGF-0SNC  
**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 <b>\$1,285.00</b>	

320.53800.45912  
KS  
7/8/25

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



# FirstService

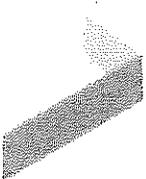
RESIDENTIAL

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

# INVOICE

Invoice Number 11073939  
Invoice Date 7/4/2025  
Terms 15 ePay ACH BP  
Period Start 6/14/2025  
Period End 6/27/2025  
  
Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$12,034.13**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 PTO	\$42.00	\$386.40
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	72.00 REG	\$42.00	\$3,477.60
				Subtotal	\$3,864.00
Staff, Front Desk	25.00%	Betts, Hayleigh M	46.50 REG	\$16.00	\$930.00
Staff, Front Desk	25.00%	Gibbs, Michayla	3.21 OT	\$30.00	\$120.38
Staff, Front Desk	25.00%	Gibbs, Michayla	80.00 REG	\$20.00	\$2,000.00
				Subtotal	\$3,050.38
Supervisor, Building Maint	25.00%	Parker, Jay	2.85 OT	\$43.00	\$153.18
Supervisor, Building Maint	25.00%	Parker, Jay	79.98 REG	\$28.67	\$2,865.77
				Subtotal	\$3,018.95
Staff, Building Maint	25.00%	Newman, Joshua D	0.02 OT	\$31.50	\$0.79
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$21.00	\$2,100.01
				Subtotal	\$2,100.80
				Subtotal	\$12,034.13
				Tax	\$0.00
				<b>Total</b>	<b>\$12,034.13</b>



# FirstService

RESIDENTIAL

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

# INVOICE

Invoice Number 11073939  
Invoice Date 7/4/2025  
Terms 15 ePay ACH BP  
Period Start 6/14/2025  
Period End 6/27/2025  
Customer 100-0SNC  
Account # PAY-0SNC  
Total Amount Due: \$12,034.13

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	320.53800	45918			\$3,864.00
Staff, Building Maint	320.53800	45917			\$2,100.80
Staff, Front Desk	320.53800	45915			\$3,050.38
Supervisor, Building Maint	320.53800	46000			\$3,018.95

ICS  
7/7/25

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

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 722  
**Invoice Date:** 7/1/25  
**Due Date:** 7/1/25  
**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 - July 2025		4,943.50	4,943.50
Information Technology - July 2025		168.50	168.50
Dissemination Agent Services - July 2025		730.33	730.33
Office Supplies		0.60	0.60
Postage		36.27	36.27
Copies		99.75	99.75
Telephone		29.98	29.98

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JUL 03 2025  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$6,008.93</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$6,008.93</b>



Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

**Invoice #:** 426907  
**Invoice Date:** 07/01/2025  
**Completed:** 07/01/2025  
**Terms:** Due on Aging Date  
**Bid#:**

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

475 West Town Place

**HiTechFlorida.com**

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

*Security Contract  
53900.45400  
CS*

**RECEIVED**  
JUL 08 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



Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

**Invoice #:** 427013  
**Invoice Date:** 07/03/2025  
**Completed:** 07/03/2025  
**Terms:** Due On Receipt  
**Bid#:**  
**Job:** 9571-2  
 475 West Town Place

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

**HiTechFlorida.com**

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

*Access Cards*  
*KS*

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

Tech Resolution Note:  
 Access

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

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

<b>Total</b>	<b>\$345.00</b>
<b>Payments</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$345.00</b>



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

Invoice	
Date 07/01/2025	Number JAK07250049
Due Date 07/31/2025	Cust # 126102
Invoice Amount \$ 1,632.00	Amount Remitted

**Sold To:**  
 ABERDEEN COMMUNITY DEVELOPMENT

**For:**  
 ABERDEEN COMMUNITY DEVELOPMENT

475 WEST TOWER PLACE  
 STE 114  
 ST AUGUSTINE FL 32092

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
JAK07250049	07/01/2025	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	07/31/2025

Quantity	Description	Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR JULY	1632.00	1632.00
<p><b>RECEIVED</b>            JUL 02 2025            BY: _____  <i>Cleaning Contract</i>  <i>200.53800.45927</i>  <i>KS</i></p>		<b>Amount of Sale</b>	\$ 1,632.00
		<b>Sales Tax</b>	\$ 0.00
		<b>Total</b>	\$ 1,632.00

Pay On-Line: <https://linktr.ee/janikingjax>

Make All Checks Payable To:  
 JANI-KING OF JACKSONVILLE

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 30, 2025



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

Reference: Invoice No. 3584574  
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. 3584574. *Apr*  
223-1

---

Re: General

For Professional Legal Services Rendered

03/03/25	W. Haber	0.40	116.00	Review documents and confer with Horton regarding erosion
03/06/25	W. Haber	0.30	87.00	Confer with DR Horton representative regarding erosion
03/08/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
03/14/25	K. Magee	0.20	53.00	Call with Haber regarding response from D.R. Horton on erosion issue; distribute response to staff
03/26/25	K. Magee	1.90	503.50	Review official records and plats regarding the district ownership of stormwater ponds
03/28/25	K. Magee	1.60	424.00	Review proposal and draft amendment to agreement with Janiking
04/05/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
04/08/25	K. Magee	0.60	159.00	Review and respond to correspondence regarding First Service renewal and potential need for RFP

**KUTAK ROCK LLP**

Aberdeen CDD

June 30, 2025

Client Matter No. 223-1

Invoice No. 3584574

Page 2

04/24/25	K. Magee	1.00	265.00	Review draft meeting minutes; review and respond to correspondence regarding security items; review and revise draft of Envera notice of cancellation
04/25/25	K. Magee	0.30	79.50	Call with district manager regarding cancellation of security services letter
TOTAL HOURS		7.30		
TOTAL FOR SERVICES RENDERED				\$2,072.00
TOTAL CURRENT AMOUNT DUE				<u>\$2,072.00</u>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

June 30, 2025



Reference: Invoice No. 3584574

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. 3584574, *Mar*  
223-1

Re: General

For Professional Legal Services Rendered

03/03/25	W. Haber	0.40	116.00	Review documents and confer with Horton regarding erosion
03/06/25	W. Haber	0.30	87.00	Confer with DR Horton representative regarding erosion
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**KUTAK ROCK LLP**

Aberdeen CDD

June 30, 2025

Client Matter No. 223-1

Invoice No. 3584574

Page 2

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04/25/25	K. Magee	0.30	79.50	Call with district manager regarding cancellation of security services letter

TOTAL HOURS 7.30

TOTAL FOR SERVICES RENDERED \$2,072.00

TOTAL CURRENT AMOUNT DUE \$2,072.00

**KUTAK ROCK LLP**

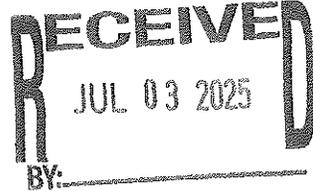
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 30, 2025



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

Reference: Invoice No. 3584576  
Client Matter No. 223-2  
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. 3584576 . *Apr*  
223-2

---

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

03/17/25	K. Magee	Participate in staff monthly meeting agenda call
03/25/25	W. Haber	Confer with Magee regarding meeting follow up
03/25/25	K. Magee	Prepare for and attend Board of Supervisors Meeting via phone
03/31/25	K. Magee	Review draft meeting minutes
04/14/25	K. Magee	Attend staff agenda call to prepare for board meeting
04/21/25	K. Magee	Review updated agenda package and report of outfall pipe repair
04/22/25	K. Magee	Preparation, travel and in-person attendance at board of supervisors meeting

**KUTAK ROCK LLP**

Aberdeen CDD

June 30, 2025

Client Matter No. 223-2

Invoice No. 3584576

Page 2

TOTAL FOR SERVICES RENDERED \$3,000.00

DISBURSEMENTS

Meals 18.96

Travel Expenses 56.18

TOTAL DISBURSEMENTS 75.14

TOTAL CURRENT AMOUNT DUE \$3,075.14

**KUTAK ROCK LLP**

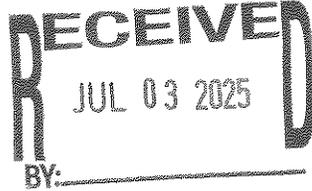
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 30, 2025



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

Reference: Invoice No. 3584576  
Client Matter No. 223-2  
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. 3584576 - *Mar*  
223-2

---

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

03/17/25	K. Magee	Participate in staff monthly meeting agenda call
03/25/25	W. Haber	Confer with Magee regarding meeting follow up
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**KUTAK ROCK LLP**

Aberdeen CDD

June 30, 2025

Client Matter No. 223-2

Invoice No. 3584576

Page 2

TOTAL FOR SERVICES RENDERED \$3,000.00

DISBURSEMENTS

Meals 18.96

Travel Expenses 56.18

TOTAL DISBURSEMENTS 75.14

TOTAL CURRENT AMOUNT DUE \$3,075.14



LIFE FITNESS  
Main (800)735-3867

**INVOICE**

INVOICE #	8042624
ORDER #	36946885
CUSTOMER PO #	06/26/2025
INVOICE DATE	27-JUN-25
DUE DATE	27-JUL-25
BILL TO #	712144
SHIP TO #	712144

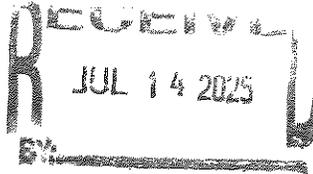
**BILL TO:**  
ABERDEEN CDD  
475 W TOWN PLACE  
#114  
SAINT AUGUSTINE FL 32092

**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:
27-JUL-25					NET 30				27-JUN-25
QTY ORDERED	QTY SHIP	B/O	PART NO.	DESCRIPTION/SERIAL#		UNIT PRICE	EXTENSION		
3	3	0	3239101	SCREW,M5 X .8 X 10 PHL PAN TT ST BZ		1.26	3.78		
3	3	0	3257205	M10 X 1.5 25MM FLT HD		4.53	13.59		
			FREIGHT ALL	QUOTED FREIGHT CHARGES			21.48		

<b>Order Comments:</b>	SUB-TOTAL	38.85
	TAX:	0.00
	DEPOSIT:	0.00
	US\$ TOTAL DUE:	38.85



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

Page 1 of 1

<b>INVOICE:</b>	8042624
CUSTOMER PO:	06/26/2025
INVOICE DATE:	27-JUN-25
DUE DATE:	27-JUL-25
US\$ TOTAL DUE:	38.85

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

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

Project Manager Alex Acree



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

July 11, 2025
Invoice # 193576

Project 0000021848.0000 Aberdeen CDD

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

- CDD Meeting
778 Shetland Bid Coordination
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 June 30, 2025

Phase 0001 Engineering Services

Table with 4 columns: Description, Hours, Rate, Amount. Rows include Sr. Construction Inspector, Project Administrator, Total Labor, and Total Due.

Billed to Date

Table with 4 columns: Description, Current Due, Prior Billed, Billed to Date. Rows include Labor, Expense, Unit, and Totals.



# Invoice

Date Invoice#

7/1/2025  
131295629693

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

Terms	Net 20
Due Date	7/21/2025
PO #	

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

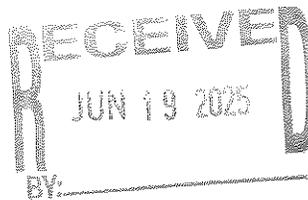
Ship To
Aberdeen CCD 110 Flowers of Scotland Jacksonville FL 32259

*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

<b>Subtotal</b>	\$3,016.07
<b>Tax</b>	\$0.00
<b>Total</b>	\$3,016.07
<b>Amount Paid/Credit Applied</b>	\$0.00
<b>Balance Due</b>	\$3,016.07

[Click Here to Pay Now](#)



131295629693

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

# Invoice

Invoice #: 92  
Invoice Date: 6/30/2025  
Due Date: 6/30/2025  
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 - June 2025	623.45	23.00	14,339.35

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

*Alison Mossing*  
7-8-25

**Total** \$14,339.35

**Payments/Credits** \$0.00

**Balance Due** \$14,339.35

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

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
623.45	Lifeguard Services for Aberdeen Covers June 2025  GL # 001.320.53800.45913	\$ 23.00	\$14,339.35
	TOTAL DUE:		<u>\$14,339.35</u>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/25	4	K.H.	Lifeguarding
6/1/25	6.73	O.H.	Lifeguarding
6/1/25	6.72	J.P.	Lifeguarding
6/1/25	4.03	D.W.	Lifeguarding
6/2/25	4.8	N.G.	Lifeguarding
6/2/25	4.65	K.H.	Lifeguarding
6/2/25	4.75	D.W.	Lifeguarding
6/3/25	4.25	N.G.	Lifeguarding
6/3/25	4	K.H.	Lifeguarding
6/3/25	6.72	O.H.	Lifeguarding
6/3/25	6.77	J.P.	Lifeguarding
6/4/25	6.77	A.B.	Lifeguarding
6/4/25	3.97	K.H.	Lifeguarding
6/4/25	6.75	P.K.	Lifeguarding
6/4/25	4.02	D.W.	Lifeguarding
6/5/25	3.48	B.C.	Lifeguarding
6/5/25	6.75	N.G.	Lifeguarding
6/5/25	4.03	O.H.	Lifeguarding
6/5/25	6.75	P.K.	Lifeguarding
6/6/25	6.8	A.B.	Lifeguarding
6/6/25	4.08	O.H.	Lifeguarding
6/6/25	6.77	J.P.	Lifeguarding
6/6/25	4.08	D.W.	Lifeguarding
6/7/25	5.68	N.G.	Lifeguarding
6/7/25	4.2	O.H.	Lifeguarding
6/7/25	4.02	L.M.	Lifeguarding
6/7/25	6.75	J.P.	Lifeguarding
6/8/25	4.35	N.G.	Lifeguarding
6/8/25	6.7	O.H.	Lifeguarding
6/8/25	4.02	L.M.	Lifeguarding
6/8/25	6.72	J.P.	Lifeguarding
6/9/25	4.78	A.B.	Lifeguarding
6/9/25	4.78	L.M.	Lifeguarding
6/10/25	3.88	B.C.	Lifeguarding
6/10/25	6.72	O.H.	Lifeguarding
6/10/25	6.67	P.K.	Lifeguarding
6/10/25	4.05	D.W.	Lifeguarding
6/11/25	4.1	A.B.	Lifeguarding
6/11/25	4.23	N.G.	Lifeguarding
6/11/25	6.75	L.M.	Lifeguarding
6/11/25	6.73	J.P.	Lifeguarding
6/12/25	2	A.B.	Lifeguarding
6/12/25	4.12	B.C.	Lifeguarding
6/12/25	6.85	O.H.	Lifeguarding
6/12/25	2	J.K.	Lifeguarding
6/12/25	2	L.M.	Lifeguarding
6/12/25	6.75	J.P.	Lifeguarding
6/12/25	6.1	D.W.	Lifeguarding
6/13/25	4.13	J.K.	Lifeguarding
6/13/25	4.02	L.M.	Lifeguarding
6/13/25	6.77	J.P.	Lifeguarding
6/13/25	6.75	D.W.	Lifeguarding
6/14/25	2	A.B.	Lifeguarding
6/14/25	8.67	O.H.	Lifeguarding
6/14/25	2	P.K.	Lifeguarding
6/14/25	6.75	L.M.	Lifeguarding
6/14/25	6.75	J.P.	Lifeguarding
6/15/25	6.7	O.H.	Lifeguarding

6/15/25	4.13	J.K.	Lifeguarding
6/15/25	4.02	L.M.	Lifeguarding
6/15/25	6.75	J.P.	Lifeguarding
6/16/25	4.72	A.B.	Lifeguarding
6/16/25	4.73	O.H.	Lifeguarding
6/16/25	4.77	L.M.	Lifeguarding
6/17/25	4.32	B.C.	Lifeguarding
6/17/25	7.02	J.K.	Lifeguarding
6/17/25	6.72	J.P.	Lifeguarding
6/17/25	4	D.W.	Lifeguarding
6/18/25	6.63	N.G.	Lifeguarding
6/18/25	4.07	O.H.	Lifeguarding
6/18/25	3.95	L.M.	Lifeguarding
6/18/25	6.63	J.P.	Lifeguarding
6/19/25	6.18	N.G.	Lifeguarding
6/19/25	4	K.H.	Lifeguarding
6/19/25	6.87	J.K.	Lifeguarding
6/19/25	4.02	D.W.	Lifeguarding
6/20/25	4.03	N.G.	Lifeguarding
6/20/25	6.75	K.H.	Lifeguarding
6/20/25	4.1	L.M.	Lifeguarding
6/20/25	6.8	J.P.	Lifeguarding
6/21/25	5.5	K.H.	Lifeguarding
6/21/25	5.58	J.K.	Lifeguarding
6/21/25	5.53	J.P.	Lifeguarding
6/22/25	5.73	N.G.	Lifeguarding
6/22/25	6.72	L.M.	Lifeguarding
6/22/25	6.72	J.P.	Lifeguarding
6/23/25	4.77	A.B.	Lifeguarding
6/23/25	4.75	P.K.	Lifeguarding
6/23/25	4.78	L.M.	Lifeguarding
6/24/25	4.02	N.G.	Lifeguarding
6/24/25	6.83	J.K.	Lifeguarding
6/24/25	6.75	P.K.	Lifeguarding
6/24/25	4.03	D.W.	Lifeguarding
6/25/25	4.03	N.G.	Lifeguarding
6/25/25	6.73	L.M.	Lifeguarding
6/25/25	4.03	J.P.	Lifeguarding
6/25/25	6.88	D.W.	Lifeguarding
6/26/25	4.05	N.G.	Lifeguarding
6/26/25	4.15	K.H.	Lifeguarding
6/26/25	6.88	J.K.	Lifeguarding
6/26/25	6.82	J.P.	Lifeguarding
6/27/25	4	A.B.	Lifeguarding
6/27/25	4	K.H.	Lifeguarding
6/27/25	6.73	L.M.	Lifeguarding
6/27/25	6.75	J.P.	Lifeguarding
6/28/25	7.58	K.H.	Lifeguarding
6/28/25	5.55	L.M.	Lifeguarding
6/28/25	5.55	J.P.	Lifeguarding
6/29/25	4.02	A.B.	Lifeguarding
6/29/25	4.38	J.K.	Lifeguarding
6/29/25	6.47	L.R.	Lifeguarding
6/29/25	6.75	L.M.	Lifeguarding
6/29/25	4.8	J.P.	Lifeguarding
6/30/25	6.55	K.B.	Lifeguarding
6/30/25	1.78	B.C.	Lifeguarding
6/30/25	6.58	K.H.	Lifeguarding
6/30/25	1.75	O.H.	Lifeguarding
6/30/25	2	J.K.	Lifeguarding
6/30/25	1.78	L.R.	Lifeguarding
6/30/25	4.78	L.M.	Lifeguarding

**TOTAL**      623.45



**INVOICE**

Date	Invoice#
Jun 30,2025	737771

**Please Remit Payment to:**  
**Ruppert Landscape LLC**  
**P.O. Box 780912**  
**Philadelphia, PA 19178-0912**

**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	Jul 30,2025	

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

Maint. Contract  
 386.53800.46200  
 KS

**RECEIVED**  
 JUL 02 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

# Service Slip/Invoice



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

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

<b>INVOICE:</b>	620887552
<b>DATE:</b>	07/02/2025
<b>ORDER:</b>	620887552

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
07/02/2025	09:30 AM			09:30 AM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/02/2025	121:C5	10:19 AM

Service	Description	Price
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CPCM	Commercial Pest Control - Monthly Service	\$115.79
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<b>SUBTOTAL</b>	\$115.79
<b>TAX</b>	\$0.00
<b>AMT. PAID</b>	\$0.00
<b>TOTAL</b>	\$115.79

**RECEIVED**  
 JUL 03 2025  
 BY: \_\_\_\_\_

**AMOUNT DUE \$115.79**

*[Handwritten Signature]*

TECHNICIAN SIGNATURE

*[Handwritten Signature: Jay P...]*

jay  
 CUSTOMER SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**



# Invoice



P.O. Box 762,  
Middleburg, FL 32050

Date	Invoice #
7/1/2025	3153

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

**RECEIVED**  
JUL 13 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

# Advanced Direct Marketing Services

3733 Adirof Rd.  
 Jacksonville, FL 32207-4719  
 (V) 904.396.3028 (F) 396.6328

# Invoice

DATE	INVOICE #
7/24/2025	144790

**BILL TO**

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



P.O. NO.	TERMS	PROJECT
	With Order	

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Aberdeen CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	2,000	0.0375	75.00
Form layout and preparation	1	37.50	37.50
Laser one sheet front & back	2,000	0.35	700.00
Fold customer materials	2,000	0.06443	128.86
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	2,000	0.09021	180.42
#10 Window Envelopes printed one color black ink	2,010	0.25713	516.83
Postage	2,000	0.78	1,560.00
<b>Subtotal</b>			\$3,198.61
<b>Sales Tax (7.5%)</b>			\$0.00
<b>Total</b>			\$3,198.61



# 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 Govt Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

06/17/2025

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 06/17/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$68.64  
Tax Amount: \$0.00  
Payment Cost: \$68.64  
Order No: 11316422 # 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, June 24, 2025, at 4:00 p.m. located at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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



# Lin's Electric, Inc

## Invoice

EC13007419

7820 Pritchard Rd.  
Jacksonville, FL 32219

Date	Invoice #
6/17/2025	20878

<b>Bill To</b> Aberdeen CDD 475 West Town Place St. Augustine, FL 32092	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>RECEIVED</b>  JUL 16 2025  BY: _____ </div>
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<b>Ship To</b> Jay Parker 110 Flower Of Scotland Avenue Fruit Cove, FL.,32259
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Processed/mailed check #5249 for \$531.99.  
Remaing amount is **\$193.75.**  
TP 7/16/25

P.O. No.	Terms	<b>ALL INVOICES DUE UPON RECEIPT</b>
	Due on receipt	

Serviced	Description	Quantity	Rate	Amount
5/13/2025	Replace two (2) ground mounted lights at back of gym no longer working. (Light like at monument sign)  <b>Work Performed</b> We arrived on site today to begin work replacing two ground flood lights near gym area upon our arrival we checked in with front office and immediately proceeded to gym area where we began by de-energizing electrical system removing old broken flood lights and replacing with two new flood lights upon completion of replacing flood lights we re-energized electrical system to ensure lights would work properly upon completion of first job front office requested from us to perform additional work to replace three flood lights in front of sign Monument one in front of Highlands point one in front of Castle Gate and one in front of Prestwick and one additional floodlight to be replaced near gym area totaling in four flood lights they also requested to troubleshoot issue with GFI near Highlands Point sign Monument not working properly from that point I proceeded to call Lin's Electric front office to ensure the schedule would allow me completely work I was then informed additional work would have to be rescheduled	1.25	155.00	193.75
5/13/2025	Materials	4	84.56	338.24
5/15/2025	We arrived on site today to begin work replacing two flood lights at rear of gym area upon our arrival we checked in with office management and immediately began work replacing gym lights with new flood lights upon completion of replacing flood lights we then re-energize system and test it to ensure flood lights would work properly on time clock while testing flood lights office management Jay Parker requested we take a look at outside and inside gym fans to see why they were not working properly we were able to identify issue with inside gym fan was due to gym fan being wired into a switch and not utilizing remote control device supplied with fan not allowing fan to change directions or blade speed from that point I informed management the only way to correct this issue is to replace remote or entire fan from that point management requested return visit to troubleshoot 3 outside gym fans	1.25	155.00	193.75

*Thank you for your continued business and we look forward to our next adventure together.*

**Total** \$725.74

Past Due Invoices are Subject to Finance Charges



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

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



**INVOICE**

Date	Invoice #
May 30,2025	731984

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

Property Name	Terms	Due Date	Order Number
Aberdeen CDD (261012)	Net30 Days	Jun30,2025	4199071

QTY	Description	Price	Total
1	<p>Zone 5 was causing a wire short. After troubleshooting, we found a wire break and also the solenoid for the valve was malfunctioning. We ran 3 feet of wire and changed out the solenoid.</p> <p>(1) Replaced 24 VAC Solenoid (Rainbird)</p>	\$576.38	\$576.38

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!**

<b>Subtotal:</b>	\$576.38
<b>Sales Tax:</b>	\$0.00
<b>Amount Due:</b>	\$576.38



**INVOICE**

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

Date	Invoice #
May 30, 2025	731999



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	Jun 30, 2025	4265056

QTY	Description	Price	Total
1	Controller 1 Zone 1 Repaired/ Replaced 1.5" Valve	\$576.38	\$576.38

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

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

<b>Subtotal:</b>	\$576.38
<b>Sales Tax:</b>	\$0.00
<b>Amount Due:</b>	\$576.38

**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.