

***ABERDEEN***

*Community Development District*

*JULY 29, 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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July 22, 2025

Board of Supervisors  
Aberdeen Community Development District

Dear Board Members:

The Meeting of the Aberdeen Community Development District Meeting is scheduled for **Tuesday, July 29, 2025 at 4:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Discussion of Fiscal Year 2026 Approved Budget (adoption August 26, 2025)
- IV. Consideration of Proposals
  - A. Irish Tartan Way
    1. Southern Recreation
    2. Playground Boss
  - B. Sterling Bridge
    1. Southern Recreation
    2. Playground Boss
  - C. River Dee
    1. Southern Recreation
    2. Playground Boss
- V. Staff Reports
  - A. Attorney
  - B. Engineer

- C. Manager
- D. Operation Manager - Report
- E. Amenity Center Manager - Report
- VI. Supervisor's Request and Public Comments
- VII. Approval of Consent Agenda
  - A. Approval of the Minutes of the June 24, 2025, Meeting
  - 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
- VIII. Next Scheduled Meeting – 08/26/25 @ 6:00 p.m. @ Aberdeen Amenity Center
- IX. 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*

# *Aberdeen*

*Community Development District*

*Approved Budget*  
*FY 2026*

*Presented by:*



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

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 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	13,243	1,500	14,743	15,000
Amenities Revenue/Misc	15,000	15,946	3,000	18,946	15,000
Carry Forward Surplus	170,490	-	170,490	170,490	-
<b>TOTAL REVENUES</b>	<b>\$ 1,407,519</b>	<b>\$ 1,243,078</b>	<b>\$ 174,990</b>	<b>\$ 1,418,068</b>	<b>\$ 1,566,760</b>

**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 8,600	\$ 3,000	\$ 11,600	\$ 12,000
FICA Expense	918	658	230	887	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	-	1,200	1,200	1,200
Dissemination Agent	8,764	6,973	1,791	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	44,492	14,830	59,322	62,288
Information Technology	2,022	1,517	506	2,022	2,124
Telephone	700	225	475	700	700
Postage & Delivery	2,000	919	1,081	2,000	2,000
Printing & Binding	1,000	442	558	1,000	1,000
Insurance General Liability	12,839	12,489	350	12,839	14,050
Legal Advertising	2,000	662	1,338	2,000	2,000
Office Supplies	200	140	60	200	200
Other Current Charges	-	48	50	98	100
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 155,233</b>	<b>\$ 116,720</b>	<b>\$ 41,181</b>	<b>\$ 157,901</b>	<b>\$ 163,331</b>

**Operations & Maintenance**

**Amenity Center**

Insurance	\$ 56,057	\$ 52,374	\$ 3,683	\$ 56,057	\$ 57,064
Repairs & Replacements	75,000	69,631	10,000	79,631	75,000
Special Events	25,000	21,025	3,975	25,000	25,000
Staff Uniforms	1,225	962	-	962	1,225
Recreational Supplies	900	-	900	900	900
Recreational Passes	1,500	710	790	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	803	2,197	3,000	3,000
Credit Card Machine Fees	900	816	84	900	900
Pest Control	3,000	1,954	1,046	3,000	3,000
Pool Chemicals - Poolsure	33,000	26,724	6,276	33,000	33,000
Refuse Service	13,000	11,169	4,500	15,669	18,000
Security	18,796	11,981	3,000	14,981	10,752
Website	1,800	1,458	342	1,800	1,800
Holiday Decorations	12,000	5,121	6,879	12,000	12,000
Subscriptions	8,000	5,443	1,200	6,643	5,000

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

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>Utilities</b>					
Water & Sewer	20,000	12,422	7,578	20,000	21,000
Electric	39,600	24,587	15,013	39,600	39,600
Cable/Internet/Phone	16,000	14,050	3,950	18,000	20,000
<b>Management Contracts</b>					
Field Operations Management - FirstService	74,516	60,498	14,018	74,516	88,924
Pool Attendants/Lifeguards - RMS	53,000	26,881	26,119	53,000	52,000
Facility Management - FirstService	101,421	80,347	21,074	101,421	116,486
Janitorial Services - FirstService	44,200	39,605	4,595	44,200	59,472
General Facility Maintenance - FirstService	54,600	45,571	9,029	54,600	67,584
Resident Services Coordinator- FirstService	74,360	56,685	17,675	74,360	90,838
Management Fee - FirstService	14,220	10,665	3,555	14,220	14,928
Fitness Center Cleaning - Jani King	14,400	12,496	1,904	14,400	19,584
<b>TOTAL AMENITY CENTER</b>	<b>\$ 762,495</b>	<b>\$ 594,954</b>	<b>\$ 171,405</b>	<b>\$ 766,359</b>	<b>\$ 841,557</b>
<b>Ground Maintenance</b>					
Electric	\$ 14,426	\$ 9,415	\$ 5,011	\$ 14,426	\$ 16,000
Streetlighting	33,652	24,779	8,873	33,652	40,000
Lake Maintenance	35,000	24,075	8,025	32,100	35,000
Landscape Maintenance	271,653	199,744	71,908	271,653	271,653
Landscape Contingency	30,000	27,014	2,000	29,014	30,000
Common Area Maintenance	15,000	10,774	4,226	15,000	15,000
Reuse Water	40,000	18,333	21,667	40,000	40,000
Miscellaneous	1,000	468	500	968	1,000
Irrigation Repairs	9,060	3,297	5,763	9,060	9,060
<b>TOTAL GROUND MAINTENANCE</b>	<b>\$ 449,791</b>	<b>\$ 317,899</b>	<b>\$ 127,973</b>	<b>\$ 445,873</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>\$ 1,029,573</b>	<b>\$ 380,560</b>	<b>\$ 1,410,133</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>\$ 213,504</b>	<b>\$ (205,570)</b>	<b>\$ 7,935</b>	<b>\$ -</b>

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

**REVENUES**

**Special Assessments-Tax Roll**

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

**Interest Income**

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

**Amenities Revenues/Miscellaneous**

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

**Expenditures - Administrative**

**Supervisors Fees**

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

**FICA Taxes**

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

**Assessment Roll Administration**

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

**Engineering Fees**

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

**Arbitrage Rebate**

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

**Dissemination Agent**

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

**Attorney Fees**

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

**Annual Audit**

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

**Trustee Fees**

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

**Management Fees**

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

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

**Expenditures - Administrative (continued)**

**Information Technology**

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

**Telephone**

New internet and Wi-Fi service for Office.

**Postage & Delivery**

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

**Printing & Binding**

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

**Insurance General Liability**

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

**Legal Advertising**

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

**Office Supplies**

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

**Other Current Charges**

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

**Due, Licenses & Subscriptions**

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

**Expenditures - Amenity Center**

**Insurance**

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

**Repairs & Replacements**

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

**Special Events**

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

**Staff Uniforms**

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

**Recreational Supplies**

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

**Recreation Passes**

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

**Other Current Charges**

Any unanticipated cost incurred by the Amenity Center.

**Permit Fees**

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

**Office Supplies**

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

**Credit Card Machine Fees**

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

**Pest Control**

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

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

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

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

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

**Refuse Service**

GFL Environmental provides garbage disposal service for the District.

**Security**

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

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

**Website**

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

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

**Holiday Decorations**

The district estimated cost for Holiday preparation of Amenity Center.

**Subscription**

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

**Water & Sewer**

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

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

**Electric**

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

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

**Cable/Internet/Telephone**

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

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

**Field Operation Management**

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

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

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

**Expenditures - Amenity Center (continued)**

**Pool Attendants/Lifeguards**

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

**Facility Management**

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

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
First Service	\$ 9,707	\$ 116,486

**Janitorial Services**

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

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
First Service	\$ 4,956	\$ 59,472

**General Facility Maintenance**

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

**Resident Services Coordinator**

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

**Management Fees**

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

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
First Service	\$ 1,244	\$ 14,928

**Fitness Center Cleaning**

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

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
Jani-King	\$ 1,632	\$ 19,584

**Expenditures - Ground Maintenance**

**Electric**

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

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

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

**Expenditures – Ground Maintenance (continued)**

**Street Lighting**

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

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

**Lake Maintenance**

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

**Landscape Maintenance**

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

**Landscape Contingency**

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

**Common Area Maintenance**

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

**Reuse Water**

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

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

**Miscellaneous**

Any unanticipated and unscheduled maintenance cost to the District.

**Irrigation Repairs**

Miscellaneous irrigation repairs and maintenance cost for the District.

**Capital Reserve Fund**

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

**Aberdeen**  
**Community Development District**  
**Approved Budget**  
**Debt Service Series 2020A1 & A2 Special Assessment Refunding Bonds**

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 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	54,090	8,000	62,090	10,000
Carry Forward Surplus <sup>(1)</sup>	549,181	587,623	-	587,623	654,309
<b>TOTAL REVENUES</b>	<b>\$ 2,487,867</b>	<b>\$ 2,602,109</b>	<b>\$ 8,000</b>	<b>\$ 2,610,109</b>	<b>\$ 2,592,995</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>\$ 646,309</b>	<b>\$ 8,000</b>	<b>\$ 654,309</b>	<b>\$ 631,457</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 6/30/25	Projected Next 3 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	4,539	500	5,039	5,000
Carry Forward Surplus <sup>(1)</sup>	56,020	60,921	-	60,921	54,222
<b>TOTAL REVENUES</b>	<b>\$ 194,271</b>	<b>\$ 201,008</b>	<b>\$ 500</b>	<b>\$ 201,508</b>	<b>\$ 192,472</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>\$ 53,722</b>	<b>\$ 500</b>	<b>\$ 54,222</b>	<b>\$ 62,557</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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Interest Income	\$ 5,000	\$ 19,515	\$ 2,000	\$ 21,515	\$ 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	521,126
<b>TOTAL REVENUES</b>	<b>\$ 703,411</b>	<b>\$ 717,348</b>	<b>\$ 42,000</b>	<b>\$ 759,348</b>	<b>\$ 635,286</b>
<b>EXPENDITURES:</b>					
<b>Capital Outlay</b>					
Capital Outlay	\$ 50,000	\$ 67,822	\$ 35,000	\$ 102,822	\$ 100,000
Repair and Replacements	50,000	108,100	25,000	133,100	100,000
Other Current Charges	-	2,300	-	2,300	1,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 100,000</b>	<b>\$ 178,223</b>	<b>\$ 60,000</b>	<b>\$ 238,223</b>	<b>\$ 201,000</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 100,000</b>	<b>\$ 178,223</b>	<b>\$ 60,000</b>	<b>\$ 238,223</b>	<b>\$ 201,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 603,411</b>	<b>\$ 539,126</b>	<b>\$ (18,000)</b>	<b>\$ 521,126</b>	<b>\$ 434,286</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>									

*FOURTH ORDER OF BUSINESS*

# Aberdeen CDD Proposal/Quotes Overview

Date: 7.29.25

## Project: Irish Tartan

<u>Quote #1</u> Southern Recreation	Total \$118,130.00
<u>Quote #2</u> Playground Boss	Total: \$190,530.00

## Project: Sterling Bridge

<u>Quote #1</u> Southern Recreation	Total \$13,180.00
<u>Quote #2</u> Playground Boss	Total: \$16,275.00

## Project: River Dee

<u>Quote #1</u> Southern Recreation	Total \$16,280.00
<u>Quote #2</u> Playground Boss	Total: \$15,678.00

**SOUTHERN RECREATION GRAND TOTAL: \$147,590.00**

**PLAYGROUND BOSS GRAND TOTAL: \$222,483.00**

*A.*

*1.*



Proposed Date	JULY 2, 2025
Expiration Date	AUGUST 2, 2025

## Southern Recreation

Play for all ages

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

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

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

BILL TO: Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.	PS3-73246-1	SRP On Sale Adventure Series Playstructure w/Integrated Shade Structures (2-12 ages)	MSRP 109,995.00	56,595.00
1ea.	TFR0623	SRP On Sale 5" Single Post 4 Seat Swing to Include 2ea. Belt Seats and 2ea. Infant Seats	MSRP 4,495.00	3,595.00
52ea.		1'x4' Plastic Border Logs		2,860.00
1ea.		ADA Half Ramp		750.00
120ea.		Yards of Playground Mulch Blown In		7,800.00
1ea.		SRP 16'x12'x8' Hip Shade Structure		4,595.00
4ea.		Footers Per Engineering w/Required Steel		1,400.00
1ea.		Set of Engineered Drawings		1,200.00
1ea.		Set of Permit Fees		1,200.00
2ea.	B6WBRCS/STS765BA	SRP Regal Series 6' In Ground Park Bench w/Integrated Shade	2,495.00	4,990.00
2ea.	T8RC	SRP Regal Series 8' Pic Nic Table	1,675.00	3,350.00

<b>Subtotal</b>	<b>88,335.00</b>
<b>Tax Rate</b>	<b>.075</b>
<b>Tax</b>	<b>5,375.10</b>
<b>Freight</b>	<b>4,795.00</b>
<b>Installation</b>	<b>25,000.00</b>
<b>Total Due</b>	<b>123,505.10</b>

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

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

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

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

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

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

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

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

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

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

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

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

Authorized signature Terry Rogers Terry Rogers, President

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

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

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

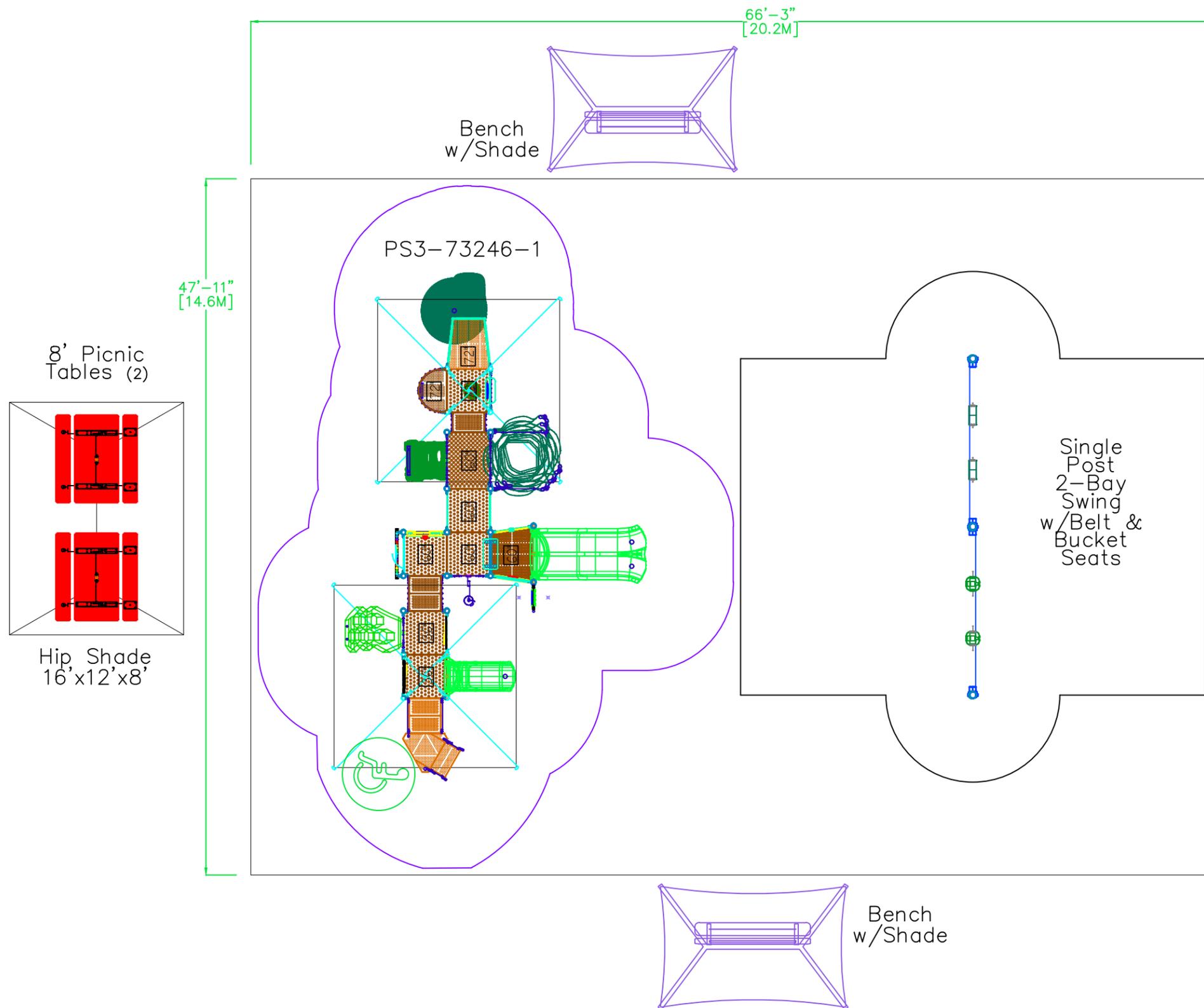


**Southern Recreation, Inc.**

4060 Edison Avenue, Jacksonville, Florida 32254



Site dimensions must be verified for accuracy.



**USE ZONE**  
 Not In Proposal (NIP)  
 A:=3173 SF (294.74m<sup>2</sup>)  
 P:=229 LF (69.58m)  
 LC:=58 EA (4' TIMBER)

**SuperiorPlaygrounds**  
 BY SUPERIOR RECREATIONAL PRODUCTS

PLAYGROUND SUPERVISION IS REQUIRED.

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





## IRISH TARTAN WAY PARK

STRUCTURE SP062025-004-2 • QUOTE QU00309317

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

**Color Key**

Post: Bronze  
Post Cap: White  
Metal: Sky Blue  
Plastic: Blue

Panel: Champagne  
San. Panel: Grey/Black  
Deck: Grey  
Fabric: Silver / True Blue



## IRISH TARTAN WAY PARK

STRUCTURE SP062025-004-2 • QUOTE QU00309317

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

**Color Key**

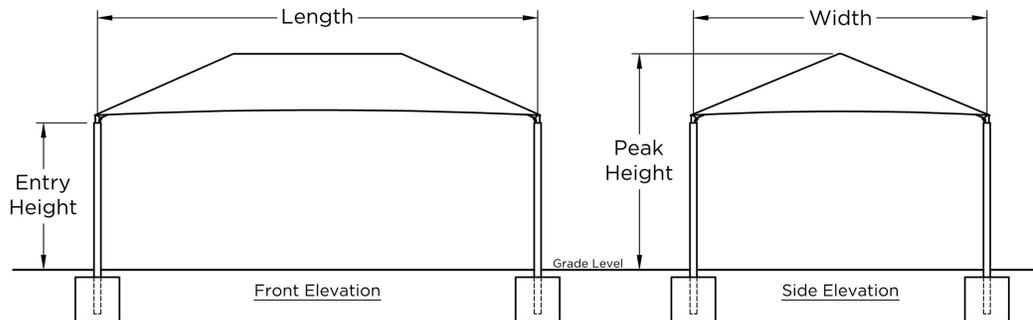
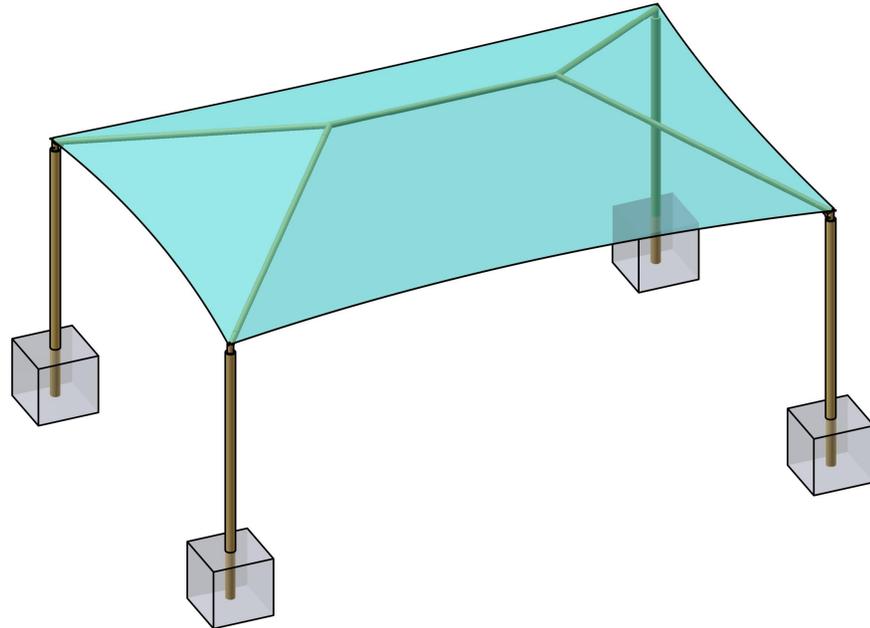
Post: Bronze  
Post Cap: White  
Metal: Sky Blue  
Plastic: Blue

Panel: Champagne  
San. Panel: Grey/Black  
Deck: Grey  
Fabric: Silver / True Blue

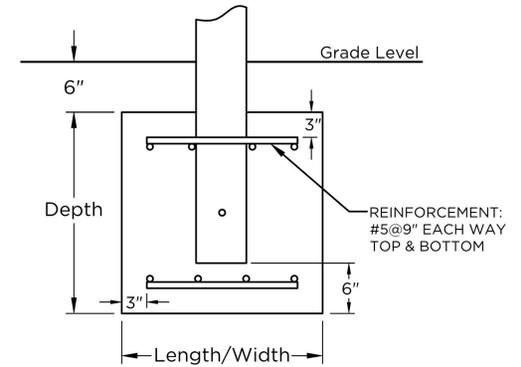


## Hip Shade

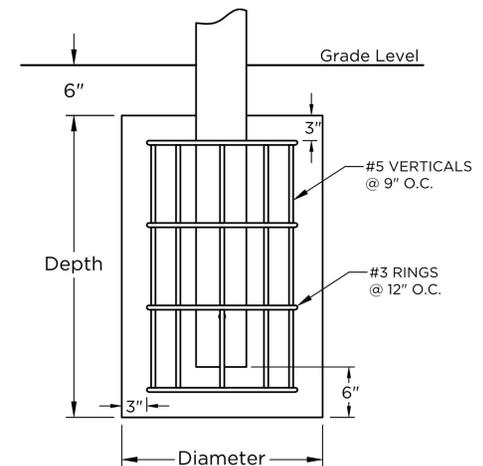
<b>Length</b>	16'	<b>Width</b>	12'	<b>Entry Height</b>	8'
<b>Peak Height</b>	10.42'	<b>Elbow</b>	Standard	<b>Column Mount</b>	Embedded
<b>Column Size</b>	Ø3.5" 11-Ga	<b>Rafter Size</b>	Ø2.5" 12-Ga	<b>Ridge Size</b>	Ø2.5" 12-Ga
<b>Column Length</b>	11'	<b>Rafter Length</b>	8.53'	<b>Ridge Length</b>	4.88'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



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



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



**SuperiorShade**

QUOTE

102911

SHADE SIZE

16 X 12

SHADE STYLE

Hip Shade

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





USER GROUP: 2-5 Years, 5-12 Years

RECOMMENDED CREW: 1-2 People

TOOLS REQUIRED:

- TT-30, TT-45 Torx, 9/16" Hex
- Level, Square, Hammer / Mallet, Plastic / Metal Saw
- Drill Bits: 5/32"
- High Speed 3/8" Electric Drill with Clutch

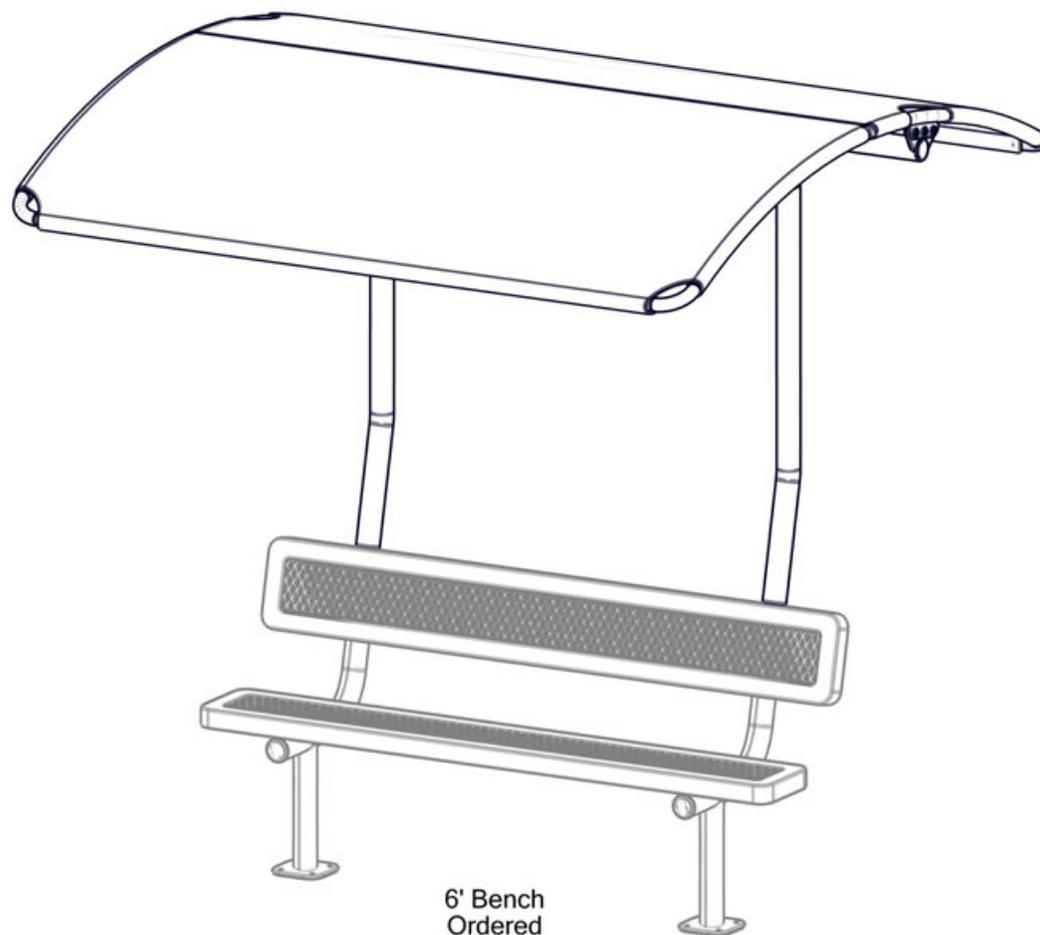
NOTE: Use of any other driver may result in damage to product, tool, and/or hardware!

NOTE: Apply Thread Locking Solution to ALL Non-Patched Hardware with Threads!

INSTALLATION TIME: 1 Hour

WEIGHT: 84 lbs.

CONCRETE REQUIRED: None



6' Bench  
Ordered  
Separately

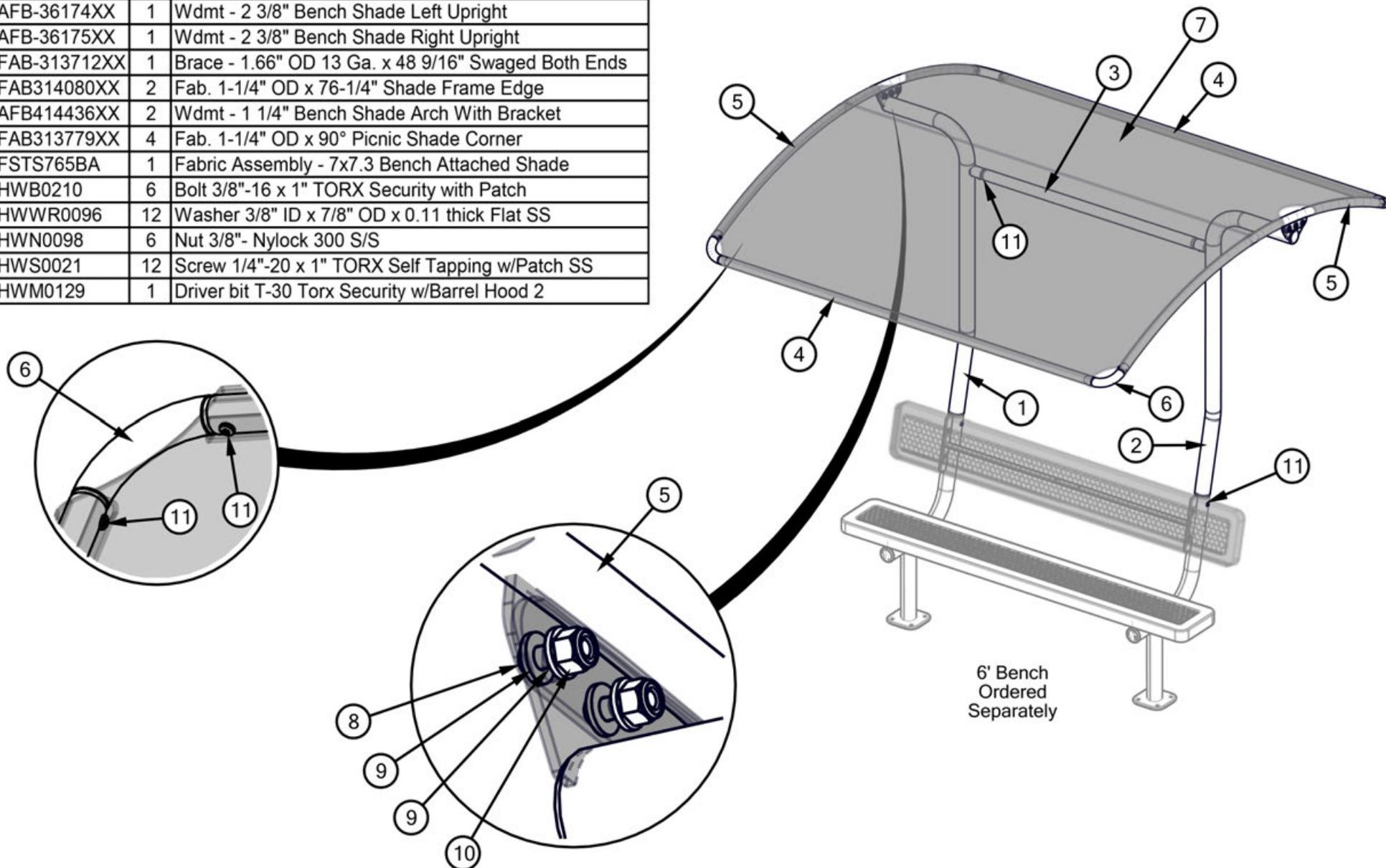
#### PRE-INSTALLATION CHECK:

**Customer is responsible** for verifying materials received by comparing received items with packing list. If any parts are missing or damaged, including documentation, contact your local sales representative immediately.

**Supplier is not responsible** for items discovered missing after 72 hours from time of delivery.

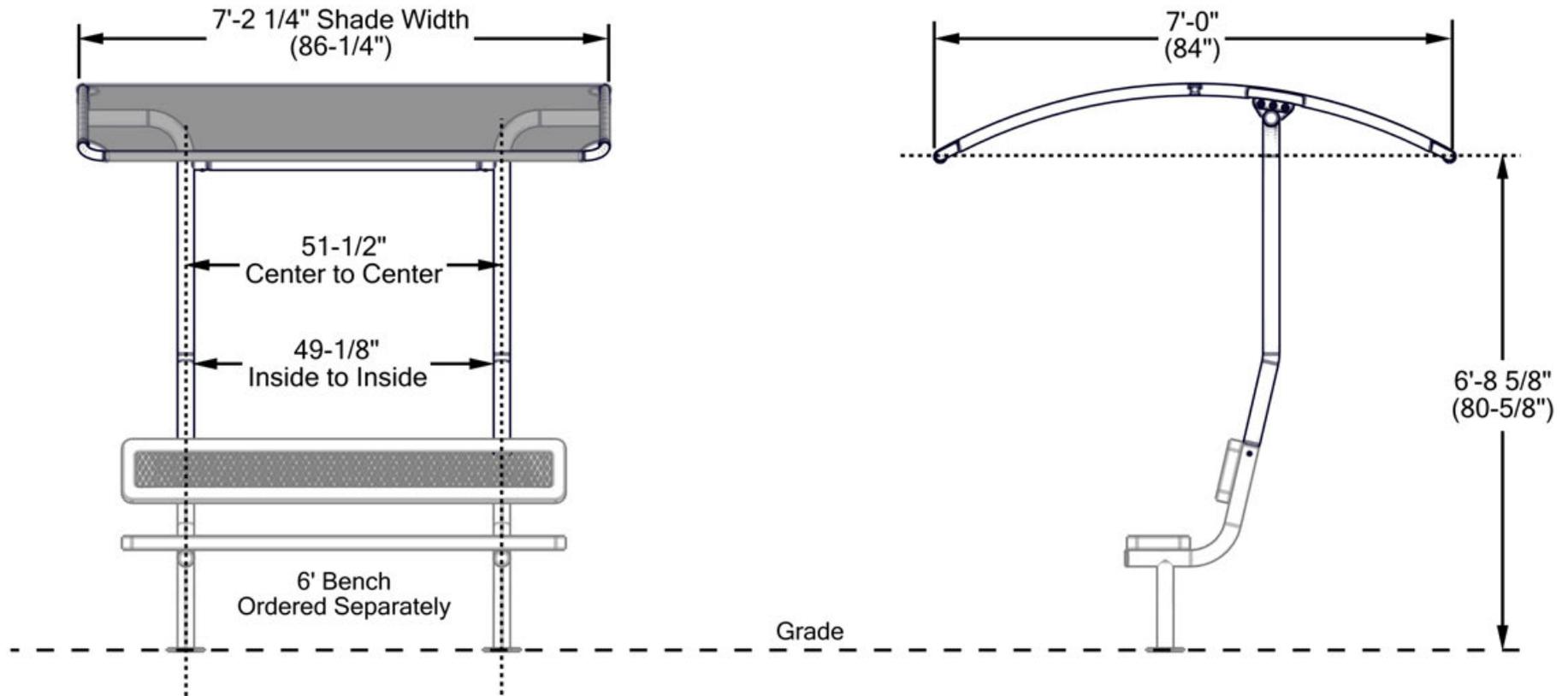
**Before beginning installation, all installers must read and understand the Installation Introduction manual as supplied.** If you did not receive a copy, or if you have any questions regarding any information in the Installation Instructions or this Installation Guideline, contact your local sales representative.

ITEM	Part No.	QTY	DESCRIPTION
1	AFB-36174XX	1	Wdmt - 2 3/8" Bench Shade Left Upright
2	AFB-36175XX	1	Wdmt - 2 3/8" Bench Shade Right Upright
3	FAB-313712XX	1	Brace - 1.66" OD 13 Ga. x 48 9/16" Swaged Both Ends
4	FAB314080XX	2	Fab. 1-1/4" OD x 76-1/4" Shade Frame Edge
5	AFB414436XX	2	Wdmt - 1 1/4" Bench Shade Arch With Bracket
6	FAB313779XX	4	Fab. 1-1/4" OD x 90° Picnic Shade Corner
7	FSTS765BA	1	Fabric Assembly - 7x7.3 Bench Attached Shade
8	HWB0210	6	Bolt 3/8"-16 x 1" TORX Security with Patch
9	HWWR0096	12	Washer 3/8" ID x 7/8" OD x 0.11 thick Flat SS
10	HWN0098	6	Nut 3/8"- Nylock 300 S/S
11	HWS0021	12	Screw 1/4"-20 x 1" TORX Self Tapping w/Patch SS
12	HWM0129	1	Driver bit T-30 Torx Security w/Barrel Hood 2



**STEP 1**

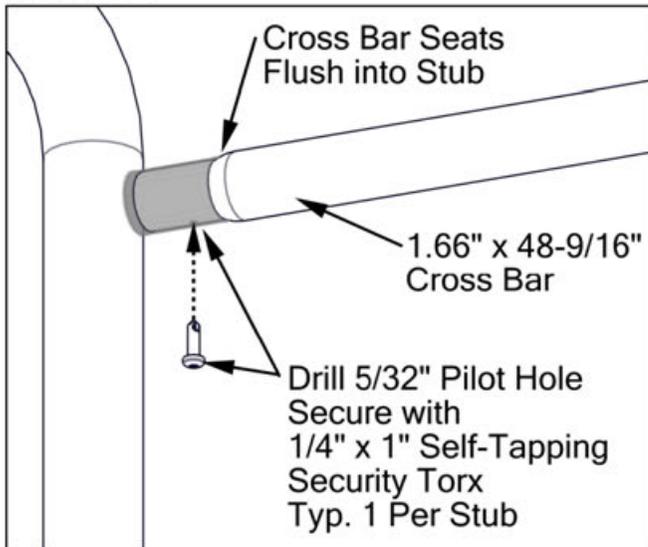
Guideline shows 6' bench (B6WBRCS) in place. Center shade in all directions over picnic table. Overall dimensions are shown below.



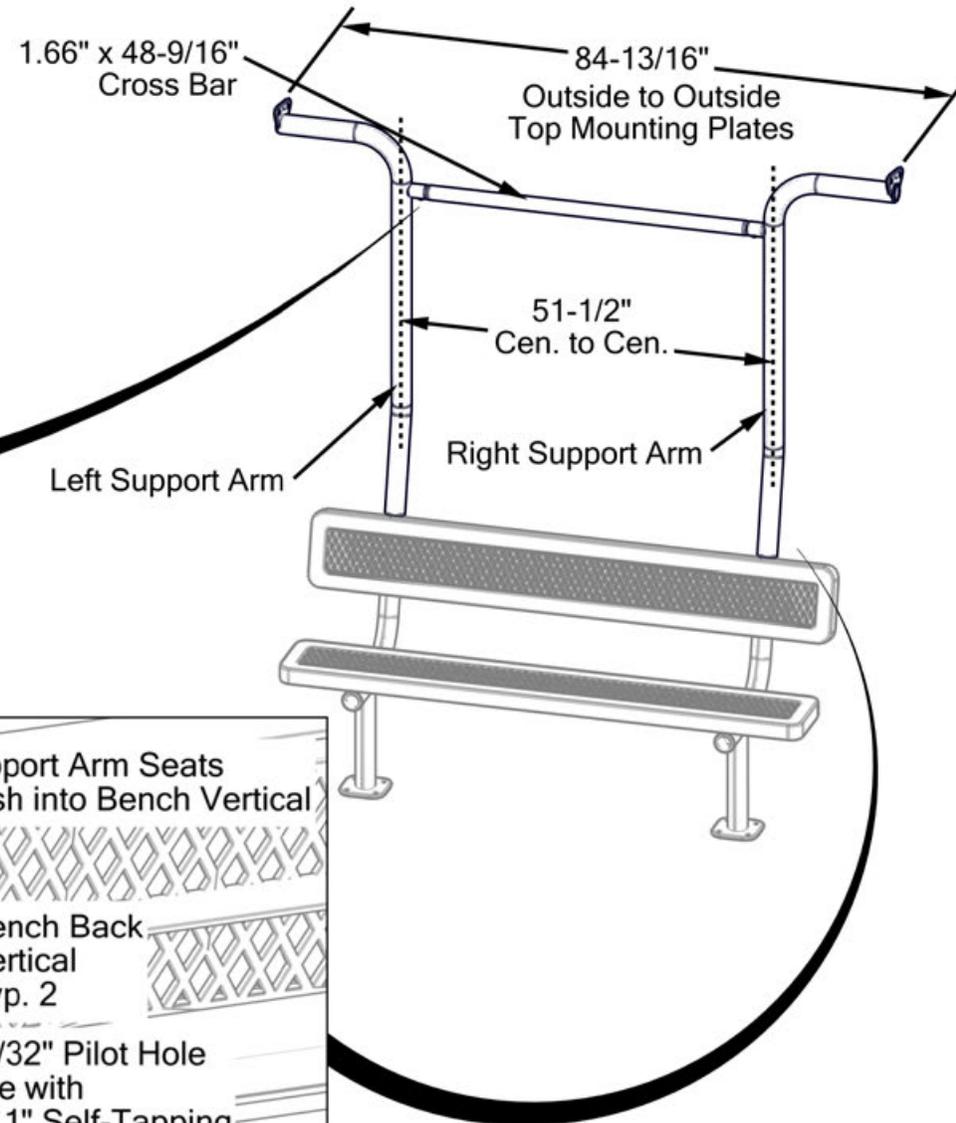
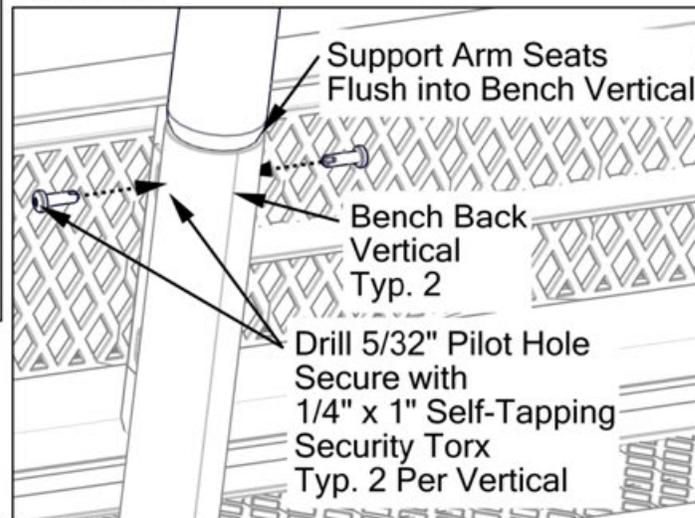
#### STEP 2

Insert ends of 1.66" x 48-9/16" cross bar into stubs on support arms. Ensure cross bar seats flush into each stub. Distance across outsides of top mounting plates should be 84-13/16". At bottom of each stub, drill one (1) 5/32" pilot hole through pre-drilled hole in stub and into cross bar. Secure with one (1) 1/4" x 1" self-tapping security Torx. See Detail 2-1. Repeat for opposite end of cross bar. Remove existing pipe caps from bench. Insert support arms into bench back verticals. Ensure support arms seat flush into verticals. At each bench back vertical, drill two (2) 5/32" pilot holes through sides of vertical and into end of support arm. Secure with two (2) 1/4" x 1" self-tapping security Torx. See Detail 2-2. Repeat for opposite bench back vertical.

#### Detail 2-1



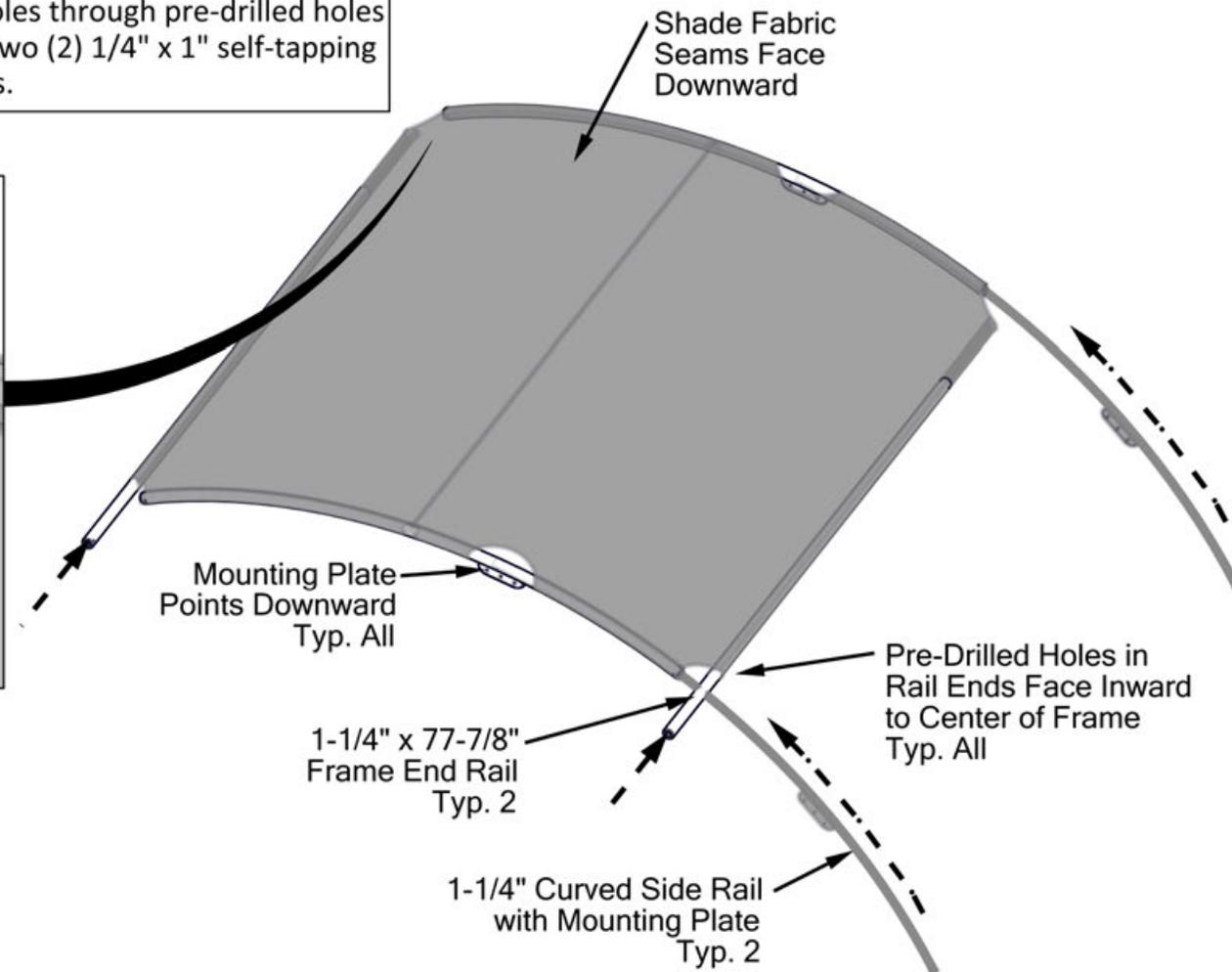
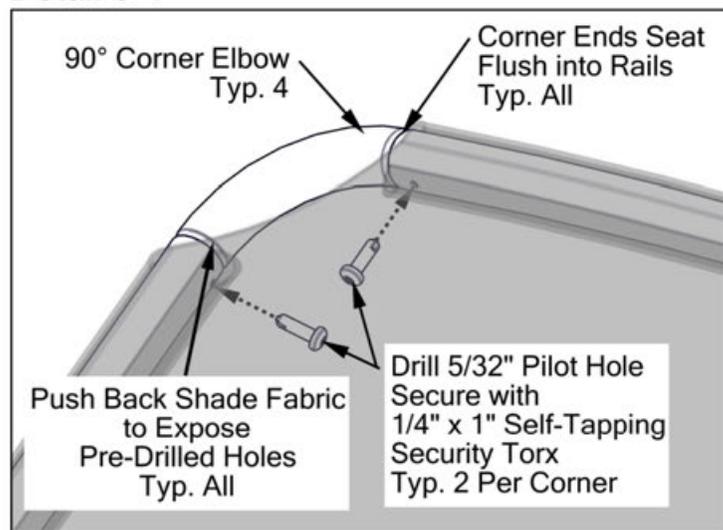
#### Detail 2-2



#### STEP 3

Assemble shade panel. Place fabric with seams facing down. Insert two (2) curved side rails with plates. Pre-drilled holes should face toward inside of frame. Ensure mounting plates point straight down at opening in middle of shade edge. Insert two (2) end rails. Pre-drilled holes should face toward inside of frame. At each corner of shade, insert one (1) 90° elbow into ends of rails. Ensure elbow seats flush into frame rails. Push back fabric to expose pre-drilled holes in rails. Drill two (2) 5/32" pilot holes through pre-drilled holes in rails and into elbow. Secure rails to elbow with two (2) 1/4" x 1" self-tapping security Torx. See Detail 3-1. Repeat for all corners.

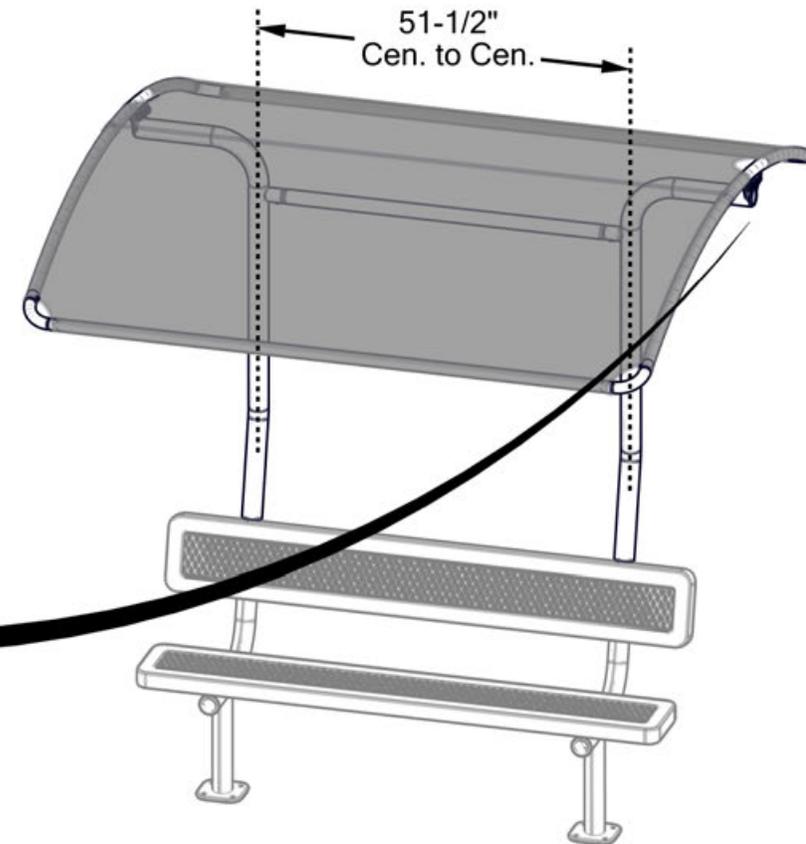
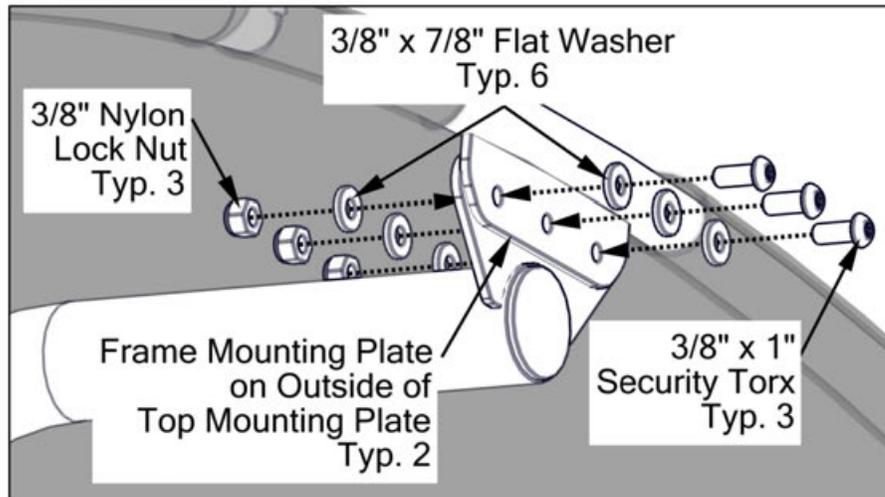
#### Detail 3-1



**STEP 4**

Place shade and frame onto top ends of support arms. Frame mounting plates should be on outsides of top mounting plates. Align holes in all mounting plates. Secure each side of frame to arm with three (3) 3/8" x 1 security Torx, six (6) 3/8" x 7/8" flat washers, and three (3) 3/8" Nylon lock nuts. See Detail 4-1. Repeat for opposite side of frame. Check all connections and ensure structure is stable. Installation is complete. Place one (1) Age Appropriate Sticker on structure in a clearly visible location.

**Detail 4-1**



2.



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

**QUOTE #: 062525-37263**  
 DATE CREATED: 06-25-2025  
 Quote is valid for 30 days

**PROJECT CONTACT**

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



**SHIP TO / SITE CONTACT**

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

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

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
	Note Irish Tartan Way  711 Irish Tartan Way Fruit Cove, FL			
1	Play King SKU: PGB-36179 Variants: COLOR SCHEME: Natural FREE SHIPPING - Ages 5 to 12, Child Capacity 68, Safety Use Zone 51ft x 52ft	\$ 196,070	\$98,035	\$ 98,035
1	3.5 Arch Swing Frame 8ft - 2 Bay SKU: PGBASF-350802 Variants: SWING FRAME COLOR: Rainforest Green Age: 2 to 12, Child Capacity: 4, Play Activities: 1 Safety Use Zone: 36ft x 33ft	\$ 2,292		\$ 2,292
2	Belt Seat (BUNDLE) SKU: PGBS130-Bundle Variants: SEAT COLOR: Black FREE SHIPPING - Commercial Grade Bundle Includes 1 belt seat 2 chains 4 shackles 1 shackle key	\$ 153		\$ 306
2	Bucket Seat (BUNDLE) SKU: PGBS100-Bundle Variants: SEAT COLOR: Black FREE SHIPPING - Commercial Grade Bundle Includes 1 bucket seat 2 chains 4 shackles 1 shackle key	\$ 307		\$ 614
1	ADA Engineered Wood Fiber SKU: EWF-ASTM ADA - Engineered Wood Fiber- 149 cubic yards	\$ 10,025		\$ 10,025
70	12in Plastic Landscape Timber with Stake - KT SKU: PGBTB-5212-KT 12 Plastic Playground Border with Stake	\$ 41		\$ 2,870
1	PGB ADA Ramp SKU: PGBADARAMP PGBADARAMP Half ADA Ramp for 8in and 12in plastic playground borders. (For 8in border includes adapter).  To put one in front of each playground for easy ADA access	\$ 560		\$ 560

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
4	Filter Fabric - Weed Barrier SKU: PGB-CSP4300BLK FREE SHIPPING - Contractor Select Plus Landscape Fabric - 4ft x 300ft. **** 1 Roll Accommodates 1,100 Sqft ***	\$ 232		\$ 928
1	Square Hip Shade 20 x 20 x 10 SKU: PGB-SD202010IN Variants: POST COLOR: Green, FABRIC COLOR: Beige FREE SHIPPING - Square Hip Shade 20 x 20 x 10	\$ 10,126		\$ 10,126
1	6ft Perforated Metal Bench with Shade SKU: PGBPAC-34311 Variants: COLOR: Tan 6ft perforated metal bench with integrated shade	\$ 2,428		\$ 2,428
2	Sealed Drawings SKU: SEALDRAW Engineered Sealed Drawings	\$ 1,925		\$ 3,850
1	Permit SKU: PERMIT Includes Obtaining Permit and permit fees up to \$200  PGB will apply for and obtain a permit from your city / county office. ** PLEASE NOTE CUSTOMER WILL NEED TO SUPPLY A SITE PLAN FROM THE ZONING DEPARTMENT / CITY / COUNTY **	\$ 3,500		\$ 3,500
2	6' Rectangular Portable Table - Expanded Metal - Standard Coating SKU: PGBTRT06-C-01-000 Variants: COLOR: Green 6' Rectangular Portable Table - Expanded Metal - Standard Coating	\$ 977		\$ 1,954
1	Dumpster Rental SKU: DUMPSTER Roll Off Dumpster (for disposal of shipping crate and packing materials)	\$ 985		\$ 985
	Professional Installation SKU: INSTALL  Customer Installation Note Play Area: 4000 sqft. (L-Shape)  Installation into grass/dirt  Open access via street with curb  Please confirm water and electric availability prior to PGB arrival	\$ 49,216		\$ 49,216
	Shipping And Freight Charges SKU: SHIPPING Delivery of products to supplied shipping address Swing set, containment borders,ADA Ramp, benches	\$ 2,841		\$ 2,841

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

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

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

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

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

Subtotal \$ 190,530

Tax \$ 0

---

**\$ 190,530**

Have questions about this quote?

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

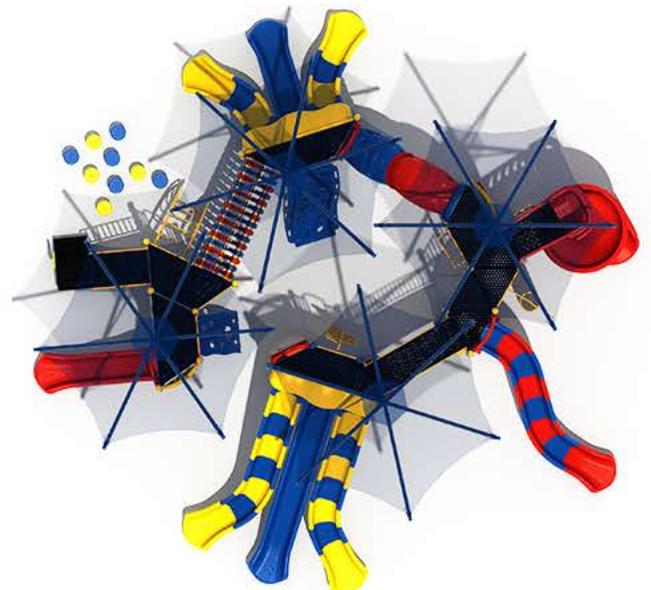


Ages  
5 to 12

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

## Play King

SKU: PGB-36179



Call Us

1-800-878-0320

PlaygroundBoss.com

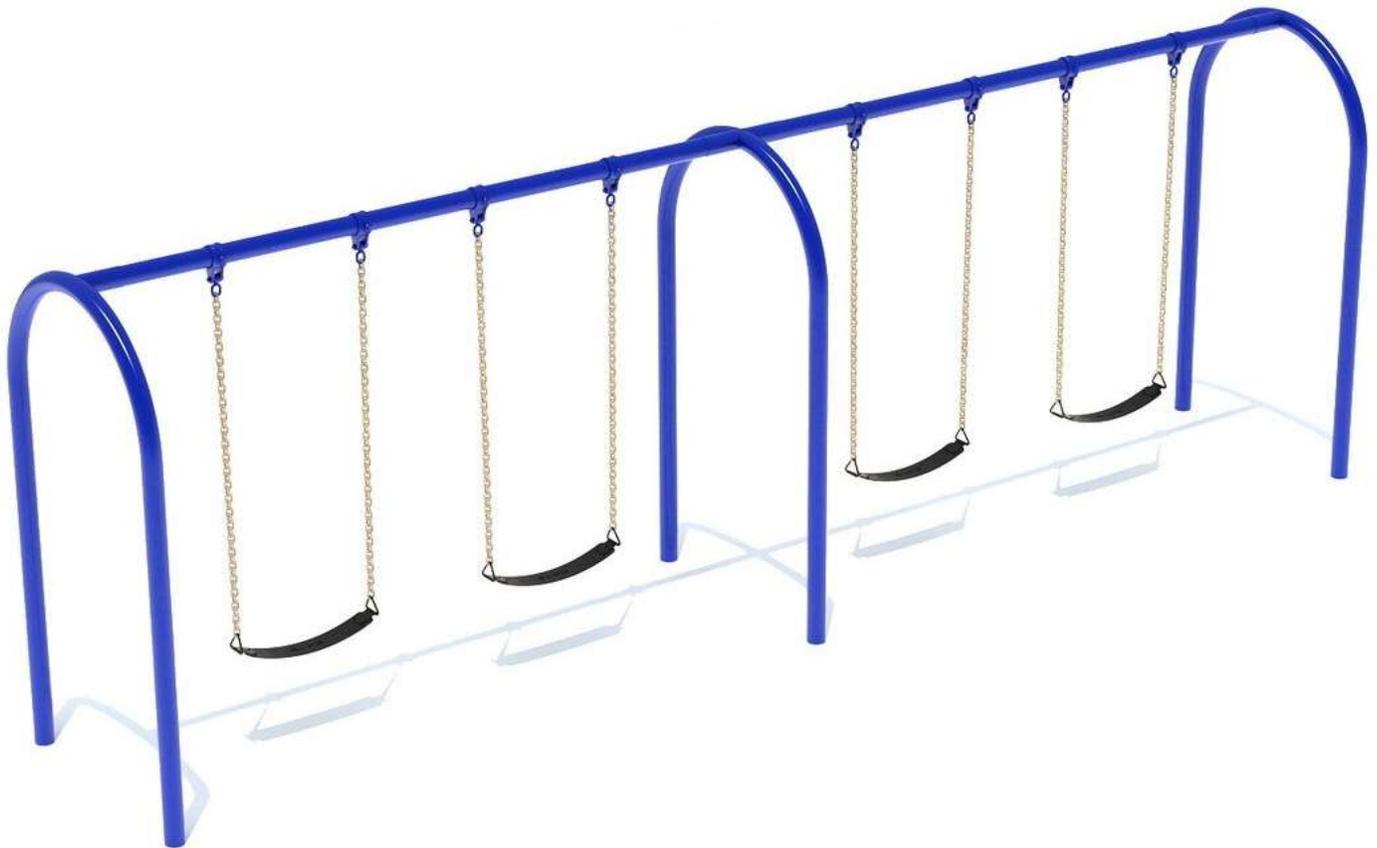


Ages 2-12

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

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

SKU: PGBASF-35082



 Call Us  
1-800-878-0320

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



Ages 5-12

Child Capacity: 1  
Play Activities: 1

## Belt Seat Swing Bundle

SKU: PGBS130-Bundle



Call Us  
1-800-878-0320

PlaygroundBoss.com



Ages  
2 to 5

Child Capacity: 1  
Play Activities: 1

## Bucket Seat Swing Bundle

SKU: PGBS100-Bundle



 Call Us  
1-800-878-0320

PlaygroundBoss.com



## 6ft Perforated Metal Picnic Table with Shade

SKU: PGBPAC-34312



Call Us  
1-800-878-0320

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



Expanded  
Metal

3/4" 9 Expanded Metal  
2-3/8" Round Tubing Frame  
Industry Standard Coating

## 6ft Expanded Metal Picnic Table

SKU: PGBTRT06-C-01-000



Call Us  
1-800-878-0320

PlaygroundBoss.com



## Warranty

100  
15  
5  
3  
1

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

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

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

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

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

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

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

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

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

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

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

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

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

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



## Warranty

### Fabric Shade Warranty

10  
5  
1

#### Ten (10) Year Limited Warranty

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

#### Five (5) Year Limited Warranty

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

#### One (1) Year Limited Warranty

On steel surface finish

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

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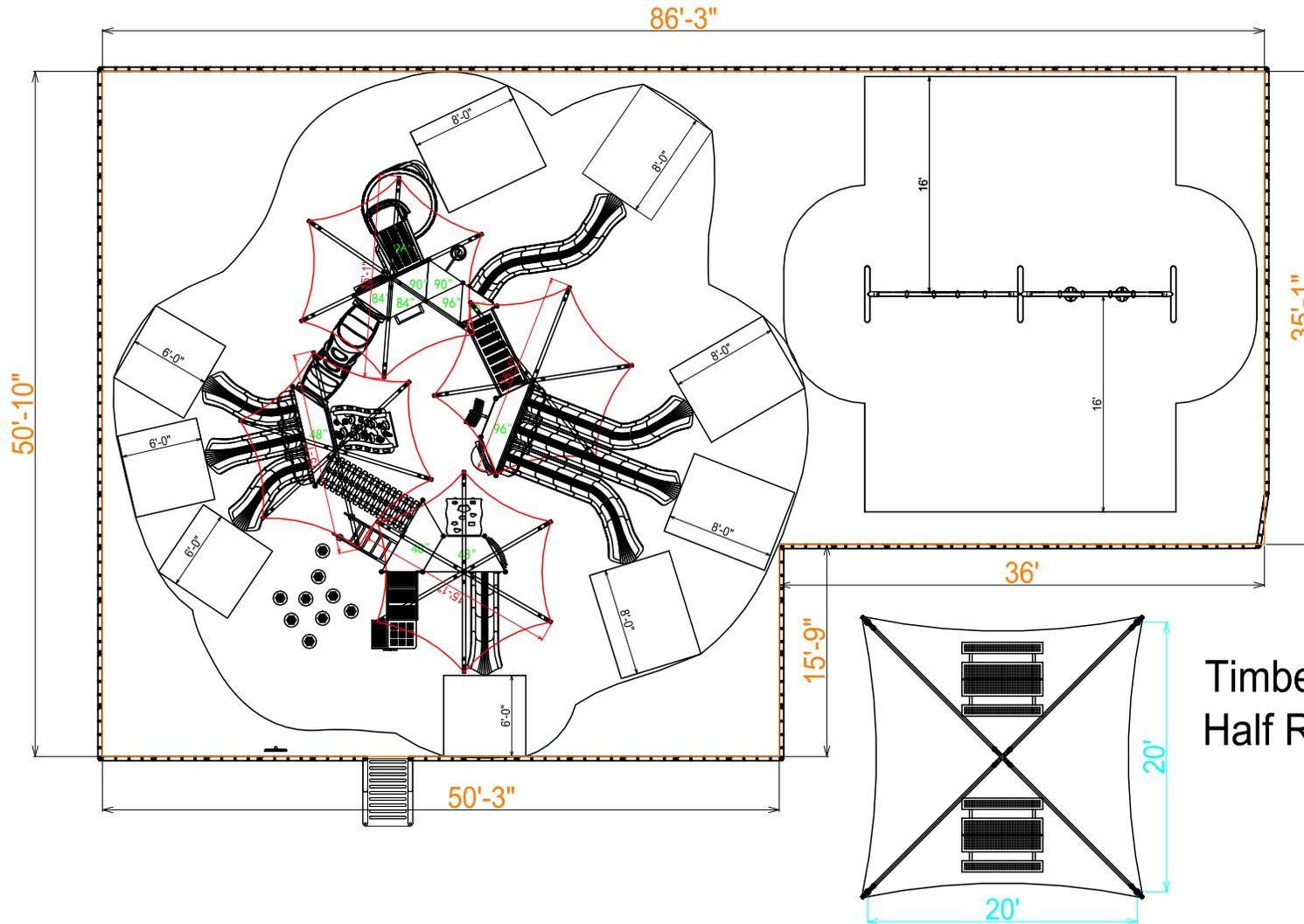
 Call Us  
1-800-878-0320

PlaygroundBoss.com

# IRISH TARTAN WAY—PLAYGROUND BOSS



Compliance:  
 This play structure has been designed to meet the safety requirements established in:  
 - 2010 ADA Standard  
 - ASTM F1487  
 - CPSC Pub #325  
 when the play structure is installed over a properly maintained surfacing material which is in compliance with:  
 - ASTM F1292  
 - ASTM F1951  
 and is appropriate for the highest designated play surface of the structure.



Timber Borders: 69 PCS  
 Half Ramp: 1 PC

Irish Tartan Way -KB

Drawing No: PGB-20208N FPSS-2020  
 ASF-350802

Date: 17-07-2025

Scale: To Fit



Structure Size: 38'-3" X 36'-6" X 18'-2"

Recommended Use Zone: 86'-3" X 50'-10"

Surface Area: 4437 Sq Ft

HDPS: 8'

Age Group: 2-12

Capacity: 80-84  
 Weight: 9030 lbs

Playground Boss

*B.*

*1.*



Proposed Date	JULY 2, 2025
Expiration Date	AUGUST 2, 2025

## Southern Recreation

Play for all ages

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

**PROJECT NAME:**  
**Sterling Bridge**  
 199 N Aberdeenshire Dr.  
 Fruit Cove, FL 32259

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

**BILL TO** Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		Demo and Disposal of Existing Climbers		750.00
1ea.	90007112	SRP Camel Back Kids Climber		3,795.00
2ea.	B6WBRCs/ STS765BA	SRP Regal Series 6' In Ground Park Bench w/Integrated Shade	2,495.00	4,990.00

Subtotal	9,535.00
Tax Rate	.075
Tax	647.10
Freight	1,395.00
Installation	2,250.00
<b>Total Due</b>	<b>13,827.10</b>

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

### Southern Recreation, Inc. Terms and Conditions

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

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

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

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

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

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

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

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

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

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

Authorized signature Terry Rogers Terry Rogers, President

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

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

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

Southern Recreation, Inc.



4060 Edison Avenue, Jacksonville, Florida 32254



USER GROUP: 2-5 Years, 5-12 Years

RECOMMENDED CREW: 1-2 People

TOOLS REQUIRED:

- TT-30, TT-45 Torx, 9/16" Hex
- Level, Square, Hammer / Mallet, Plastic / Metal Saw
- Drill Bits: 5/32"
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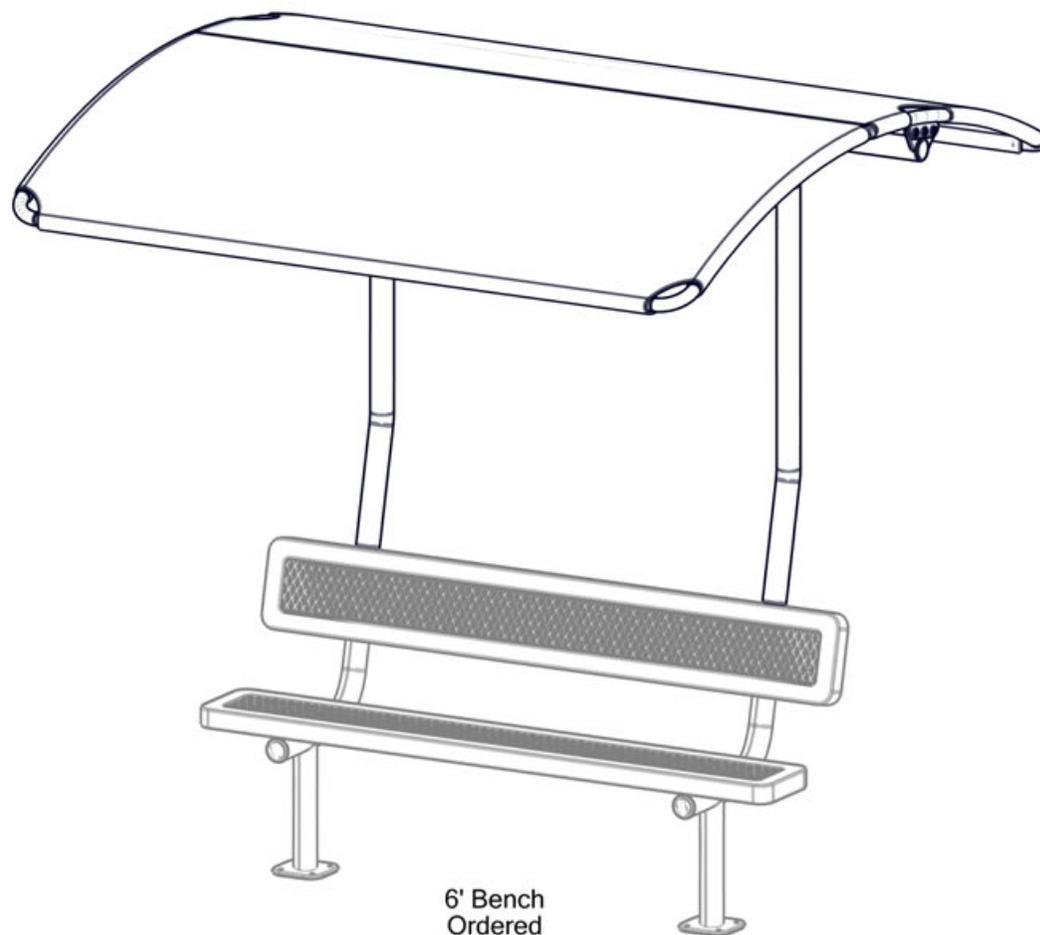
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NOTE: Apply Thread Locking Solution to ALL Non-Patched Hardware with Threads!

INSTALLATION TIME: 1 Hour

WEIGHT: 84 lbs.

CONCRETE REQUIRED: None



6' Bench  
Ordered  
Separately

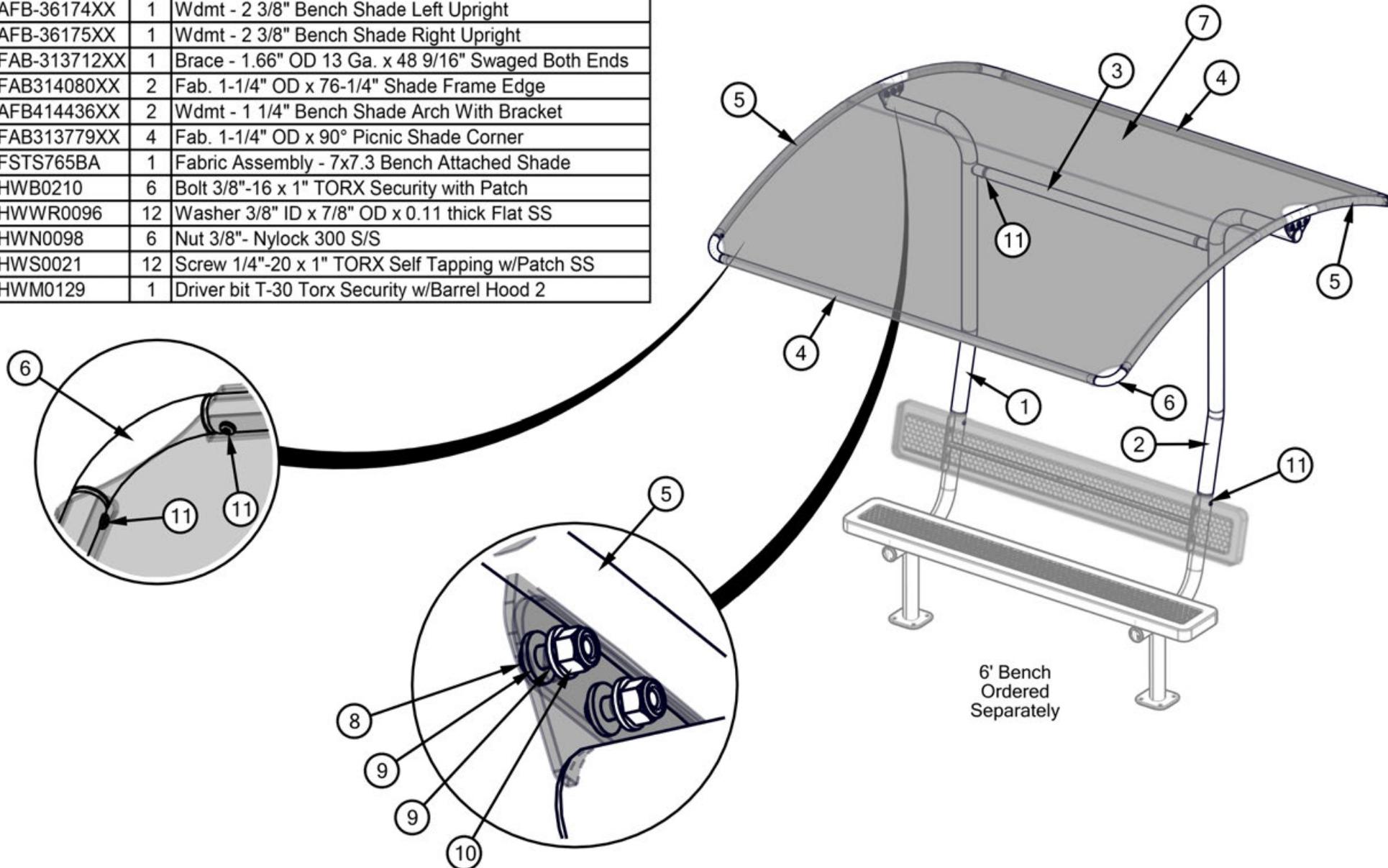
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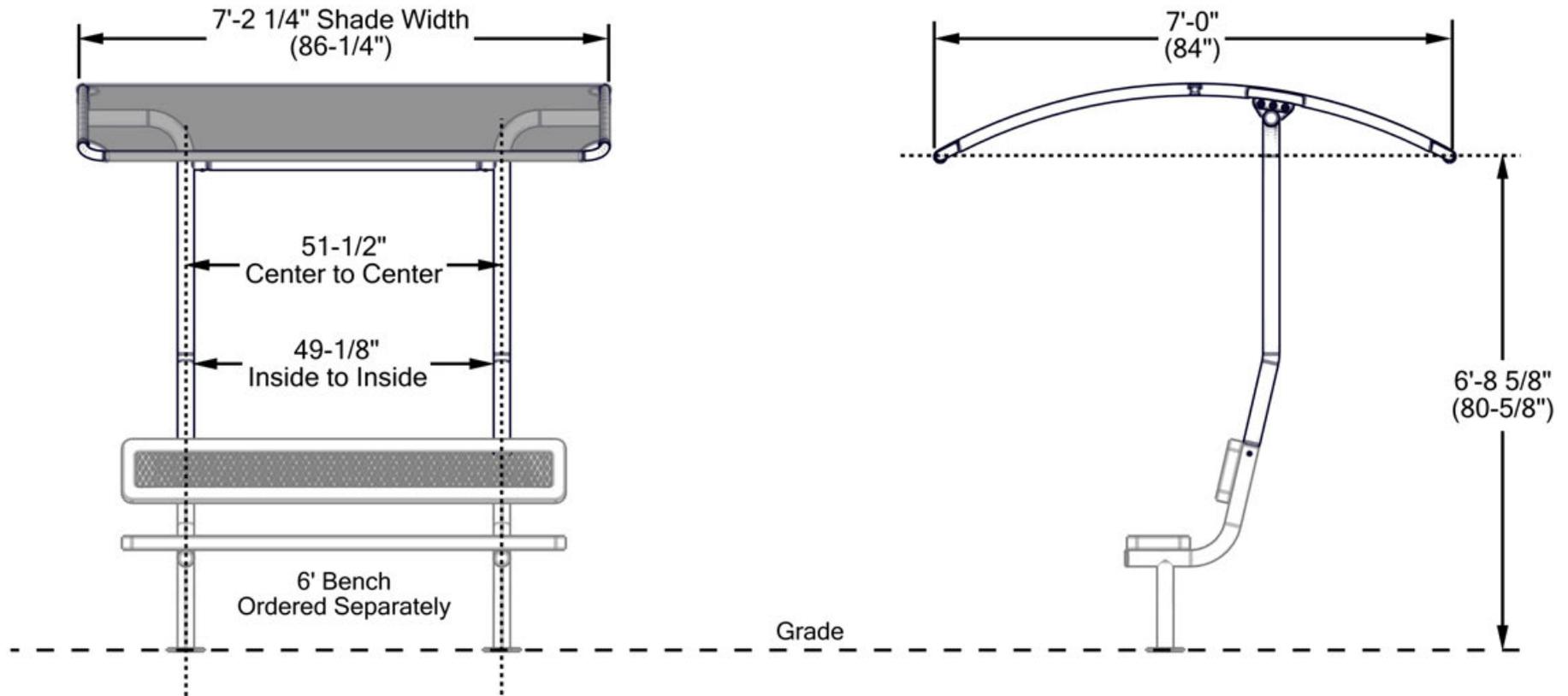
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#### STEP 1

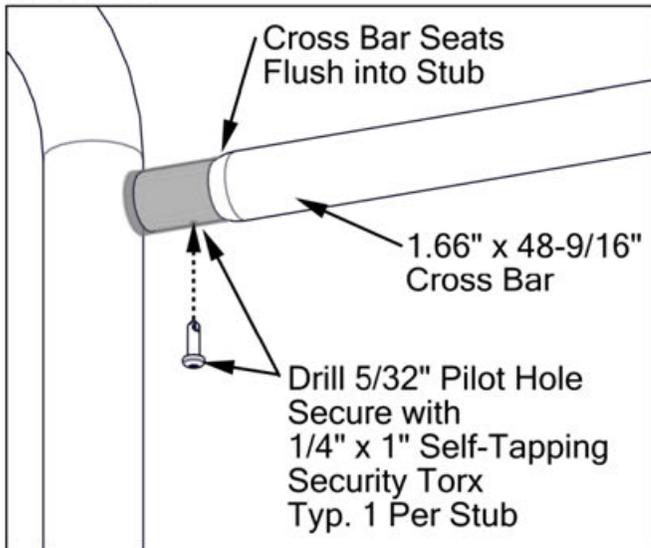
Guideline shows 6' bench (B6WBRCS) in place. Center shade in all directions over picnic table. Overall dimensions are shown below.



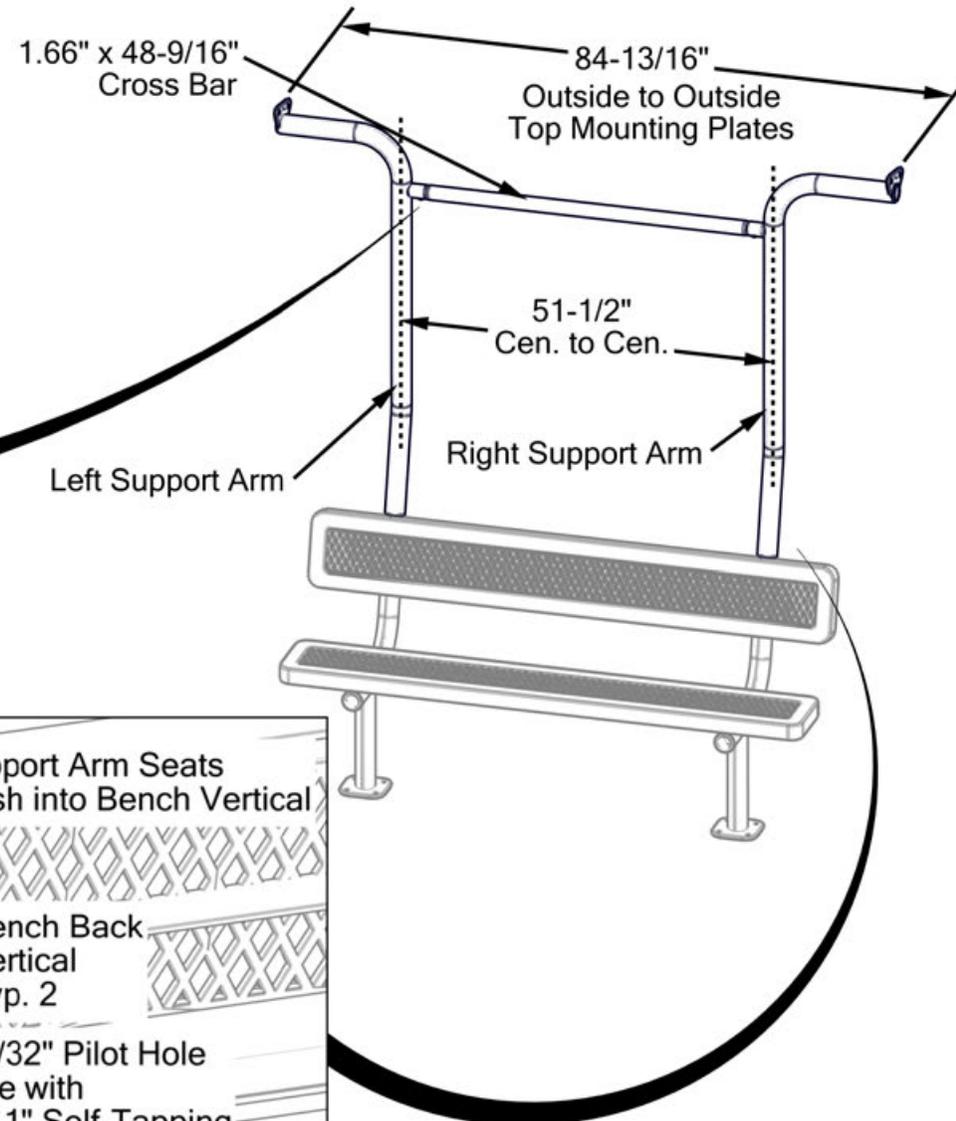
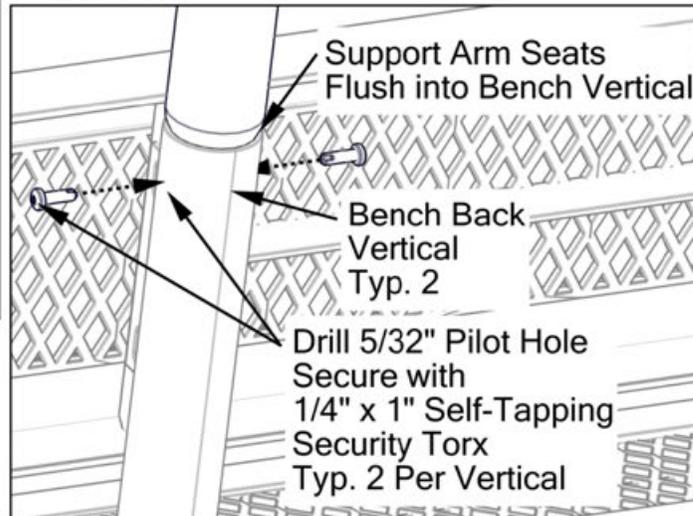
**STEP 2**

Insert ends of 1.66" x 48-9/16" cross bar into stubs on support arms. Ensure cross bar seats flush into each stub. Distance across outsides of top mounting plates should be 84-13/16". At bottom of each stub, drill one (1) 5/32" pilot hole through pre-drilled hole in stub and into cross bar. Secure with one (1) 1/4" x 1" self-tapping security Torx. See Detail 2-1. Repeat for opposite end of cross bar. Remove existing pipe caps from bench. Insert support arms into bench back verticals. Ensure support arms seat flush into verticals. At each bench back vertical, drill two (2) 5/32" pilot holes through sides of vertical and into end of support arm. Secure with two (2) 1/4" x 1" self-tapping security Torx. See Detail 2-2. Repeat for opposite bench back vertical.

**Detail 2-1**



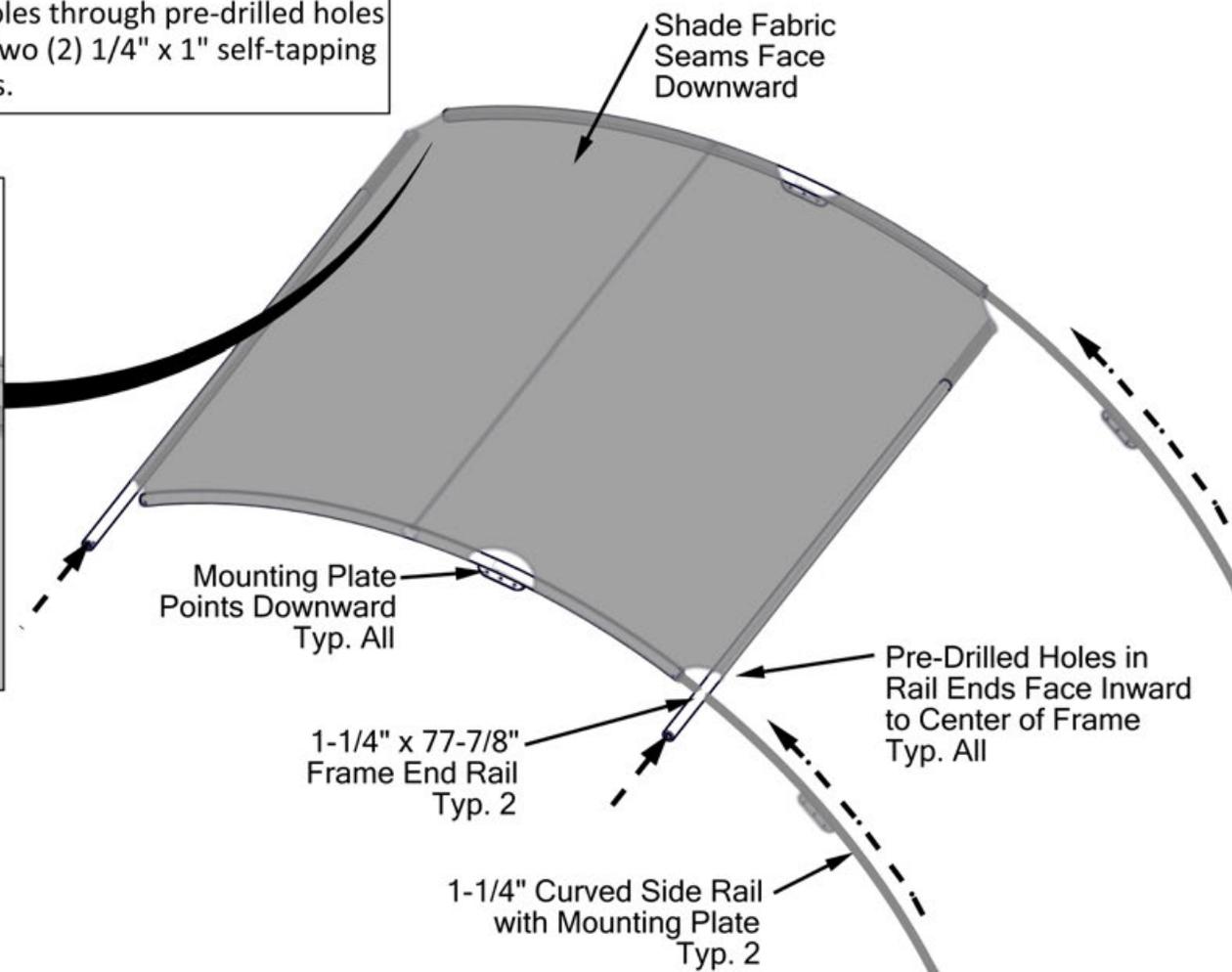
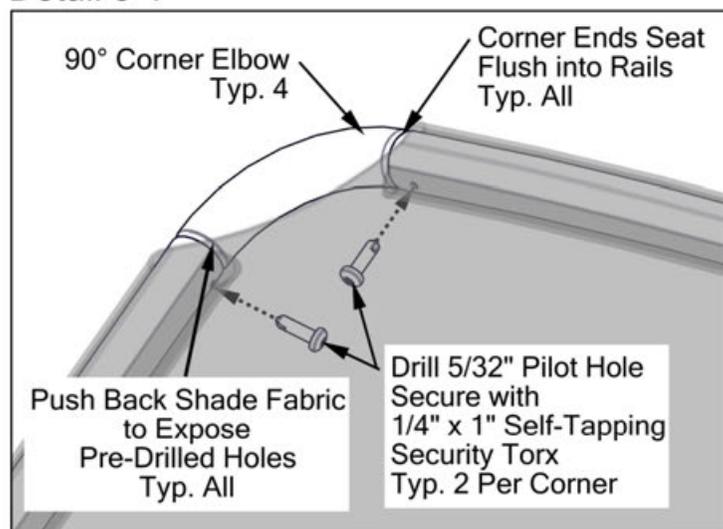
**Detail 2-2**



#### STEP 3

Assemble shade panel. Place fabric with seams facing down. Insert two (2) curved side rails with plates. Pre-drilled holes should face toward inside of frame. Ensure mounting plates point straight down at opening in middle of shade edge. Insert two (2) end rails. Pre-drilled holes should face toward inside of frame. At each corner of shade, insert one (1) 90° elbow into ends of rails. Ensure elbow seats flush into frame rails. Push back fabric to expose pre-drilled holes in rails. Drill two (2) 5/32" pilot holes through pre-drilled holes in rails and into elbow. Secure rails to elbow with two (2) 1/4" x 1" self-tapping security Torx. See Detail 3-1. Repeat for all corners.

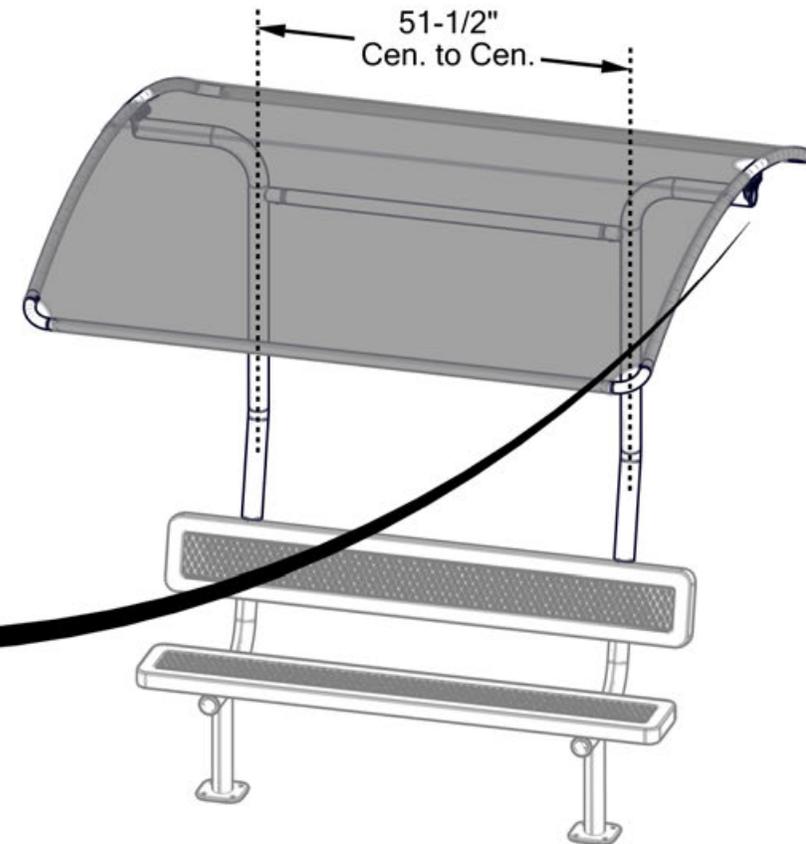
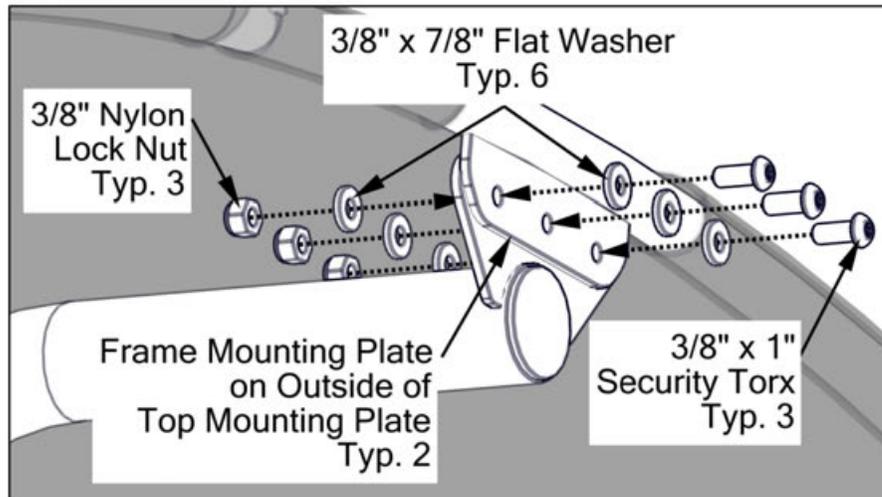
#### Detail 3-1



**STEP 4**

Place shade and frame onto top ends of support arms. Frame mounting plates should be on outsides of top mounting plates. Align holes in all mounting plates. Secure each side of frame to arm with three (3) 3/8" x 1 security Torx, six (6) 3/8" x 7/8" flat washers, and three (3) 3/8" Nylon lock nuts. See Detail 4-1. Repeat for opposite side of frame. Check all connections and ensure structure is stable. Installation is complete. Place one (1) Age Appropriate Sticker on structure in a clearly visible location.

**Detail 4-1**



2.



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

**QUOTE #:** 072125-38112  
**DATE CREATED:** 07-21-2025  
 Quote is valid for 30 days

**PROJECT CONTACT**

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



**SHIP TO / SITE CONTACT**

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

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

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
	Note Sterling Bridge  199 Aberdeenshire			
1	Ocean Wave SKU: PGBRC-1809 Variants: POST COLOR: Brown, SECOND PLASTIC COLOR: Dark Green, PLASTIC COLOR: Tan Age: 5 to 12, Child Capacity: 6, Play Activities: 1, Safety Use Zone: 19ft x 14ft	\$ 2,337		\$ 2,337
1	Frog Spring Rider SKU: PGBSR-2005 Age: 2 to 12, Child Capacity: 1, Play Activities: 1, Safety Use Zone: 16ft x 16ft	\$ 561		\$ 561
1	Removal SKU: REMOVAL Demo and removal of existing free standing items (2)	\$ 3,076		\$ 3,076
1	Dumpster Rental SKU: DUMPSTER Roll Off Dumpster (for disposal of shipping crate and packing materials)	\$ 985		\$ 985
2	6ft Perforated Metal Bench with Back and Shade SKU: PGBPAC-34191 Variants: COLOR: Tan 6ft Perforated Metal Bench with Back and Shade	\$ 2,928		\$ 5,856
	Professional Installation SKU: INSTALL	\$ 2,307		\$ 2,307
	Customer Installation Note Play area: 2209 sqft (organic Shape)  Installation into existing wood mulch  Removal of existing free standing items (not including swings)  PGB is to leave existing borders in place  Open access via street with curb  Please confirm water and electric availability prior to PGB arrival			
	Shipping And Freight Charges SKU: SHIPPING Delivery of products to supplied shipping address Benches, challenge ladder, spring rider	\$ 1,153		\$ 1,153

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

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

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

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

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

Subtotal \$ 16,275

Tax \$ 0

---

**\$ 16,275**

Have questions about this quote?

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



Ages  
2 to 12

Use Zone: 16ft x 16ft  
Child Capacity: 1  
Play Activities: 1

## Frog Spring Rider

SKU: PGBSR-2005



Call Us  
1-800-878-0320

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



*C.*

*1.*



Proposed Date	JULY 2, 2025
Expiration Date	AUGUST 2, 2025

## Southern Recreation

Play for all ages

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

**PROJECT NAME:**  
 River Dee Park  
 176 River Dee Dr.  
 Fruit Cove, FL 32259

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

**BILL TO** Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		Demo and Disposal of Existing Climbers		750.00
1ea.	EFR0068	SRP 4 Section Bubble Wall Climber		5,995.00
2ea.	B6WBRCs/ STS765BA	SRP Regal Series 6' In Ground Park Bench w/Integrated Shade	2,495.00	4,990.00

Subtotal	11,735.00
Tax Rate	.075
Tax	779.10
Freight	1,795.00
Installation	2,750.00
<b>Total Due</b>	<b>17,059.10</b>

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

### Southern Recreation, Inc. Terms and Conditions

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

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

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

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

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

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

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

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

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

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

Authorized signature Terry Rogers Terry Rogers, President

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

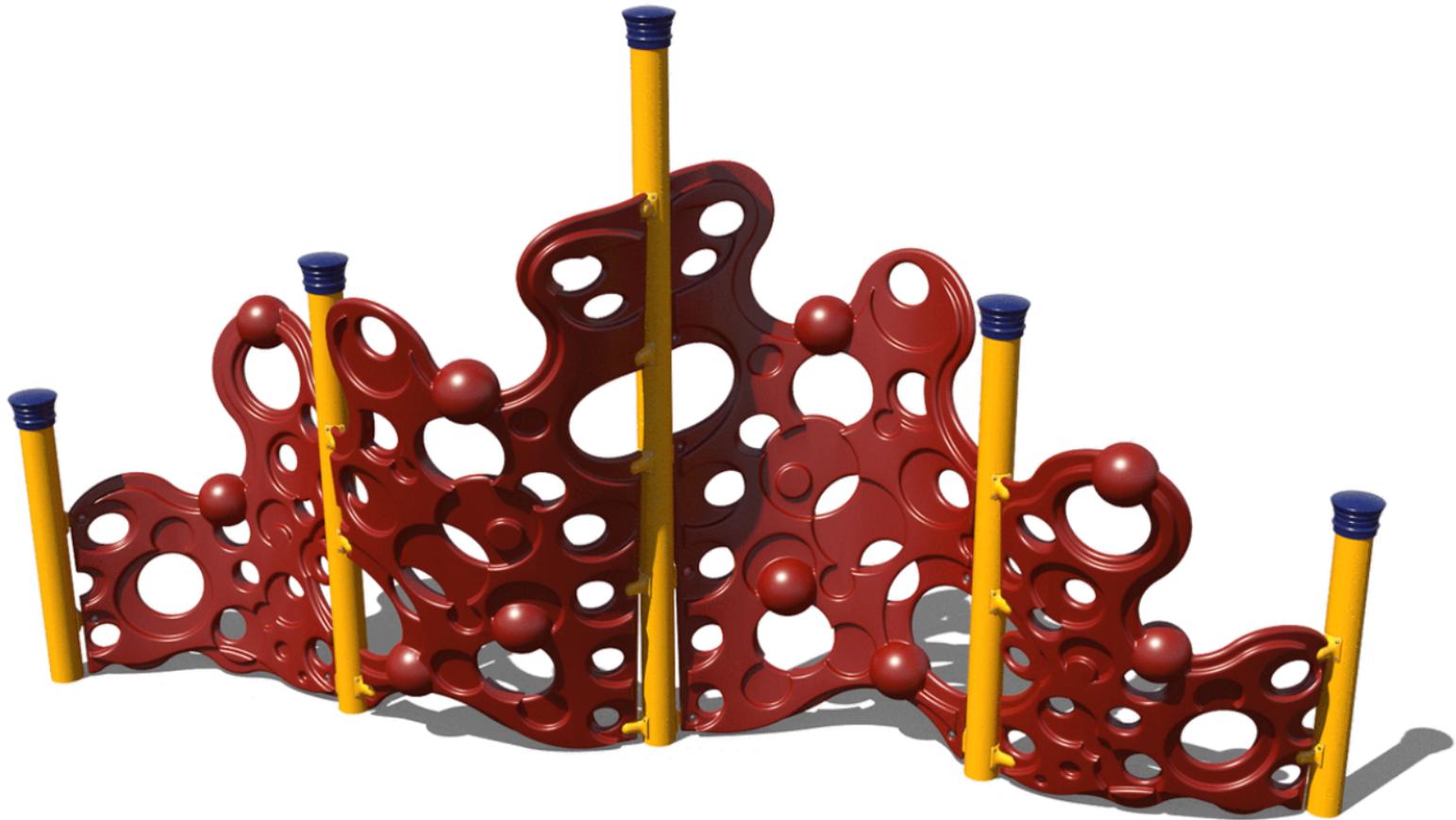
Billing Name and Address: \_\_\_\_\_ Billing Email: \_\_\_\_\_

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

Southern Recreation, Inc.



4060 Edison Avenue, Jacksonville, Florida 32254



USER GROUP: 2-5 Years, 5-12 Years

RECOMMENDED CREW: 1-2 People

TOOLS REQUIRED:

- TT-30, TT-45 Torx, 9/16" Hex
- Level, Square, Hammer / Mallet, Plastic / Metal Saw
- Drill Bits: 5/32"
- High Speed 3/8" Electric Drill with Clutch

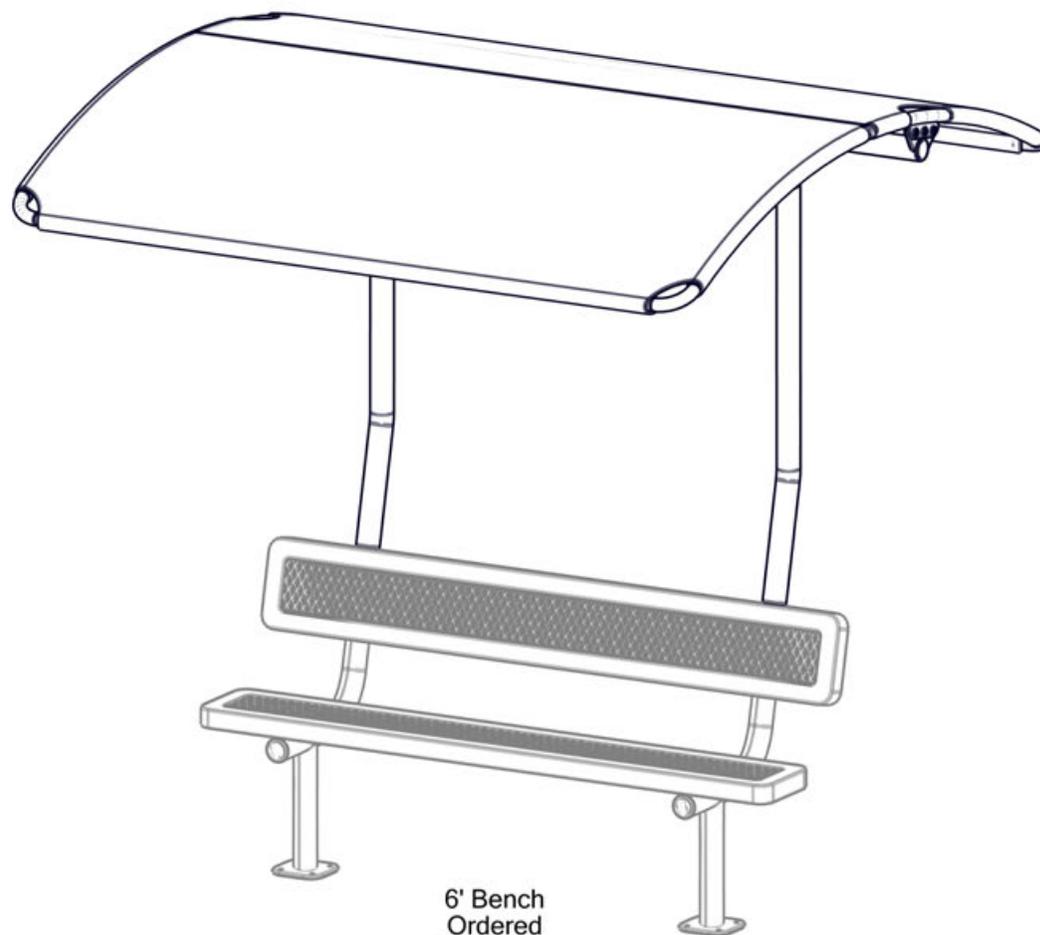
NOTE: Use of any other driver may result in damage to product, tool, and/or hardware!

NOTE: Apply Thread Locking Solution to ALL Non-Patched Hardware with Threads!

INSTALLATION TIME: 1 Hour

WEIGHT: 84 lbs.

CONCRETE REQUIRED: None



6' Bench  
Ordered  
Separately

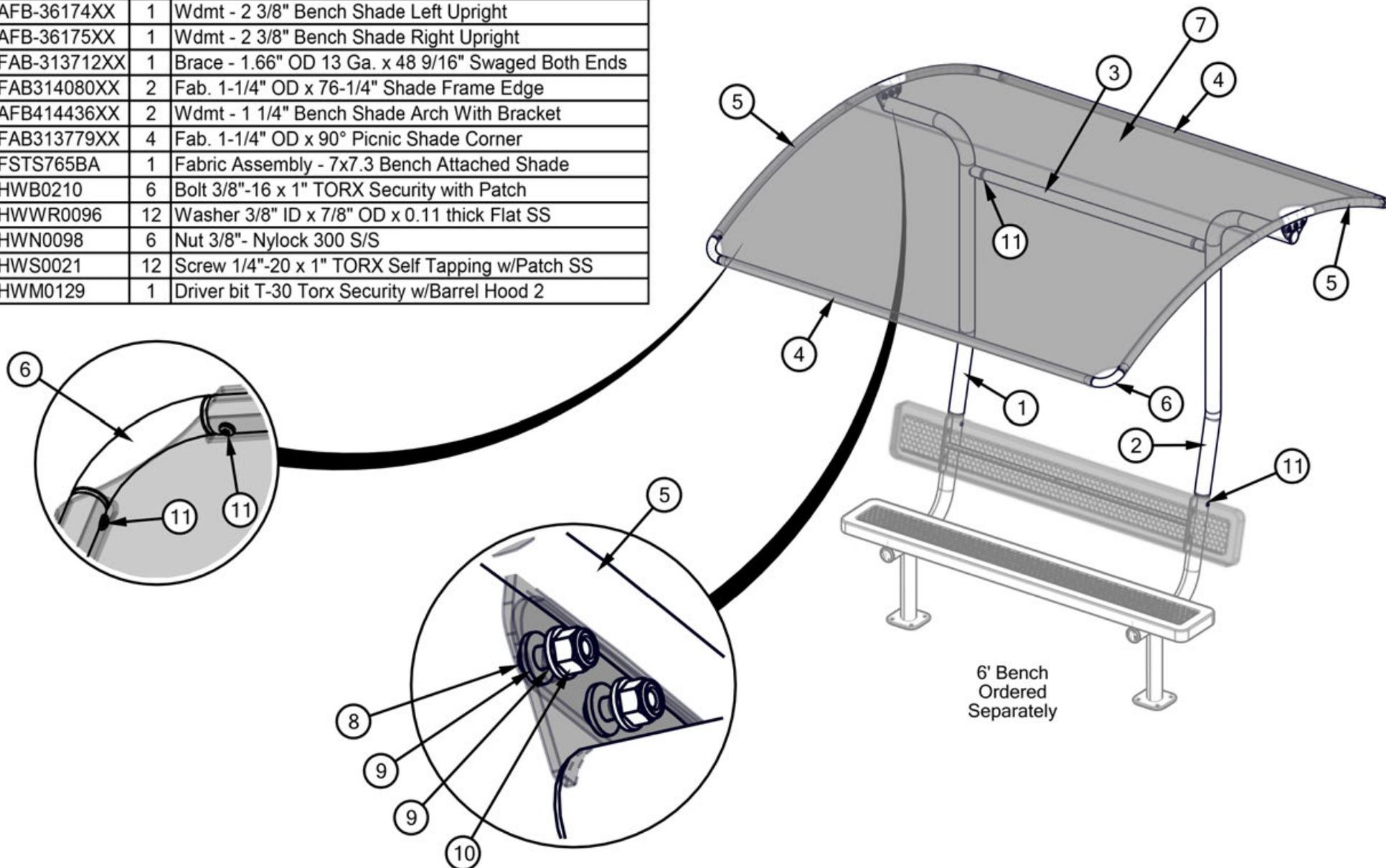
#### PRE-INSTALLATION CHECK:

**Customer is responsible** for verifying materials received by comparing received items with packing list. If any parts are missing or damaged, including documentation, contact your local sales representative immediately.

**Supplier is not responsible** for items discovered missing after 72 hours from time of delivery.

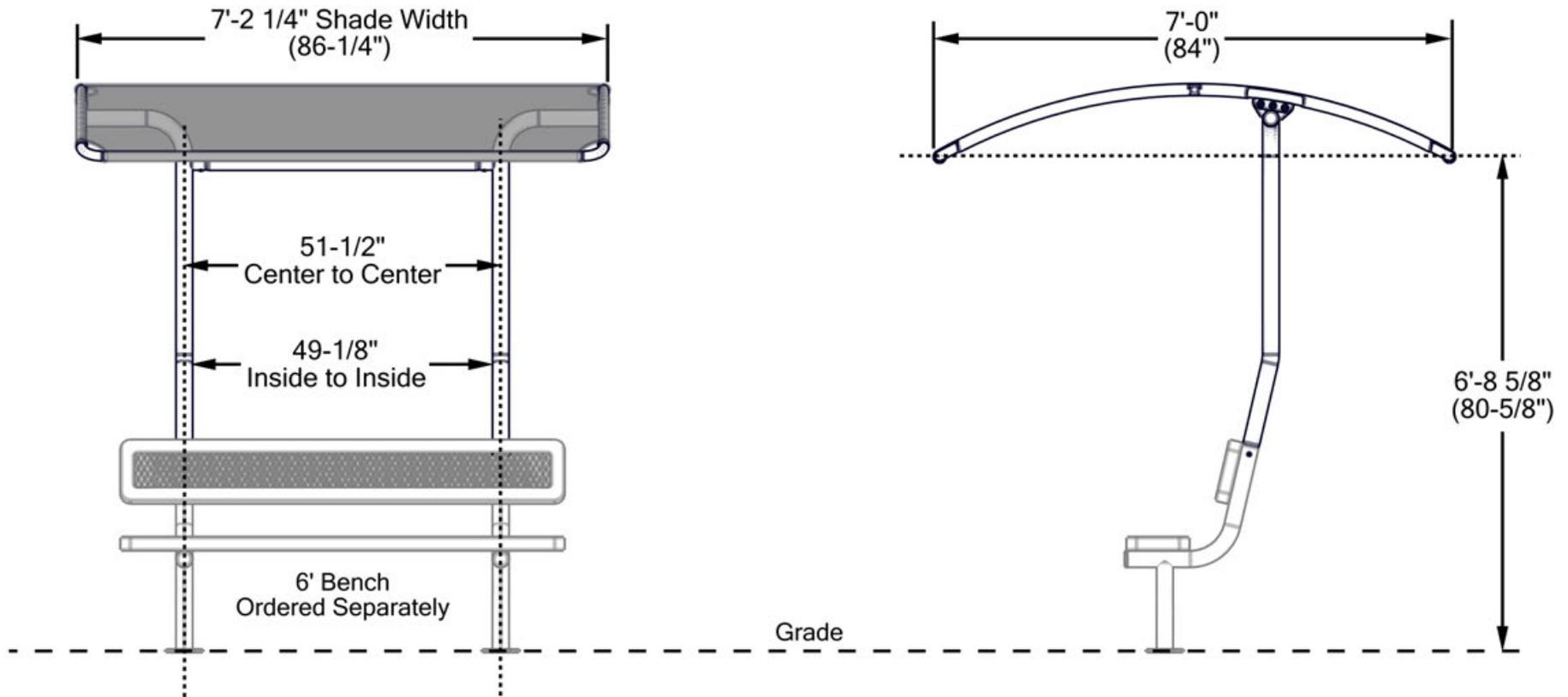
**Before beginning installation, all installers must read and understand the Installation Introduction manual as supplied.** If you did not receive a copy, or if you have any questions regarding any information in the Installation Instructions or this Installation Guideline, contact your local sales representative.

ITEM	Part No.	QTY	DESCRIPTION
1	AFB-36174XX	1	Wdmt - 2 3/8" Bench Shade Left Upright
2	AFB-36175XX	1	Wdmt - 2 3/8" Bench Shade Right Upright
3	FAB-313712XX	1	Brace - 1.66" OD 13 Ga. x 48 9/16" Swaged Both Ends
4	FAB314080XX	2	Fab. 1-1/4" OD x 76-1/4" Shade Frame Edge
5	AFB414436XX	2	Wdmt - 1 1/4" Bench Shade Arch With Bracket
6	FAB313779XX	4	Fab. 1-1/4" OD x 90° Picnic Shade Corner
7	FSTS765BA	1	Fabric Assembly - 7x7.3 Bench Attached Shade
8	HWB0210	6	Bolt 3/8"-16 x 1" TORX Security with Patch
9	HWWR0096	12	Washer 3/8" ID x 7/8" OD x 0.11 thick Flat SS
10	HWN0098	6	Nut 3/8"- Nylock 300 S/S
11	HWS0021	12	Screw 1/4"-20 x 1" TORX Self Tapping w/Patch SS
12	HWM0129	1	Driver bit T-30 Torx Security w/Barrel Hood 2



#### STEP 1

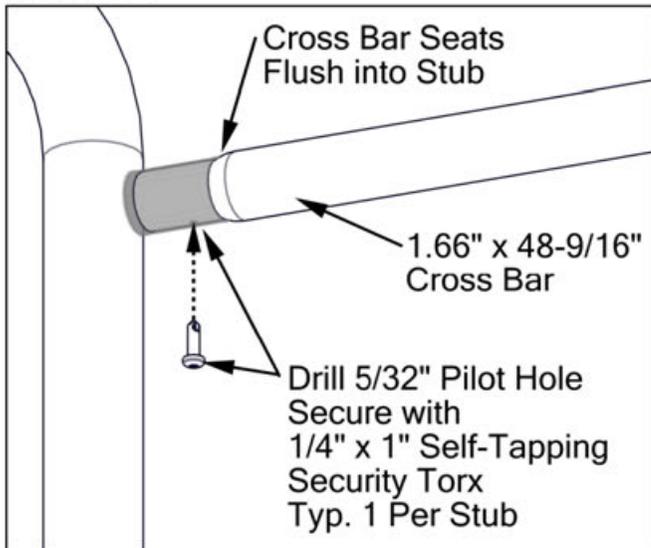
Guideline shows 6' bench (B6WBRCS) in place. Center shade in all directions over picnic table. Overall dimensions are shown below.



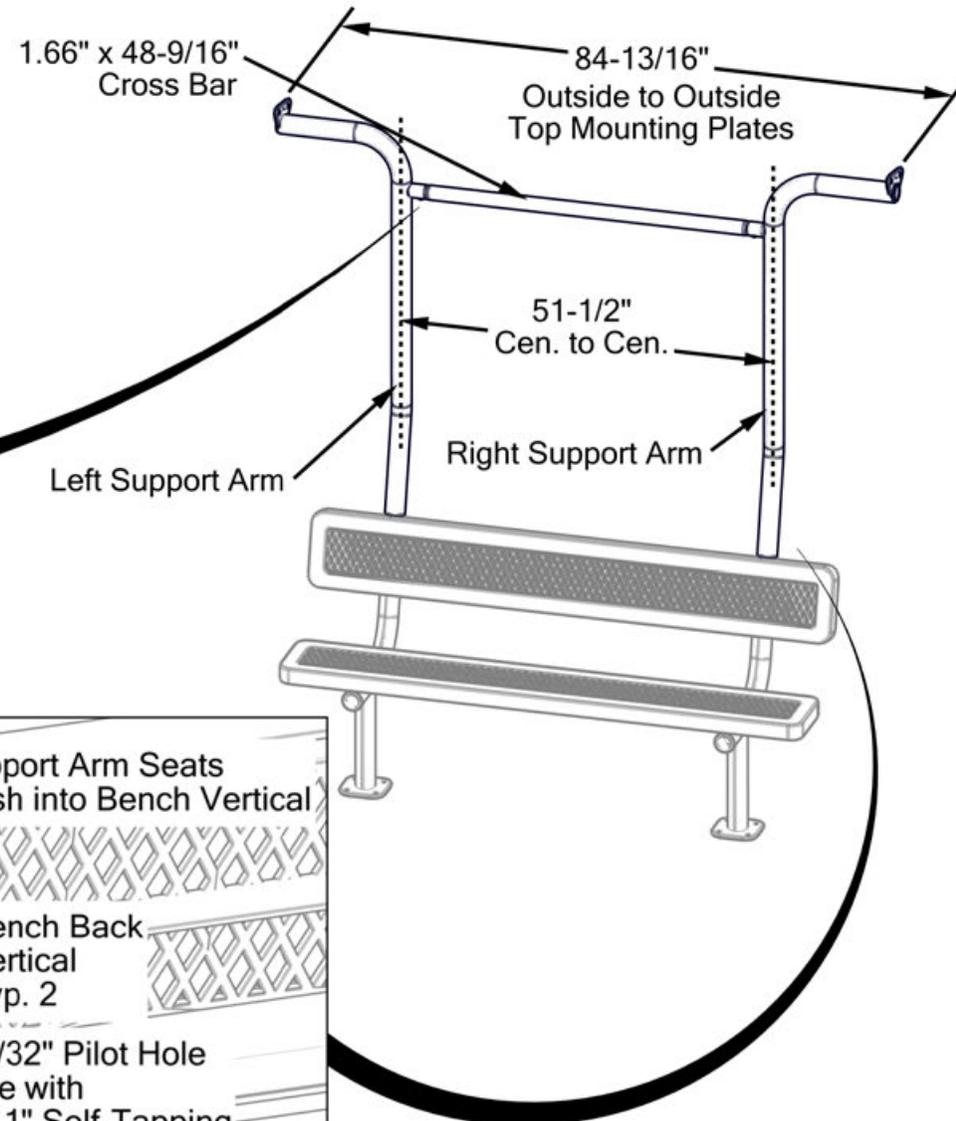
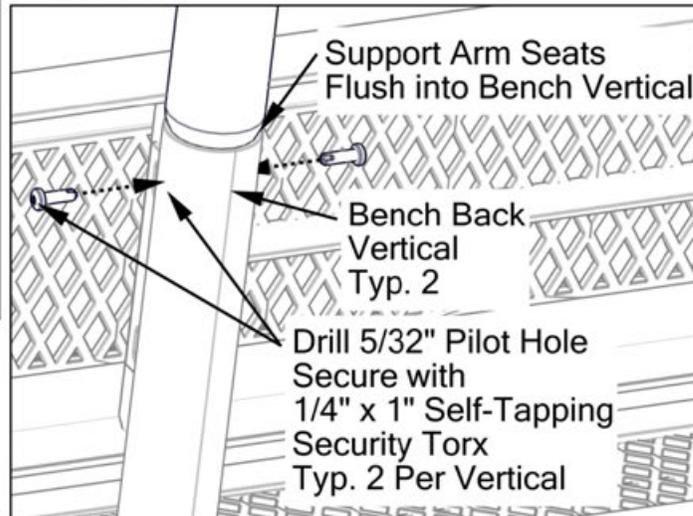
**STEP 2**

Insert ends of 1.66" x 48-9/16" cross bar into stubs on support arms. Ensure cross bar seats flush into each stub. Distance across outsides of top mounting plates should be 84-13/16". At bottom of each stub, drill one (1) 5/32" pilot hole through pre-drilled hole in stub and into cross bar. Secure with one (1) 1/4" x 1" self-tapping security Torx. See Detail 2-1. Repeat for opposite end of cross bar. Remove existing pipe caps from bench. Insert support arms into bench back verticals. Ensure support arms seat flush into verticals. At each bench back vertical, drill two (2) 5/32" pilot holes through sides of vertical and into end of support arm. Secure with two (2) 1/4" x 1" self-tapping security Torx. See Detail 2-2. Repeat for opposite bench back vertical.

**Detail 2-1**



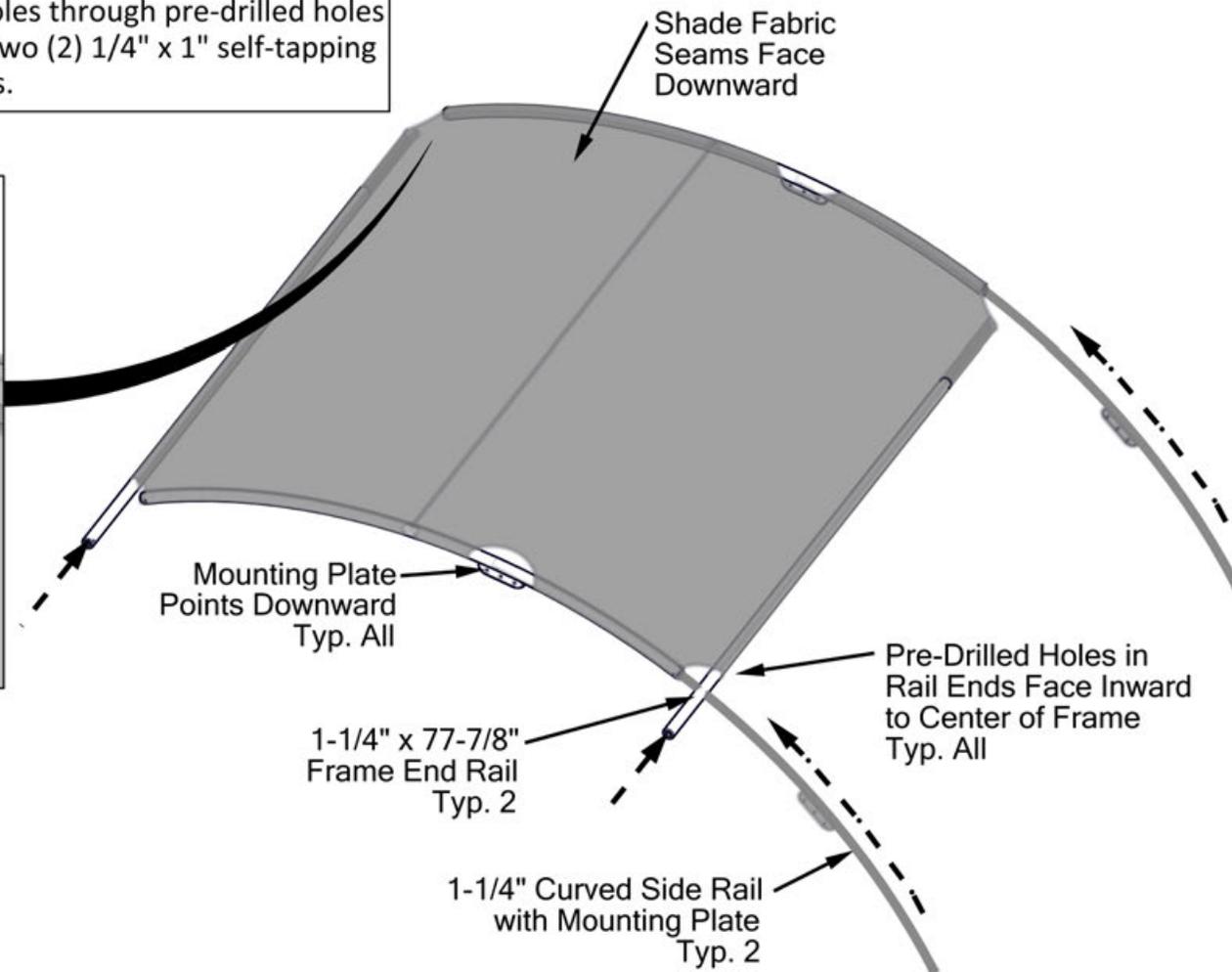
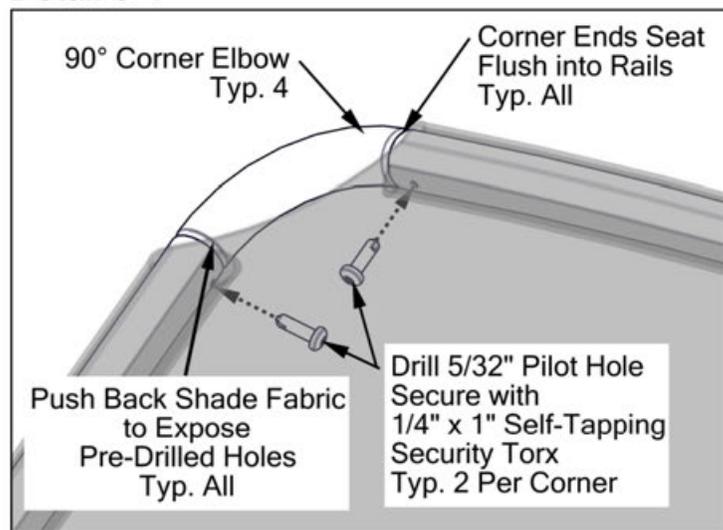
**Detail 2-2**



#### STEP 3

Assemble shade panel. Place fabric with seams facing down. Insert two (2) curved side rails with plates. Pre-drilled holes should face toward inside of frame. Ensure mounting plates point straight down at opening in middle of shade edge. Insert two (2) end rails. Pre-drilled holes should face toward inside of frame. At each corner of shade, insert one (1) 90° elbow into ends of rails. Ensure elbow seats flush into frame rails. Push back fabric to expose pre-drilled holes in rails. Drill two (2) 5/32" pilot holes through pre-drilled holes in rails and into elbow. Secure rails to elbow with two (2) 1/4" x 1" self-tapping security Torx. See Detail 3-1. Repeat for all corners.

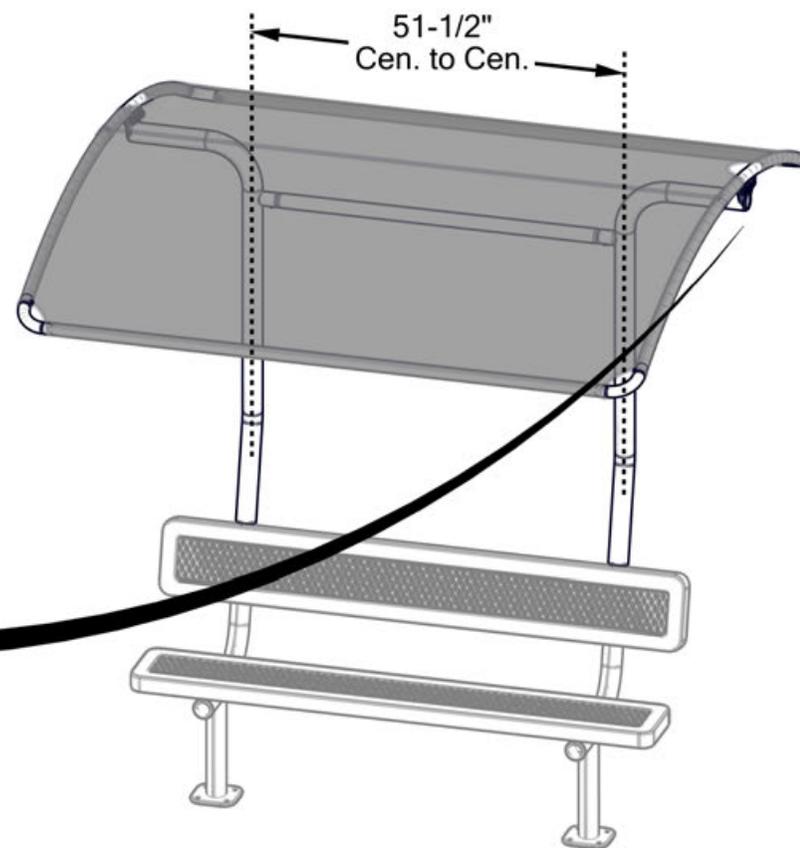
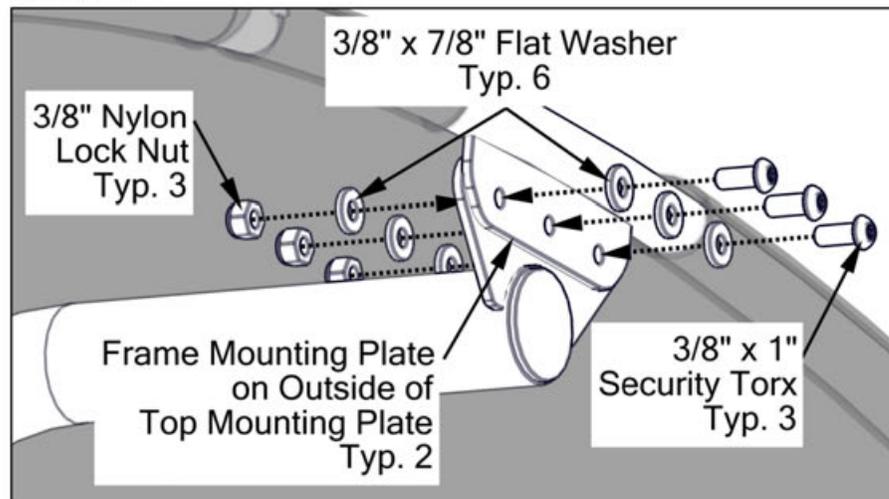
#### Detail 3-1



#### STEP 4

Place shade and frame onto top ends of support arms. Frame mounting plates should be on outsides of top mounting plates. Align holes in all mounting plates. Secure each side of frame to arm with three (3) 3/8" x 1 security Torx, six (6) 3/8" x 7/8" flat washers, and three (3) 3/8" Nylon lock nuts. See Detail 4-1. Repeat for opposite side of frame. Check all connections and ensure structure is stable. Installation is complete. Place one (1) Age Appropriate Sticker on structure in a clearly visible location.

#### Detail 4-1



2.



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

**QUOTE #:** 072125-38111  
**DATE CREATED:** 07-21-2025  
 Quote is valid for 30 days

**PROJECT CONTACT**

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



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

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
	Note River Dee  176 River Dee			
1	Free Standing Wheel Challenge Ladder SKU: PGBFS-HL1009 Variants: POST COLOR: Rainforest Green, RAIL COLOR: Tan Age: 5 to 12, Child Capacity: 3, Play Activities: 1, Safety Use Zone: 20ft x 16ft	\$ 1,740		\$ 1,740
1	Pony Spring Rider SKU: PGBSR-2009 Age: 2 to 12, Child Capacity: 1, Play Activities: 1, Safety Use Zone: 16ft x 16ft	\$ 561		\$ 561
1	Removal SKU: REMOVAL Demo and removal of existing free standing items (2)	\$ 3,076		\$ 3,076
1	Dumpster Rental SKU: DUMPSTER Roll Off Dumpster (for disposal of shipping crate and packing materials)	\$ 985		\$ 985
2	6ft Perforated Metal Bench with Back and Shade SKU: PGBPAC-34191 Variants: COLOR: Tan 6ft Perforated Metal Bench with Back and Shade	\$ 2,928		\$ 5,856
	Professional Installation SKU: INSTALL	\$ 2,307		\$ 2,307
	Customer Installation Note Play area: 48ft x 48ft  Installation into existing wood mulch  Removal of existing free standing items (not including swings)  PGB is to leave existing borders in place  Open access via street with curb  Please confirm water and electric availability prior to PGB arrival			
	Shipping And Freight Charges SKU: SHIPPING Delivery of products to supplied shipping address Benches, challenge ladder, spring rider	\$ 1,153		\$ 1,153

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

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

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

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

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

Subtotal \$ 15,678

Tax \$ 0

---

**\$ 15,678**

Have questions about this quote?

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



Ages  
2 to 12

Use Zone: 16ft x 16ft  
Child Capacity: 1  
Play Activities: 1

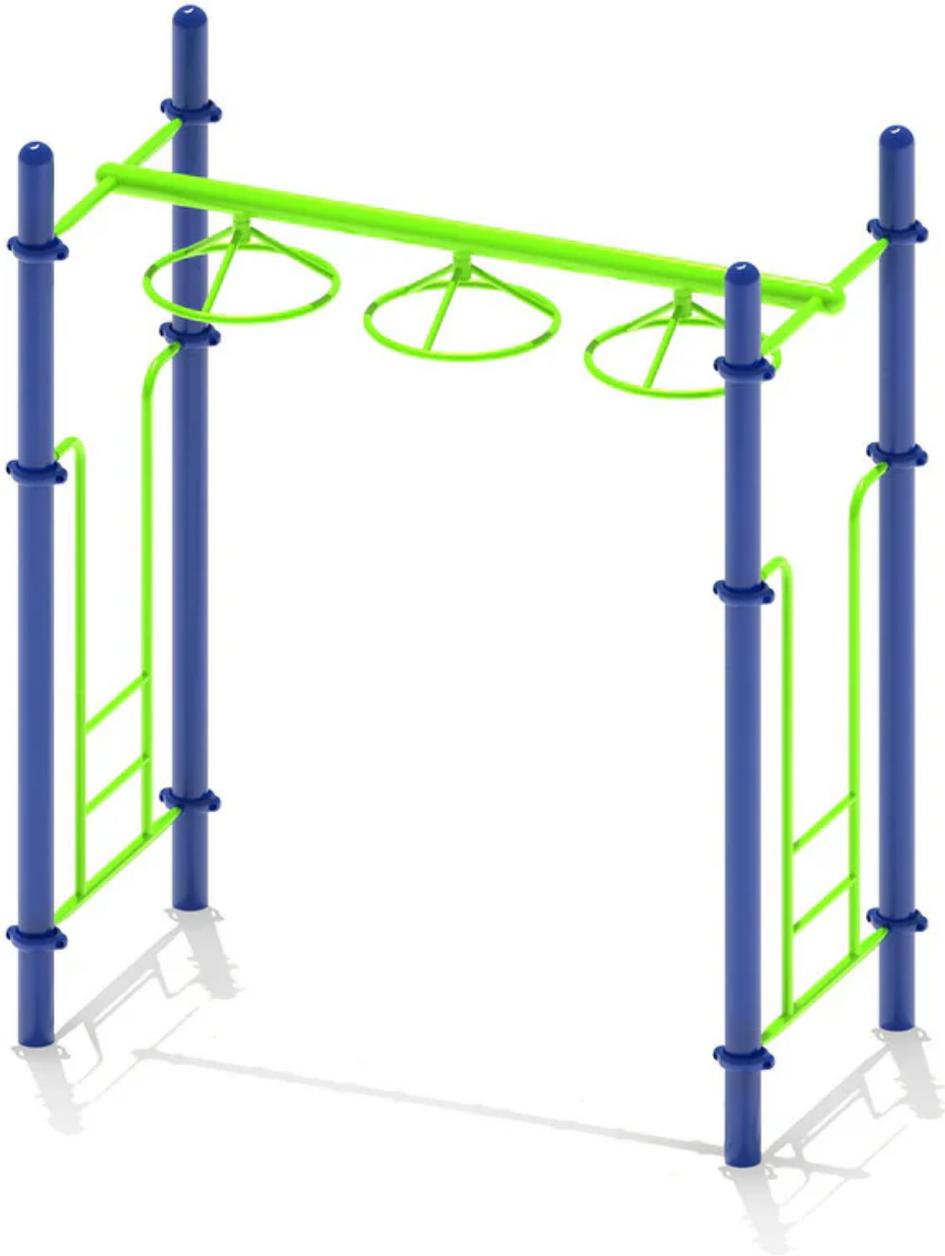
## Pony Spring Rider

SKU: PGBSR-2009



Call Us  
1-800-878-0320

PlaygroundBoss.com



*FIFTH ORDER OF BUSINESS*

*E.*

# Aberdeen CDD Operations, GM/LD Monthly Report – July 29, 2025

## Operations Manager Update:

- Lins Electric replaced the 2 fans in the Fitness Center. (Photo)
- Lins Electric completed replacing the remaining electrical boxes.
- Lins Electric hard wired 10 monuments that were having electrical issues with the Glowbug lights.
- The aerator arrived and has been put out nightly and has dropped the pool temperature 10 degrees. (Photo)
- Mitch and Sons removed 2 dead trees in the Preserve at Scotland Yard.
- Ruppert came out and did their annual trimming of the Pam Trees.
- The Yoga Mat holder in the Aerobics room was reinstalled after falling down.
- Staff responded to a resident complaint regarding a fallen light post due to a vehicle collision. JEA was called .
- Ruppert Repaired the erosion issue at pond at Scotland Yard by installing a grate and adding dirt and sod to the affected area. (Photos - Service Report)
- Ruppert installed mulch around common areas at Seaton Manner.

## 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**
- We are working with Com Pac to replace broken tank cover. **COMPLETED (Photo)**
- The handicap stall in the fitness center men's room has a sink that has come unattached from the wall. (Photo) **IN PROGRESS**

## GM/Lifestyle Update:

### Facility Updates:

- The Bartram Highschool has begun their practices. The y will practice Monday - Thursdays 4:30pm-6:30 until November 13th. They currently have 2 home meets scheduled on Thursday, September 4th and Thursday, September 25th. The Lap lane pool will be closed to residents during these meets from 4pm until close.

### Lifestyle Events Recap:

- We held our Annual July 4th Pool Party, it was a very well attended event. (Photos)
- The 50+ Group held their Celebrate America themed social in the Social Hall on July 11th.
- The Art & Motion summer camp completed their final week. They unfortunately did not get the attendance they were expecting, but those that did had rave reviews. (Photos)
- We held a family BINGO Night on Friday, July 18th at 6:30pm, with 80 residents in attendance. We will plan to host some Fall Bingo events due to the large positive response. (Photos)

### Lifestyle Upcoming Events:

- We will be hosting an Adult Only Silent Disco Party on the Pool deck on Saturday, August 16th from 6:30pm - 10pm.
- The Kids Duathlon will be held on Sunday, August 24th at 9am.
- We will have a DJ and Sunset Slush poolside for Labor Day, September 1st, from 12-3pm.
- Kat Dance will offer their new class beginning September 2nd. The classes will be held on Tuesdays in the Aerobics room from 4-5:45pm.

# Operations & Facility Update



**2 Fans Replaced at the Fitness Center**



**New Aerator**



**New Com Pac Lid & Hinge Replaced**

July 18, 2025 11:23:52 AM

PSR



Eroding area before drain system added

July 18, 2025 11:23:52 AM

PSR



Eroding area after installation

July 18, 2025 11:23:52 AM

PSR



Drain box is at the top of the lake bank





# BELLY FLOP CONTEST FINALISTS



# SLIDE RACE WINNERS



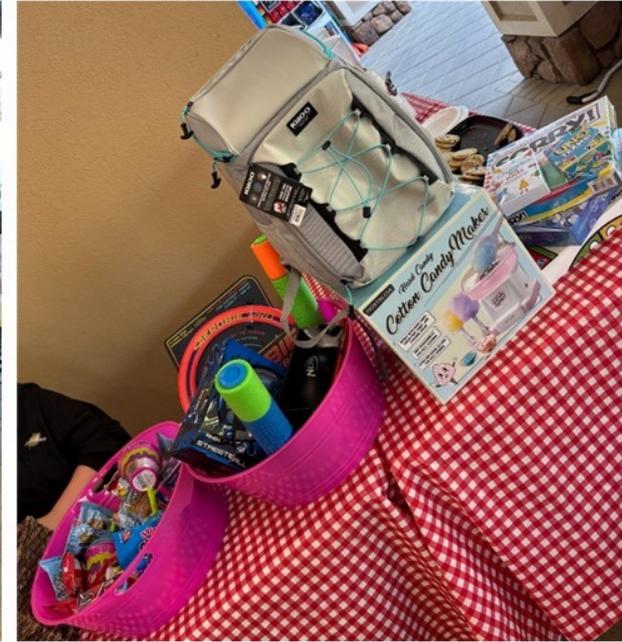
# ART CAMP



# BINGO

## Family Fun Night





*SEVENTH 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, June 24, 2025 at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

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

The following is a summary of the actions taken at the June 24, 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**

A resident stated the item we are here to support today is the water cooler for the lap pool. The temperature is already 93° and it is impossible to swim laps.

Ms. Egleston joined the meeting during this item.

Ms. Frank stated I'm a lap swimmer but also have AFIB and was told to make sure I don't get over heated but today the pool was very warm. It would be great to have a cooler.

**THIRD ORDER OF BUSINESS**

**Discussion of Capital Reserve Study**

Ms. Giles stated this is an updated version. The staff did take a review of the capital reserve study and make corrections throughout. It did have an affect on the capital reserve recommended contribution, it reduced it by about \$400. Making those corrections changed it from \$104,160 down to \$103,763 for the recommended contribution for next fiscal year. When you adopt the budget you can lower the capital reserve contribution to match what he recommends or make any other changes as long as the overall budget doesn't increase.

On MOTION by Mr. Fogel seconded by Mr. Egleston with all in favor the capital reserve study was accepted.

**FOURTH ORDER OF BUSINESS**

**Discussion of Fiscal Year 2026 Approved Budget**

Ms. Giles stated the approved budget does have a 27% increase and the chart shows a comparison of FY25 to FY26. The 27% increase depending on the property size is from \$7 or \$21 per month increase. This budget has the reserve recommended input of \$104,160 and you can make changes to the budget during the public hearing at the August meeting as long as you don't go any higher. We updated the actual column that reflects actuals as of May 31<sup>st</sup>.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals**

**A. Irish Tartan Way**

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

After presentation staff was requested to bring back two apples to apples proposals for a larger play structure and include shade structures, shaded benches.

Mr. Perez joined the meeting during this item.

**B. River Dee**

Staff was requested to bring back proposals for benches and shade structure.

**C. Sterling Bridge**

Staff was requested to bring back proposals for benches and shade structures.

**D. Fort Williams Drive**

Remove from list.

**E. Prince Albert**

Remove from list.

**F. Pool Aerator**

On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor the proposal from Living Waters in the amount of \$6,376.67 for a pool aerator was approved.
--

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Magee stated we notified Envera that we are terminating the contract. We already have a contract with High Tech.

**B. Engineer**

Mr. Silverstein stated I have the walk through for Shetland pipe extension project for July 2<sup>nd</sup> with the contractor and with Supervisor Fogel. The fence has been removed per Jay Parker.

Mr. Silverstein left the telephone conference at this time.

**C. Manager**

Ms. Giles stated just a reminder that your form 1 is due by July 1<sup>st</sup> and your ethics training is due by December 31<sup>st</sup>.

**D. Operation Manager - Report**

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

**E. Amenity Center Manager - Report**

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

**SEVENTH ORDER OF BUSINESS                      Supervisors Requests and Public Comments**

A resident stated we lost our view on Long Leaf Parkway.

Ms. Egleston stated the county has to give us permission, they are doing a traffic calming study and they most likely won't give us a dime for the palm trees that were taken out in error. We will get a plan together, but we need to find out what we can and cannot do out there from the county.

Mr. Clarke stated check with the Arbor Day Foundation, you might be able to get some trees cheap.

Ms. Egleston stated all of you are doing a great job.

**EIGHTH ORDER OF BUSINESS                      Approval of Consent Agenda**

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

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the minutes of the November 26, 2025 meeting were approved as presented.

- B.    Balance Sheet as of May 31, 2025 and Statement of Revenues and Expenses for the Period Ending May 31, 2025**
- C.    Assessment Receipt Schedule**
- D.    Approval of Check Register**

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

**NINTH ORDER OF BUSINESS                      Next Scheduled Meeting – 07/29/25 @ 4:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting is scheduled for July 29, 2025 at 4:00 p.m. in the same location.

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the meeting adjourned at 4:58 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***June 30, 2025***



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 41,760	\$ -	\$ 3,027	\$ -	\$ 44,788
Assessment Receivable	9,550	16,452	-	-	26,002
<b>Investments:</b>					
State Board of Administration (SBA)	896	-	91,600	-	92,496
Custody	441,763	-	444,488	-	886,251
<b>Series 2020A</b>					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	2,519	-	-	2,519
Prepayment A-1	-	2,275	-	-	2,275
Revenue	-	622,952	-	-	622,952
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	1,452	-	-	1,452
Prepayment A-2	-	1,459	-	-	1,459
General Redemption	-	268	-	-	268
<b>Series 2018</b>					
Reserve	-	65,824	-	-	65,824
Revenue	-	52,428	-	-	52,428
Prepayment	-	3	-	-	3
Redemption	-	661	-	-	661
Construction	-	-	-	53,523	53,523
Prepaid Expenses	4,942	-	-	-	4,942
<b>Total Assets</b>	<b>\$ 498,912</b>	<b>\$ 1,363,167</b>	<b>\$ 539,115</b>	<b>\$ 53,523</b>	<b>\$ 2,454,718</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 77,928	\$ -	\$ -	\$ -	\$ 77,928
<b>Total Liabilities</b>	<b>\$ 77,928</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 77,928</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 4,942	\$ -	\$ -	\$ -	\$ 4,942
Restricted for:					
Debt Service - Series	-	1,363,167	-	-	1,363,167
Capital Project - Series	-	-	-	53,523	53,523
Assigned for:					
Capital Reserve Fund	-	-	539,115	-	539,115
Unassigned	416,042	-	-	-	416,042
<b>Total Fund Balances</b>	<b>\$ 420,984</b>	<b>\$ 1,363,167</b>	<b>\$ 539,115</b>	<b>\$ 53,523</b>	<b>\$ 2,376,790</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 498,912</b>	<b>\$ 1,363,167</b>	<b>\$ 539,115</b>	<b>\$ 53,523</b>	<b>\$ 2,454,718</b>

# Aberdeen

## Community Development District

### General Fund

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

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,207,029	\$ 1,207,029	\$ 1,213,888	\$ 6,859
Interest Income	15,000	11,250	13,243	1,993
Amenities Revenue/Misc	15,000	15,000	15,946	946
<b>Total Revenues</b>	<b>\$ 1,237,029</b>	<b>\$ 1,233,279</b>	<b>\$1,243,078</b>	<b>\$ 9,799</b>

**Expenditures:**

***General & Administrative:***

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 8,600	\$ 400
FICA Expense	918	689	658	31
Assessment Administration	5,618	5,618	5,618	-
Engineering Fees	7,000	7,000	8,860	(1,860)
Arbitrage	1,200	900	-	900
Dissemination Agent	8,764	6,573	6,973	(400)
Attorney Fees	27,000	20,250	17,134	3,116
Annual Audit	3,475	-	-	-
Trustee Fees	9,000	7,769	7,769	-
Management Fees	59,322	44,491	44,492	(0)
Information Technology	2,022	1,517	1,517	0
Telephone	700	525	225	300
Postage	2,000	1,500	919	581
Printing and Binding	1,000	750	442	308
Insurance	12,839	12,839	12,489	350
Legal Advertising	2,000	1,500	662	838
Office Supplies	200	150	140	10
Other Current Charges	-	-	48	(48)
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 155,233</b>	<b>\$ 121,245</b>	<b>\$ 116,720</b>	<b>\$ 4,526</b>

***Operations & Maintenance***

**Amenity Center**

Insurance	\$ 56,057	\$ 56,057	\$ 52,374	\$ 3,683
Repairs & Replacements	75,000	56,250	69,631	(13,381)
Special Events	25,000	18,750	21,025	(2,275)
Staff Uniforms	1,225	919	962	(43)
Recreational Supplies	900	675	-	675
Recreational Passes	1,500	1,125	710	415
Other Current Charges	500	375	259	116
Permit Fees	2,500	1,875	717	1,158
Office Supplies	3,000	2,250	803	1,447
Credit Card Machine Fees	900	675	816	(141)
Pest Control	3,000	2,250	1,954	296
Pool Chemicals - Poolsure	33,000	24,750	26,724	(1,974)
Refuse Service	13,000	9,750	11,169	(1,419)
Security	18,796	14,097	11,981	2,116
Website	1,800	1,350	1,458	(108)
Holiday Decorations	12,000	9,000	5,121	3,879
Subscriptions	8,000	6,000	5,443	557

# Aberdeen

## Community Development District

### General Fund

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

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<b>Utilities</b>				
Water & Sewer	\$ 20,000	\$ 15,000	\$ 12,422	\$ 2,578
Electric	39,600	29,700	24,587	5,113
Cable/Internet/Phone	16,000	12,000	14,050	(2,050)
<b>Management Contracts</b>				
Field Operations Management - FirstService	74,516	55,887	60,498	(4,611)
Pool Attendants/Lifeguards - RMS	53,000	26,881	26,881	-
Facility Management - FirstService	101,421	76,066	80,347	(4,281)
Janitorial Services - FirstService	44,200	33,150	39,605	(6,455)
General Facility Maintenance - FirstService	54,600	40,950	45,571	(4,621)
Resident Services Coordinator- FirstService	74,360	55,770	56,685	(915)
Management Fee - FirstService	14,220	10,665	10,665	-
Fitness Center Cleaning - Jani King	14,400	10,800	12,496	(1,696)
<b>Subtotal Amenity Center</b>	<b>\$ 762,495</b>	<b>\$ 573,017</b>	<b>\$ 594,954</b>	<b>\$ (21,937)</b>
<b>Ground Maintenance</b>				
Electric	\$ 14,426	\$ 10,820	\$ 9,415	\$ 1,405
Streetlighting	33,652	25,239	24,779	460
Lake Maintenance	35,000	26,250	24,075	2,175
Landscape Maintenance	271,653	203,739	199,744	3,995
Landscape Contingency	30,000	22,500	27,014	(4,514)
Common Area Maintenance	15,000	11,250	10,774	476
Reuse Water	40,000	30,000	18,333	11,667
Miscellaneous	1,000	750	468	282
Irrigation Repairs	9,060	6,795	3,297	3,498
<b>Subtotal Ground Maintenance</b>	<b>\$ 449,791</b>	<b>\$ 337,343</b>	<b>\$ 317,899</b>	<b>\$ 19,444</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,212,286</b>	<b>\$ 910,360</b>	<b>\$ 912,854</b>	<b>\$ (2,494)</b>
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,407,519</b>	<b>\$ 1,031,605</b>	<b>\$ 1,029,573</b>	<b>\$ 2,032</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (170,490)</b>	<b>\$ 201,674</b>	<b>\$ 213,504</b>	<b>\$ 7,767</b>
<b>Fund Balance - Beginning</b>	<b>\$ 170,490</b>		<b>\$ 207,480</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 420,984</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	-	-	-	13,243
Amenities Revenue/Misc	1,253	-	419	775	2,848	2,560	4,280	3,812	-	-	-	-	15,946
<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>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,243,078</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 8,600
FICA Expense	77	77	77	61	77	61	77	77	77	-	-	-	658
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Engineering Fees	-	-	-	-	2,745	1,325	2,298	1,676	818	-	-	-	8,860
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	830	730	730	830	730	730	930	730	730	-	-	-	6,973
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	-	-	-	44,492
Information Technology	169	169	169	169	169	169	169	169	169	-	-	-	1,517
Telephone	22	42	9	37	15	17	38	35	10	-	-	-	225
Postage	41	375	63	62	48	11	87	91	142	-	-	-	919
Printing and Binding	37	26	39	9	26	42	26	36	201	-	-	-	442
Insurance	12,489	-	-	-	-	-	-	-	-	-	-	-	12,489
Legal Advertising	-	-	140	70	140	70	-	242	-	-	-	-	662
Office Supplies	119	1	0	16	1	0	1	1	1	-	-	-	140
Other Current Charges	-	-	20	-	-	-	-	28	-	-	-	-	48
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 31,580</b>	<b>\$ 9,109</b>	<b>\$ 10,419</b>	<b>\$ 11,216</b>	<b>\$ 13,167</b>	<b>\$ 11,083</b>	<b>\$ 11,801</b>	<b>\$ 9,027</b>	<b>\$ 9,318</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 116,720</b>
<b>Operations &amp; Maintenance</b>													
<b>Amenity Center</b>													
Insurance	\$ 52,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,374
Repairs & Replacements	7,208	3,405	11,853	5,241	7,299	2,175	10,843	3,233	18,375	-	-	-	69,631
Special Events	2,043	4,221	2,293	2,160	1,360	2,826	850	1,560	3,712	-	-	-	21,025
Staff Uniforms	-	-	-	-	551	283	-	-	128	-	-	-	962
Recreational Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational Passes	-	-	365	-	-	345	-	-	-	-	-	-	710
Other Current Charges	-	-	-	-	-	-	-	-	259	-	-	-	259
Permit Fees	-	-	-	-	-	-	-	-	717	-	-	-	717
Office Supplies	391	-	-	-	-	140	193	26	53	-	-	-	803
Credit Card Machine Fees	68	77	45	61	46	93	125	144	157	-	-	-	816
Pest Control	214	214	214	544	-	221	221	221	105	-	-	-	1,954
Pool Chemicals - Poolsure	2,876	2,876	2,876	3,016	3,016	3,016	3,016	3,016	3,016	-	-	-	26,724
Refuse Service	1,245	1,239	1,230	1,242	1,236	1,239	1,248	1,248	1,242	-	-	-	11,169
Security	250	250	5,794	275	250	260	2,554	250	2,098	-	-	-	11,981
Website	150	150	150	150	150	150	150	150	258	-	-	-	1,458
Holiday Decorations	-	5,121	-	-	-	-	-	-	-	-	-	-	5,121
Subscriptions	368	368	368	438	2,069	368	727	368	368	-	-	-	5,443
<b>Utilities</b>													
Water & Sewer	1,615	1,657	1,933	933	933	675	1,254	1,671	1,752	-	-	-	12,422
Electric	2,837	2,732	2,430	2,950	2,950	2,244	2,834	2,796	2,815	-	-	-	24,587
Cable/Internet/Phone	1,474	1,474	1,474	1,532	1,573	1,695	1,460	1,684	1,684	-	-	-	14,050

**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	\$ -	\$ -	\$ -	\$ 60,498
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	-	-	-	80,347
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	-	-	-	39,605
General Facility Maintenance - FirstService	4,318	4,566	4,622	6,584	2,663	4,988	5,752	7,088	4,990	-	-	-	45,571
Resident Services Coordinator- FirstService	6,033	5,869	5,528	7,806	3,297	5,760	5,967	9,093	7,332	-	-	-	56,685
Management Fee - FirstService	1,185	1,185	1,185	1,185	1,185	1,185	1,185	1,185	1,185	-	-	-	10,665
Fitness Center Cleaning - Jani King	1,200	1,200	1,200	1,200	1,600	1,200	1,632	1,632	1,632	-	-	-	12,496
<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>\$ 84,985</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 594,954</b>
<b>Ground Maintenance</b>													
Electric	\$ 820	\$ 843	\$ 980	\$ 1,143	\$ 1,143	\$ 1,044	\$ 1,167	\$ 1,134	\$ 1,141	\$ -	\$ -	\$ -	\$ 9,415
Streetlighting	2,705	2,660	2,668	2,747	2,747	2,719	2,791	2,901	2,842	-	-	-	24,779
Lake Maintenance	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	-	-	-	24,075
Landscape Maintenance	22,194	22,194	22,194	22,194	22,194	22,194	22,194	-	44,388	-	-	-	199,744
Landscape Contingency	3,250	650	2,875	3,625	1,700	5,951	7,763	-	1,200	-	-	-	27,014
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	-	-	-	18,333
Miscellaneous	-	-	-	-	-	-	-	218	250	-	-	-	468
Irrigation Repairs	-	-	-	-	2,232	1,065	-	-	-	-	-	-	3,297
<b>Subtotal Ground Maintenance</b>	<b>\$ 35,384</b>	<b>\$ 32,550</b>	<b>\$ 35,213</b>	<b>\$ 35,325</b>	<b>\$ 35,376</b>	<b>\$ 37,886</b>	<b>\$ 39,238</b>	<b>\$ 10,067</b>	<b>\$ 56,860</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 317,899</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>\$ 141,845</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 912,854</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>\$ 151,163</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,029,573</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>\$ (139,689)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 213,504</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 June 30, 2025**

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	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	54,090	44,090
<b>Total Revenues</b>	<b>\$ 1,938,685</b>	<b>\$ 1,938,685</b>	<b>\$ 2,014,486</b>	<b>\$ 75,801</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>\$ 58,686</b>	<b>\$ 70,801</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>\$ 58,686</b>	<b>\$ 70,801</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>\$ 1,243,185</b>	

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

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 133,250	\$ 133,250	\$ 135,548	\$ 2,298
Interest Income	5,000	3,750	4,539	789
<b>Total Revenues</b>	<b>\$ 138,250</b>	<b>\$ 137,000</b>	<b>\$ 140,524</b>	<b>\$ 3,523</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>\$ 4,525</b>	<b>\$ (6,762)</b>	<b>\$ (11,288)</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>\$ 4,525</b>	<b>\$ (6,762)</b>	<b>\$ (11,288)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 56,020</b>		<b>\$ 126,745</b>	
<b>Fund Balance - Ending</b>	<b>\$ 61,796</b>		<b>\$ 119,983</b>	

# Aberdeen

## Community Development District

### Capital Projects Fund Series 2018

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

For The Period Ending June 30, 2025

	Actual
	Thru 06/30/25
<b>Revenues</b>	
Interest Income	\$ 1,640
<b>Total Revenues</b>	<b>\$ 1,640</b>
<b>Expenditures:</b>	
Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,640</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>\$ 1,640</b>
<b>Fund Balance - Beginning</b>	<b>\$ 51,883</b>
<b>Fund Balance - Ending</b>	<b>\$ 53,523</b>

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

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<b>Revenues</b>				
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
Impact fees	-	-	9,370	9,370
Interest	5,000	5,000	19,515	14,515
<b>Total Revenues</b>	<b>\$ 45,000</b>	<b>\$ 5,000</b>	<b>\$ 28,885</b>	<b>\$ 23,885</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 50,000	\$ 50,000	\$ 67,822	\$ (17,822)
Repair and Replacements	50,000	50,000	108,100	(58,100)
Other Current Charges	-	-	2,300	(2,300)
<b>Total Expenditures</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 178,223</b>	<b>\$ (78,223)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (55,000)</b>	<b>\$ (95,000)</b>	<b>\$ (149,337)</b>	<b>\$ 102,108</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>\$ (149,337)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 658,411</b>		<b>\$ 688,453</b>	
<b>Fund Balance - Ending</b>	<b>\$ 603,411</b>		<b>\$ 539,115</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

June 30, 2025

	Check Date	Check No.		Amount
<b>General Fund - Wells Fargo</b>				
Payroll	6/25/25	51025-51029	\$	923.50
<b>Total</b>				<b>\$ 923.50</b>
<b>General Fund - Wells Fargo</b>				
Accounts Payable	6/6/25	5226-5233	\$	51,047.24
	6/13/25	5234-5240		33,803.71
	6/26/25	5241-5253		26,604.52
				<b>\$ 111,455.47</b>
<b>Capital Reserve Fund - Wells Fargo</b>				
Accounts Payable	6/6/25	172-173	\$	23,817.52
				<b>\$ 23,817.52</b>
<b>Total</b>				<b>\$ 135,272.99</b>
<b>Autopayments - Wells Fargo</b>				
	6/9/25	Comcast	\$	691.42
	6/12/25	JEA Utilities		10,661.42
	6/17/25	Comcast		664.13
	6/25/25	Wellbeats		249.00
	6/25/25	Comcast		328.83
	6/30/25	GFL Environmental		1,255.86
	6/30/25	Wells Fargo Credit Card		9,959.50
<b>Total</b>				<b>\$ 23,810.16</b>

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51025	17	HARRIET S CLARKE	184.70	6/25/2025
51026	15	LAUREN Q EGGLESTON	184.70	6/25/2025
51027	18	PAUL R FOGEL	184.70	6/25/2025
51028	19	RICHARD A PEREZ	184.70	6/25/2025
51029	16	THOMAS G MARMO	184.70	6/25/2025

TOTAL FOR REGISTER 923.50

ABER ABERDEEN DLAUGHLIN

# ATTENDANCE SHEET

District: Aberdeen

Meeting Date: June 24, 2025

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

District Manager:

Hankie [Signature] June 24, 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 #	
6/06/25	00259	5/21/25	11064147 202505 320-53800-45918	MAY PROPERTY MANAGER	*	788.00		
		5/21/25	11064147 202505 320-53800-45915	MAY FRONT DESK	*	788.00		
		5/21/25	11064147 202505 320-53800-45506	MAY JANITOR	*	788.00		
		5/21/25	11064147 202505 320-53800-45917	MAY MAINTENANCE CREW	*	788.00		
		5/21/25	11064147 202505 320-53800-46000	MAY MAINTENANCE SUPV	*	788.00		
							FIRST SERVICE RESIDENTIAL	3,940.00 005226
6/06/25	00259	5/23/25	11063226 202505 320-53800-45918	MAY OPERATIONS MANAGER	*	3,964.00		
		5/23/25	11063226 202505 320-53800-45915	MAY FRONT DESK	*	3,193.65		
		5/23/25	11063226 202505 320-53800-45506	MAY JANITORIAL	*	1,734.76		
		5/23/25	11063226 202505 320-53800-46000	MAY SUPV BUILDING MAINT	*	2,910.41		
		5/23/25	11063226 202505 320-53800-45917	MAY BUILDING MAINT	*	2,100.00		
							FIRST SERVICE RESIDENTIAL	13,902.82 005227
6/06/25	00213	5/30/25	89798 202505 320-53800-46100	MAY LAKE MAINTENANCE	*	2,675.00		
							FUTURE HORIZONS, INC	2,675.00 005228
6/06/25	00017	6/01/25	721 202506 310-51300-34000	JUN MANAGEMENT FEES	*	4,943.50		
		6/01/25	721 202506 310-51300-35100	JUN INFO TECH	*	168.50		
		6/01/25	721 202506 310-51300-31300	JUN DISSEM AGENT SRVCS	*	730.33		
		6/01/25	721 202506 310-51300-51000	OFFICE SUPPLIES	*	.93		
		6/01/25	721 202506 310-51300-42000	POSTAGE	*	141.74		
		6/01/25	721 202506 310-51300-42500	COPIES	*	201.00		
		6/01/25	721 202506 310-51300-41000	TELEPHONE	*	9.62		
							GOVERNMENTAL MANAGEMENT SERVICES	6,195.62 005229
6/06/25	00301	6/01/25	425349 202506 320-53800-45400	JUN SECURITY SERVICES	*	250.00		
							HI TECH SYSTEM ASSOCIATES INC	250.00 005230
				ABER ABERDEEN	OKUZMUK			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/06/25	00309	6/01/25	JAK06250	202506	320-53800	45927		JUN JANITORIAL SERVICES JANI-KING OF JACKSONVILLE	*	1,632.00	1,632.00	005231
6/06/25	00319	5/31/25	730261	202506	320-53800	46200		JUN LANDSCAPE MAINTENANCE RUPPERT LANDSCAPE LLC	*	22,193.80	22,193.80	005232
6/06/25	00221	6/01/25	3146	202506	320-53800	45919		JUN MAINT & NEWS LETTER ROBERTA G NAGLE	*	150.00	258.00	005233
		6/01/25	3146	202506	320-53800	45919		ANNUAL CALENDAR PLUG-IN	*	108.00		
6/13/25	00286	5/20/25	7145079	202505	310-51300	48000		5/27 MTG #11224287 GANNETT MEDIA CORP	*	70.00	70.00	005234
6/13/25	00259	2/08/25	11044840	202502	320-53800	45918		FEB PROPERTY MANAGER	*	3,964.00		
		2/08/25	11044840	202502	320-53800	45915		FEB FRONT DESK	*	2,456.35		
		2/08/25	11044840	202502	320-53800	45506		FEB JANITORIAL	*	1,884.41		
		2/08/25	11044840	202502	320-53800	46000		FEB SUPV BUILDING MAINT	*	2,895.73		
		2/08/25	11044840	202502	320-53800	45917		FEB BUILDING MAINT FIRST SERVICE RESIDENTIAL	*	2,100.00	13,300.49	005235
6/13/25	00259	6/01/25	11066320	202506	320-53800	45921		JUN MANAGEMENT FEES	*	1,185.00		
		6/01/25	11066320	202506	320-53800	45918		JUN GEN MGR PHONE BILL	*	50.00		
		6/01/25	11066320	202506	320-53800	46000		JUN SUPV PHONE BILL FIRST SERVICE RESIDENTIAL	*	50.00	1,285.00	005236
6/13/25	00259	6/06/25	11067699	202506	320-53800	45918		JUN PROPERTY MANAGER	*	3,864.00		
		6/06/25	11067699	202506	320-53800	45915		JUN FRONT DESK	*	3,548.53		
		6/06/25	11067699	202506	320-53800	45506		JUN JANITORIAL	*	1,987.44		
		6/06/25	11067699	202506	320-53800	46000		JUN SUPV BUILDING MAINT	*	2,849.66		

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/06/25	11067699	202506	320	53800	45917		JUN BUILDING MAINT FIRST SERVICE RESIDENTIAL	*	2,101.98	14,351.61	005237
6/13/25	00312	6/10/25	193395	202505	310	51300	31100		MAY ENGINEERING SERVICES MATTHEWS DESIGN GROUP LLC	*	1,675.51	1,675.51	005238
6/13/25	00079	6/01/25	13129562	202506	320	53800	45507		JUN POOL CHEMICALS POOLSURE	*	3,016.07	3,016.07	005239
6/13/25	00060	6/05/25	62076559	202506	320	53800	45926		JUN PEST CONTROL TURNER PEST CONTROL LLC	*	105.03	105.03	005240
6/26/25	00326	6/10/25	INV10386	202506	320	53800	49420		UNIFORMS ORDER BOUNDLESS NETWORK INC	*	128.26	128.26	005241
6/26/25	00153	6/19/25	52765444	202506	320	57200	46000		FIRST AID/SAFETY SUPPLIES CINTAS FIRE 636525	*	94.09	94.09	005242
6/26/25	00068	6/16/25	756981	202506	320	53800	45400		LIQUIDATE DAMAGE 8/5-10/4 HIDDEN EYES LLC	*	1,848.00	1,848.00	005243
6/26/25	00259	6/20/25	11068713	202506	320	53800	45918		JUN PROPERTY MANAGER	*	3,964.00		
		6/20/25	11068713	202506	320	53800	45915		JUN FRONT DESK	*	2,995.85		
		6/20/25	11068713	202506	320	53800	45506		JUN JANITORIAL	*	767.71		
		6/20/25	11068713	202506	320	53800	46000		JUN SUPV BUILDING MAINT	*	2,871.00		
		6/20/25	11068713	202506	320	53800	45917		JUN BUILDING MAINT FIRST SERVICE RESIDENTIAL	*	2,100.00	12,698.56	005244
6/26/25	00250	5/14/25	354	202505	320	57200	49400		7/4 3HR DJ 4TH OF JULY HIGH DEFINITION MUSIC ENT LLC	*	500.00	500.00	005245
6/26/25	00316	3/16/25	03162025	202503	320	57200	49400		7/4 ALL BEEF 8/1 HOT DOGS TOBY K'S LLC	*	1,955.00	1,955.00	005246

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/26/25	00311	6/16/25	20826	202506	320-57200-46000				MONUMENT LIGHT-PHOTO CELL LIN'S ELECTRIC INC	*	193.91	193.91	005247
6/26/25	00311	6/16/25	20877	202506	320-57200-46000				WORK IN HALL LIN'S ELECTRIC INC	*	474.08	474.08	005248
6/26/25	00311	6/16/25	20878	202506	320-57200-46000				RPLC 2 GROUND MOUNT LIGHT LIN'S ELECTRIC INC	*	531.99	531.99	005249
6/26/25	00311	6/16/25	20933	202506	320-57200-46000				RPL 3 MONUMENT SIGN LIGHT LIN'S ELECTRIC INC	*	1,375.50	1,375.50	005250
6/26/25	00311	6/16/25	20946	202506	320-57200-46000				3 FANS AND 1 OUTLET LIN'S ELECTRIC INC	*	658.75	658.75	005251
6/26/25	00311	6/16/25	20988	202506	320-57200-46000				INSTALL 3 FANS/3 FAN CTRL LIN'S ELECTRIC INC	*	1,085.00	1,085.00	005252
6/26/25	00082	5/31/25	91	202505	320-53800-45913				MAY LIFEGUARD SERVICES RIVERSIDE MANAGEMENT SERVICES INC	*	5,061.38	5,061.38	005253
TOTAL FOR BANK A											111,455.47		
TOTAL FOR REGISTER											111,455.47		



# INVOICE

Invoice Number 11064147  
 Invoice Date 5/21/2025  
 Terms 15 ePay ACH BP  
 Period Begin 5/1/2025  
 Customer 100-0SNC  
 Account # MED-0SNC  
 Total Amount Due: \$3,940.00

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

## Medical Insurance

Date	Position	Employee	Amount
5/1/2025	Property Manager	320 53800.45918 Trivelpiece, Katherine	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
5/1/2025	Front Desk	320.53800.45915 Gibbs, Michayla	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
5/1/2025	Janitor	320 53800.45506 Henry, Brandon E	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
5/1/2025	Maintenance Crew	320 53800.45917 Newman, Joshua D	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
5/1/2025	Maintenance Supervisor	320.53800.46000 Parker, Jay	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
			<b>Subtotal</b> \$3,940.00
			Tax \$0.00
			<b>Total</b> \$3,940.00

*Handwritten initials*



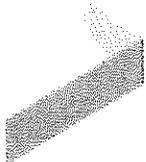
**FirstService**  
RESIDENTIAL  
**Aberdeen Community Development District**  
110 Flower of Scotland Avenue  
Saint Johns, FL 32259  
kate.trivelpiece@fsresidential.com;

**RECEIVED**  
MAY 28 2025  
BY: \_\_\_\_\_

# INVOICE

Invoice Number 11063226  
 Invoice Date 5/23/2025  
 Terms 15 ePay ACH BP  
 Period Start 5/3/2025  
 Period End 5/16/2025  
 Customer 100-OSNC  
 Account # PAY-OSNC  
**Total Amount Due: \$13,902.82**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$42.00	\$3,864.00
General Manager, Property Oper	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00
Subtotal					\$3,964.00
Staff, Front Desk	25.00%	Betts, Hayleigh M	62.72 REG	\$16.00	\$1,254.40
Staff, Front Desk	25.00%	Gibbs, Michayla	77.57 REG	\$20.00	\$1,939.25
Subtotal					\$3,193.65
Staff, Janitorial	25.00%	Henry, Brandon E	77.10 REG	\$18.00	\$1,734.76
Subtotal					\$1,734.76
Supervisor, Building Maint	25.00%	Parker, Jay	79.83 REG	\$28.67 <sup>9</sup>	\$2,860.41
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
Subtotal					\$2,910.41
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$21.00	\$2,100.00
Subtotal					\$2,100.00
Subtotal					\$13,902.82
Tax					\$0.00
Total					\$13,902.82



# FirstService

RESIDENTIAL

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

# INVOICE

Invoice Number 11063226  
Invoice Date 5/23/2025  
Terms 15 ePay ACH BP  
Period Start 5/3/2025  
Period End 5/16/2025  
  
Customer 100-OSNC  
Account # PAY-OSNC  
**Total Amount Due: \$13,902.82**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	320.53800	45918			\$3,964.00
Staff, Building Maint	320.53800	45917			\$2,100.00
Staff, Front Desk	320.53800	45915			\$3,193.65
Staff, Janitorial	320.53800	45506			\$1,734.76
Supervisor, Building Maint	320.53800	46000			\$2,910.41

*KS*

**Future Horizons, Inc**

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

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

**INVOICE**

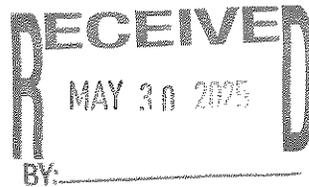
Invoice Number: 89798  
 Invoice Date: May 30, 2025  
 Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Aberdeen01	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		6/29/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in May 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.

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

# Invoice

**Invoice #:** 721  
**Invoice Date:** 6/1/25  
**Due Date:** 6/1/25  
**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 - June 2025		4,943.50	4,943.50
Information Technology - June 2025		168.50	168.50
Dissemination Agent Services - June 2025		730.33	730.33
Office Supplies		0.93	0.93
Postage		141.74	141.74
Copies		201.00	201.00
Telephone		9.62	9.62

**RECEIVED**  
 JUN 04 2025  
 BY: \_\_\_\_\_

<b>Total</b>	<b>\$6,195.62</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$6,195.62</b>



Tallahassee, FL 32308  
2498 Centerville Rd.

Invoice

Invoice #: 425349  
Invoice Date: 06/01/2025  
Completed: 06/02/2025  
Terms: Due on Aging Date  
Bid#:

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

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
10696117-AG - 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

Access Cards  
PS

RECEIVED  
JUN 03 2025  
BY: \_\_\_\_\_

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

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



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

Invoice	
<b>Date</b> 06/01/2025	<b>Number</b> JAK06250049
<b>Due Date</b> 06/30/2025	<b>Cust #</b> 126102
<b>Invoice Amount</b> \$ 1,632.00	<b>Amount Remitted</b>

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

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

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

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



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

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

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date	
JAK06250049	06/01/2025	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	06/30/2025	
Quantity	Description				Unit Price	Extended Price	
1	MONTHLY CONTRACT BILLING AMOUNT FOR JUNE				1632.00	1632.00	
RECEIVED MAY 28 2025 BY _____ Cleaning Contract 320.53800.45927 MS						<b>Amount of Sale</b>	\$ 1,632.00
						<b>Sales Tax</b>	\$ 0.00
						<b>Total</b>	\$ 1,632.00
Pay On-Line: <a href="https://linktr.ee/janikingjax">https://linktr.ee/janikingjax</a> Make All Checks Payable To: JANI-KING OF JACKSONVILLE							



**INVOICE**

Date	Invoice#
May 31, 2025	730261

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

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

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

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

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

Maint. Contract  
370.53800 46200  
KS

RECEIVED

MAY 28 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

# Invoice



P.O. Box 762,  
Middleburg, FL 32050

Date	Invoice #
6/1/2025	3146

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - ABERDEEN CDD ANNUAL CALENDAR PLUG-IN	150.00 108.00	150.00 108.00
		<b>Total</b>	\$258.00

**RECEIVED**  
JUN 04 2025  
BY: \_\_\_\_\_



ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	INV DATE 05/31/25
INVOICE # 0007145079	INVOICE PERIOD May 1- May 31, 2025	CURRENT INVOICE TOTAL \$70.00	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$70.00	

BILLING ACCOUNT NAME AND ADDRESS

Aberdeen Cdd/Gms  
393 Palm Coast Pkwy. S.W. Unit 4  
Palm Coast, FL 32137-4774



PAYMENT DUE DATE: JUNE 30, 2025

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

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

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
5/1/25	Balance Forward	\$171.92
5/28/25	PAYMENT - THANK YOU	-\$72.72
5/28/25	PAYMENT - THANK YOU	-\$99.20

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/20/25	11224287	SAG St Augustine Record	Aberdeen 5/27 mtg	Aberdeen 5/27 mtg	\$70.00



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

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT NUMBER 764138		INVOICE NUMBER 0007145079		AMOUNT PAID \$70.00
CURRENT DUE \$70.00	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$70.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check)  Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$72.79
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

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# 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:

05/20/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/20/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$70.00  
Tax Amount: \$0.00  
Payment Cost: \$70.00  
Order No: 11224287 # of Copies: 1  
Customer No: 764138  
PO #: Aberdeen 5/27 mtg

**THIS IS NOT AN INVOICE!**

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## NOTICE OF MEETING ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors (the "Board") of the Aberdeen Community Development District is scheduled to be held on Tuesday, May 27, 2025, at 6:00 p.m. located at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

Marilee Giles  
District Manager

Pub: 05/20/25 #11224287



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

# INVOICE

Invoice Number 11044840  
 Invoice Date 2/28/2025  
 Terms 15 ePay ACH BP  
 Period Start 2/8/2025  
 Period End 2/21/2025  
 Customer 100-0SNC  
 Account # PAY-0SNC  
**Total Amount Due: \$13,300.49**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 HOLIDAY	\$42.00	\$386.40
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	64.00 REG	\$42.00	\$3,091.20
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 VACATION	\$42.00	\$386.40
General Manager, Property Oper	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00
				<b>Subtotal</b>	<b>\$3,964.00</b>
Staff, Front Desk	25.00%	Betts, Hayleigh M	22.88 REG	\$16.00	\$457.60
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 HOLIDAY	\$20.00	\$200.00
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 PTO	\$20.00	\$200.00
Staff, Front Desk	25.00%	Gibbs, Michayla	60.15 REG	\$20.00	\$1,503.75
Staff, Front Desk	25.00%	Gibbs, Michayla	3.80 VACATION	\$20.00	\$95.00
				<b>Subtotal</b>	<b>\$2,456.35</b>
Staff, Janitorial	25.00%	Henry, Brandon E	8.00 HOLIDAY	\$18.00	\$180.00
Staff, Janitorial	25.00%	Henry, Brandon E	0.70 OT	\$27.00	\$23.63
Staff, Janitorial	25.00%	Henry, Brandon E	74.70 REG	\$18.00	\$1,680.78
				<b>Subtotal</b>	<b>\$1,884.41</b>
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$28.67	\$286.65

# INVOICE

**FirstService**  
RESIDENTIAL

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

Invoice Number 11044840  
 Invoice Date 2/28/2025  
 Terms 15 ePay ACH BP  
 Period Start 2/8/2025  
 Period End 2/21/2025  
 Customer 100-0SNC  
 Account # PAY-0SNC  
**Total Amount Due: \$13,300.49**

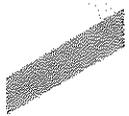
Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Supervisor, Building Maint	25.00%	Parker, Jay	71.42 REG	\$28.67	\$2,559.08
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
				Subtotal	\$2,895.73
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 HOLIDAY	\$21.00	\$210.00
Staff, Building Maint	25.00%	Newman, Joshua D	72.00 REG	\$21.00	\$1,890.00
				Subtotal	\$2,100.00

Subtotal \$13,300.49  
 Tax \$0.00  
**Total \$13,300.49**

General Manager, Property Oper *370.53800.45918* \$3,964.00  
 Staff, Building Maint *370.53800.45917* \$2,100.00  
 Staff, Front Desk *370.53800.45915* \$2,456.35  
 Staff, Janitorial *370.53800.45506* \$1,884.41  
 Supervisor, Building Maint *370.53800.46000* \$2,895.73

*01*

**RECEIVED**  
 JUN 10 2025  
 BY: \_\_\_\_\_



**FirstService**  
RESIDENTIAL

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

# INVOICE

Invoice Number 11066320  
Invoice Date 6/1/2025  
Terms 15 ePay ACH BP  
Service Period 6/1/2025  
Customer 100-0SNC

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

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

Subtotal	\$1,285.00
Tax	\$0.00
<b>Total</b>	<b>\$1,285.00</b>

*6.9.25  
320.53800.45912  
KS*

**RECEIVED**  
JUN 10 2025  
BY: \_\_\_\_\_



RESIDENTIAL

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

# INVOICE

Invoice Number 11067699  
 Invoice Date 6/6/2025  
 Terms 15 ePay ACH BP  
 Period Start 5/17/2025  
 Period End 5/30/2025  
 Customer 100-0SNC  
 Account # PAY-0SNC  
**Total Amount Due: \$14,351.61**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 HOLIDAY	\$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	62.77 REG	\$16.00	\$1,255.40
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 HOLIDAY	\$20.00	\$200.00
Staff, Front Desk	25.00%	Gibbs, Michayla	3.05 OT	\$30.00	\$114.38
Staff, Front Desk	25.00%	Gibbs, Michayla	79.15 REG	\$20.00	\$1,978.75
				Subtotal	\$3,548.53
Staff, Janitorial	25.00%	Henry, Brandon E	8.00 HOLIDAY	\$18.00	\$180.00
Staff, Janitorial	25.00%	Henry, Brandon E	0.78 OT	\$27.00	\$26.33
Staff, Janitorial	25.00%	Henry, Brandon E	8.00 PTO	\$18.00	\$180.00
Staff, Janitorial	25.00%	Henry, Brandon E	71.16 REG	\$18.00	\$1,601.11
				Subtotal	\$1,987.44
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$28.67	\$286.65
Supervisor, Building Maint	25.00%	Parker, Jay	71.53 REG	\$28.67	\$2,563.01
				Subtotal	\$2,849.66

# INVOICE

## FirstService

RESIDENTIAL

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

Invoice Number 11067699  
 Invoice Date 6/6/2025  
 Terms 15 ePay ACH BP  
 Period Start 5/17/2025  
 Period End 5/30/2025  
 Customer 100-0SNC  
 Account # PAY-0SNC  
**Total Amount Due: \$14,351.61**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 HOLIDAY	\$21.00	\$210.00
Staff, Building Maint	25.00%	Newman, Joshua D	0.05 OT	\$31.60	\$1.98
Staff, Building Maint	25.00%	Newman, Joshua D	72.00 REG	\$21.00	\$1,890.00
				Subtotal	\$2,101.98

Subtotal \$14,351.61  
 Tax \$0.00  
**Total \$14,351.61**

General Manager, Property Oper *300.53800.45918* \$3,864.00  
 Staff, Building Maint *300.53800.45917* \$2,101.98  
 Staff, Front Desk *300.53800.45915* \$3,548.53  
 Staff, Janitorial *300.53800.45506* \$1,987.44  
 Supervisor, Building Maint *300.53800.46000* \$2,849.66

*CS*  
*6.9.25*

**RECEIVED**  
 JUN 10 2025  
 BY: \_\_\_\_\_

Project Manager Alex Acree



Engineering - Architecture - Planning - Surveying

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

June 10, 2025  
Invoice # 193395

Project 000021848.0000 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 May 31, 2025**

Phase 0001 Engineering Services

	Hours	Rate	Amount
Sr. Construction Inspector	7.00	210.00	1,470.00
Project Coordinator 2	1.00	100.00	100.00
Project Administrator	.25	120.00	30.00
<b>Total Labor</b>			<b>1,600.00</b>

Phase 0999 Reimbursable Expenses

**Reimbursable Expenses**

Mileage/Parking/Tolls	75.51
<b>Total Reimbursables</b>	<b>75.51</b>

**Total Due: 1,675.51**

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	1,600.00	10,810.00	12,410.00
Expense	75.51	154.11	229.62
Unit	0.00	1.36	1.36
<b>Totals</b>	<b>1,675.51</b>	<b>10,965.47</b>	<b>12,640.98</b>

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

LICENSE #26535, LB8590, LA6886877

**Invoices are due upon receipt.**

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



# Invoice

Date Invoice#

6/1/2025  
131295628985

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

Terms	Net 20
Due Date	6/21/2025
PO #	

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

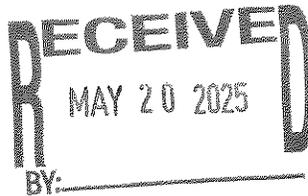
Ship To
Aberdeen CCD 110 Flowers of Scotland Jacksonville FL 32259

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

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

Subtotal	\$3,016.07
Tax	\$0.00
<b>Total</b>	<b>\$3,016.07</b>

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



[Click Here to Pay Now](#)



131295628985



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

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

**Service Slip/Invoice**

INVOICE:	620765595
DATE:	06/05/2025
ORDER:	620765595

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

Work Location: [428304] 904-217-0925  
 Aberdeen CDD II (Amenity Center)  
 96 Bush Pl  
 Fruit Cove, FL 32259-7101

**RECEIVED**  
 JUN 09 2025  
 BY: \_\_\_\_\_

Work Date	Time	Target Pest	Technician	Time In
06/05/2025	09:27 AM	ANTS, FIRE ANT, ROA		09:27 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/05/2025		09:40 AM



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

*[Handwritten Signature]*

\_\_\_\_\_  
 TECHNICIAN SIGNATURE

*[Handwritten Signature]*

\_\_\_\_\_  
 Josh  
 CUSTOMER SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**



boundless

Invoice # INV103865

Invoice Date: 6/10/2025
Page: 1 of 1

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

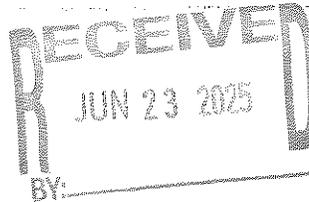
Table with 1 column: Bill To. Content: Aberdeen Community, Kate Trivelpiece, 110 Flower Of Scotland Ave, Saint Johns, FL 32259-6937

Table with 1 column: Ship To. Content: Aberdeen Community, Kate Trivelpiece, 110 Flower Of Scotland Ave, Saint Johns, FL 32259-6937

PO Number Customer No. Boundless Partner Shipping Method Payment Terms
64128:1 Aberdeen Community : Kate Trivelpiece
Sophia LaChat
UPS Ground
Net 30

Main item table with columns: Qty Ordered, Qty Shipped, Description, Item (s), Size, Item Color(s), Logo Name, Logo Placement, Unit Price, Ext Price. Contains 3 rows of item details.

Handwritten note: Uni forms 800.53800. 49420



Summary table with columns: Subtotal, Freight, Sales Tax, Total, Payment, Amount Due. Values: \$86.00, \$42.26, \$0.00, \$128.26, \$0.00, \$128.26

Original Order No: Sales Order #SO59472

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



INV103865



CINTAS  
 P.O. Box 631025  
 CINCINNATI, OH 45263-1025

Service / Billing # (904)562-7000  
 Fax # (904)562-7020  
 Payment Inquiry # (877)275-4933

# Invoice

**Ship To** ABERDEEN COMMUNITY  
 DEVELOPMENT DISTRICT  
 110 FLOWER OF SCOTLAND AVE  
 ST JOHNS, FL 32259-6937

Invoice # 5276544413  
 Invoice Date 06/19/2025  
 Credit Terms NET 30 DAYS  
 Customer # 21733123  
 Cintas Route LOC #0292 ROUTE 0009  
 Order # 7056280069  
 Payer # 21733123

**Bill To** ABERDEEN COMMUNITY  
 DEVELOPMENT DISTRICT  
 110 FLOWER OF SCOTLAND AVE  
 ST JOHNS, FL 32259-6937

Material #	Description	Quantity	Unit Price	Ext Price	Tax
<b>Unit</b> 00000000024482122	<b>Unit Description:</b>				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
43658	WATERPROOF CLEAR STRIPS	1 BOX	\$6.06	\$6.06	
44269	ELASTIC STRIP MEDIUM	1 BOX	\$4.79	\$4.79	
44429	LARGE PATCH 2INX3IN MED	1 BOX	\$4.52	\$4.52	
50430	ALCOHOL SWABS SMALL	1 BAG	\$7.31	\$7.31	Y
61029	ANTISEPTIC PUMP 2 OZ	1 EA	\$16.70	\$16.70	Y
91019	COLD PACK, SMALL, 1/BOX	1 BOX	\$6.57	\$6.57	Y
92019	COLD PACK, LARGE, 1/BOX	1 BOX	\$8.01	\$8.01	Y
	<b>Unit Subtotal:</b>			<b>\$53.96</b>	
<b>Unit</b> 00000000024482123	<b>Unit Description:</b>				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
43729	X-LONG BANDAGE MEDIUM	1 BOX	\$6.19	\$6.19	
44429	LARGE PATCH 2INX3IN MED	1 BOX	\$4.52	\$4.52	
50430	ALCOHOL SWABS SMALL	1 BAG	\$7.31	\$7.31	Y
55555	HARD SURFACE DISINFEC SVC	1 EA	\$7.53	\$7.53	Y
91019	COLD PACK, SMALL, 1/BOX	1 BOX	\$6.57	\$6.57	Y
92019	COLD PACK, LARGE, 1/BOX	1 BOX	\$8.01	\$8.01	Y
	<b>Unit Subtotal:</b>			<b>\$40.13</b>	
	<b>Invoice Sub-total</b>			<b>\$94.09</b>	
	<b>Tax</b>			<b>\$4.42</b>	
	<b>Invoice Total</b>			<b>\$98.51</b>	



*First Aid  
 Supplies  
 320.572.46000  
 AS*

CINTAS  
P.O. Box 631025  
CINCINNATI, OH 45263-1025

# Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax
------------	-------------	----------	------------	-----------	-----

**Remit To** CINTAS  
P.O. Box 631025  
CINCINNATI, OH 45263-1025

**Note**



**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>756981</b>	Date <b>06/16/2025</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		06/16/2025	08/01/2025

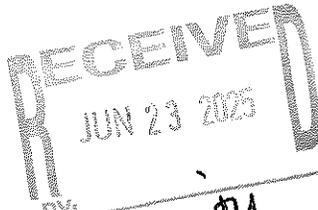
Quantity	Description	Months	Rate	Amount
Aberdeen CDD - 110 Flower of Scotland Ave, Jacksonville, FL 1.00	Liquidated Damages 08/05/2025 - 10/04/2025	2.00	\$924.00	\$1,848.00
			<b>Subtotal:</b>	<b>\$1848.00</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$1848.00</b>

REPLACES INV 755730. Liquidated Damages at 100% for 8/5/25 to 10/4/25

Date	Invoice #	Description	Amount	Balance Due
6/16/2025	756981	Monitoring Services	\$1848.00	\$1848.00

**Envera**

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



BY: *January*  
320.53000.45400  
KD  
6.23.25

<h1>Invoice</h1>	
Invoice Number <b>756981</b>	Date <b>06/16/2025</b>
Customer Number <b>400171</b>	Due Date <b>08/01/2025</b>

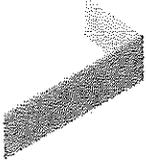
Net Due: \$1,848.00

Amount Enclosed: \_\_\_\_\_

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

REMIT TO

Envera  
PO Box 2086  
Hicksville, NY 11802



# FirstService

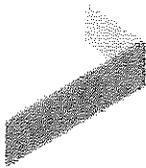
RESIDENTIAL

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

# INVOICE

Invoice Number 11068713  
Invoice Date 6/20/2025  
Terms 15 ePay ACH BP  
Period Start 5/31/2025  
Period End 6/13/2025  
  
Customer 100-OSNC  
Account # PAY-0SNC  
**Total Amount Due: \$12,698.56**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$42.00	\$3,864.00
General Manager, Property Oper	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00
Subtotal					\$3,964.00
Staff, Front Desk	25.00%	Betts, Hayleigh M	57.63 REG	\$16.00	\$1,152.60
Staff, Front Desk	25.00%	Gibbs, Michayla	3.00 PTO	\$20.00	\$75.00
Staff, Front Desk	25.00%	Gibbs, Michayla	70.73 REG	\$20.00	\$1,768.25
Subtotal					\$2,995.85
Staff, Janitorial	25.00%	Henry, Brandon E	34.12 REG	\$18.00	\$767.71
Subtotal					\$767.71
Supervisor, Building Maint	25.00%	Parker, Jay	78.73 REG	\$28.67	\$2,821.00
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
Subtotal					\$2,871.00
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$21.00	\$2,100.00
Subtotal					\$2,100.00
Subtotal					\$12,698.56
Tax					\$0.00
Total					\$12,698.56



# INVOICE

## FirstService

RESIDENTIAL

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

Invoice Number 11068713  
Invoice Date 6/20/2025  
Terms 15 ePay ACH BP  
Period Start 5/31/2025  
Period End 6/13/2025  
  
Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$12,698.56**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	320.53500	.45918			\$3,964.00
Staff, Building Maint	320.53800	.46000			\$2,100.00
Staff, Front Desk	320.53800	.45915			\$2,995.85
Staff, Janitorial	320.53800	.45506			\$767.71
Supervisor, Building Maint	320.53800	.46000			\$2,871.00

*KS*  
6/23/25

RECEIVED  
JUN 23 2025  
BY: \_\_\_\_\_

High Definition Music Entertainment LLC.  
 Anthony Birchenough  
 653 Fort William Drive  
 Saint Johns, FL 32259  
 Phone (904) 806-1161



INVOICE 354 5/14/2025

**BILL TO**

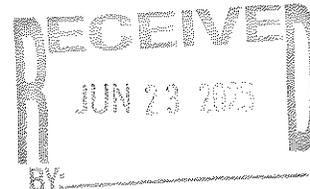
FirstService Residential  
 Management  
 KATE TRIVELPIECE  
 Aberdeen CDD 110 Flower of Scotland Ave | Saint Johns, FL 32259

Saint Johns, FL 32259 c/o Amenity Center

QUANTITY	DESCRIPTION	TOTAL
1	DJ/MC services (4 <sup>th</sup> of July) from 12:00pm-3:00pm on 7/4/2025.	\$500.00

Tax Due	\$0.00
<b>TOTAL DUE BY 7/4/2025</b>	<b>\$500.00</b>

Thank you  
 for your  
 business!



320.572.49400  
 July 4th Event  
 \*Check request for pickup



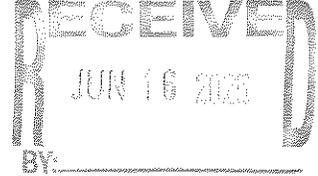


# INVOICE

**Invoice Date:** 06/16/2025

**Invoice #** 20826

**Total Due** \$193.91



**Bill To:**

Aberdeen CDD

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

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

**Site Address:**

Aberdeen CDD  
Jay Parker  
110 Flower Of Scotland Avenue  
Fruit Cove, FL 32259  
M- 9043037366 H- W-

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

**Service Date** 4/30/2025

Description	Qty	Amount	Total
<b>Services</b>			
Labor Rates Monument lights: Photo cell missing and lights not working properly	1.00	155.00	\$155.00
<p>Work Performed We arrive on site today to begin work troubleshooting sign lights in front of Baywick Community upon our arrival we checked in at main office with Jay Parker and proceeded to Braewick Community we began our investigation by attempting to engage photo eye to allow lights to come on after identifying photo cell it would not engage we then began to confirm the photo cell was receiving proper power from that point we were able to identify photocell was receiving proper 120 volts indicating a clear issue with photo cell we then began to remove and replace with the new photo cell and test lights to ensure they would work properly</p>			
Sub Total Services			\$155.00
<b>Materials</b>			
110 Volt Photo Cell (stem and swivel mount)	1.00	38.91	\$38.91
Sub Total Materials			\$38.91
Total for Service Date		4/30/2025	\$193.91
<b>Total Due</b>			<b>\$193.91</b>

**Payments**

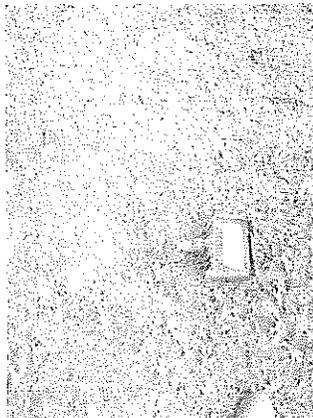
**Total Payments** \$0.00

*Jay Parker*

04/30/25 10:36:39



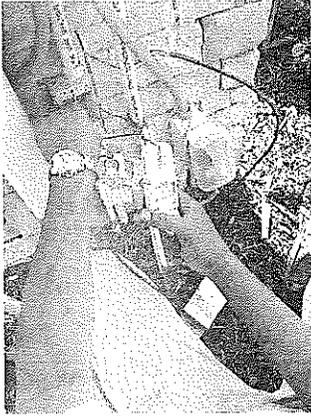
04/30/25 10:36:42



04/30/25 10:36:46



04/30/25 10:36:49



**Total Due            \$193.91**

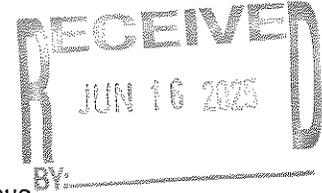


# INVOICE

**Invoice Date:** 06/16/2025

**Invoice #** 20877

**Total Due** \$474.08



**Bill To:**  
Aberdeen CDD

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

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

**Site Address:**  
Aberdeen CDD  
Jay Parker  
110 Flower Of Scotland Avenue

Fruit Cove, FL 32259  
M- 9043037366 H- W-

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

**Service Date** 5/15/2025

Description	Qty	Amount	Total
<b>Services</b>			
Labor Rates	2.75	155.00	\$426.25
<p>Work in Hall</p> <p>1) Install two (2) additional wafer lights over sink to match previously installed wafer lights through out hall.</p> <p>2) Install customer provided ceiling fan</p> <p>3) Remove existing and install two (2) customer provided chandeliers</p> <p>Work Performed</p> <p>We arrived on site today to begin work upon our arrival we checked in at front office and immediately began work</p> <p>1) installing two customer provided chandeliers and one customer provided ceiling fan removing old ceiling fan and replacing with new customer provided ceiling fan from that point we began to remove two chandeliers over Island area and replace with two customer provided chandeliers upon completion of this we then re-energize system to ensure all customer provided fixtures would work properly</p> <p>2) along with one Lin's Electric provided 6-in wafer from that point we began to remove one 6-in can light from above sink and replace with one 6 inch LED wafer upon completion we re-energized light to ensure it will work properly</p>			
	Sub Total	Services	\$426.25
<b>Materials</b>			
6" LED wafer light pop in no can (3K, 4K 5K selectable)	1.00	35.33	\$35.33
Hardware includes wire nuts, washers, tape, screws, etc.	10.00	1.25	\$12.50
	Sub Total	Materials	\$47.83
<b>Total for Service Date</b>		5/15/2025	\$474.08
		<b>Total Due</b>	<b>\$474.08</b>

EC 13007419

www.LinsElectric.com

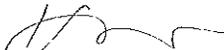
email: info@linselectric.com

Phone: (904) 868-6586

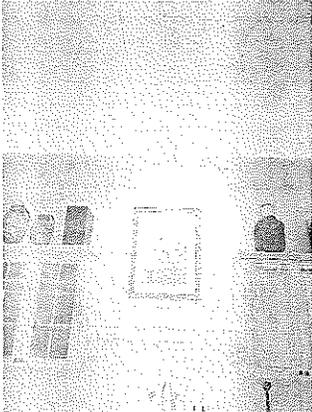
7820 Pritchard Road Jacksonville, FL 32219

Payments

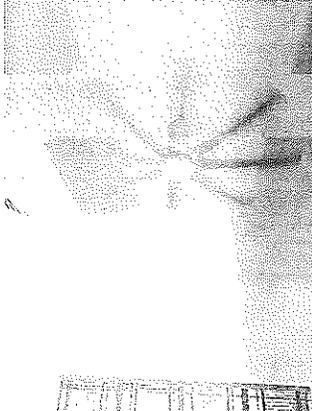
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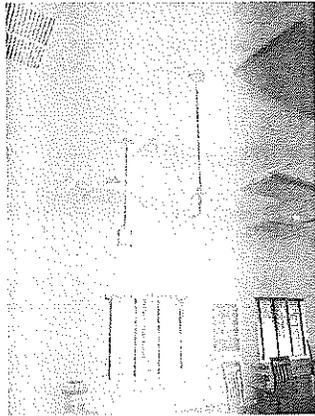
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05/15/25 15:39:15



05/15/25 15:39:20



05/15/25 15:39:27



**Total Due**                      **\$474.00**



# INVOICE

Invoice Date: 06/16/2025

Invoice # 20878

Total Due **\$725.74**



**Bill To:**  
Aberdeen CDD

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

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

Service Date 5/13/2025

Description	Qty	Amount	Total
<b>Services</b>			
Labor Rates	1.25	155.00	\$193.75
<p>Replace two (2) ground mounted lights at back of gym no longer working. (Light like at monument sign)</p> <p>Work Performed 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</p>			
		Sub Total	Services \$193.75
Materials		4.00	84.56 \$338.24
Custom Item(s) Led flood light		Sub Total	Materials \$338.24
		Total for Service Date	5/13/2025 \$531.99

Service Date 6/15/2025

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

**Labor Rates** 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

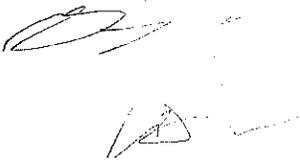
Sub Total Services \$193.75

Total for Service Date 5/15/2025 \$193.75

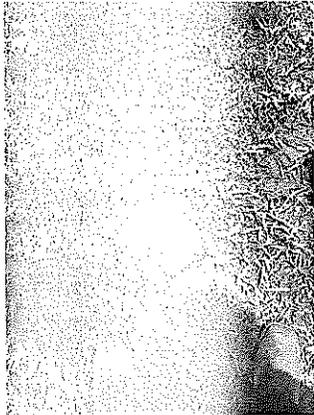
**Total Due \$725.74**

**Payments**

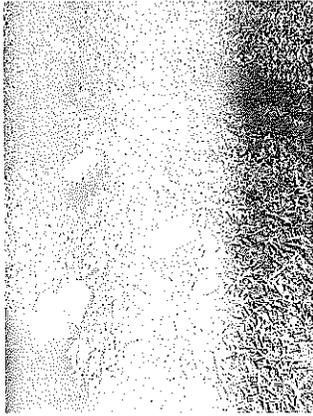
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05/13/25 14:33:01



05/13/25 14:33:05



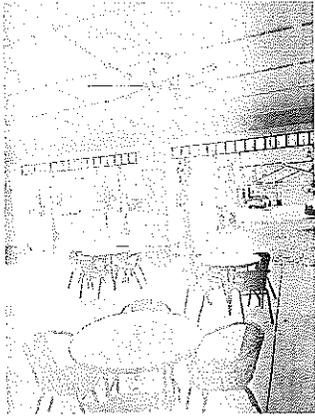
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05/15/25 12:00:17



05/15/25 12:00:20



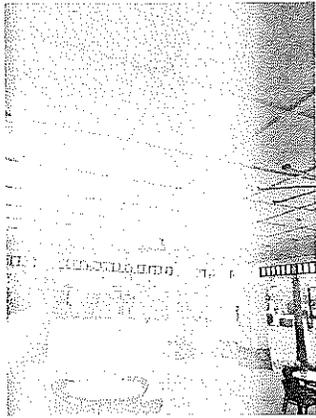
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05/15/25 12:08:01



05/15/25 12:08:04



05/15/25 12:08:06



05/15/25 12:08:11



**Total Due**                      **\$725.74**



# INVOICE

Invoice Date: 06/16/2025

Invoice # 20933

Total Due \$1375.50

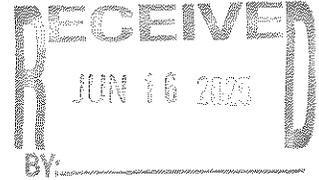
**Bill To:**  
Aberdeen CDD

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

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

**Site Address:**  
Aberdeen CDD  
Jay Parker  
110 Flower Of Scotland Avenue  
Fruit Cove, FL 32259  
M- 9043037366 H- W-

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



**Service Date**

Description	Qty	Amount	Total
<b>Services</b>			
Estimate Labor Labor and material to replace (3) flood lights for each monument Sign below:	1.00	1375.50	\$1375.50
*(1) In front of Highlands Point monument *(1) In front of Castle Gate Monument *(1) In front of Prestwick Monument			
	Sub Total	Services	\$1375.50
Total for Service Date			\$1375.50

**Service Date 5/22/2025**

Description	Qty	Amount	Total
<b>Services</b>			
Estimate Labor We arrived on site today to begin work replacing three Monument sign lights upon our arrival we checked in at Aberdeen front office and immediately proceeded to sign Lighting in front of Castle Gate Community we began work by de-energizing electrical system removing the sign light in front of Castle Gate Community that was not working properly and replacing with new ground-mounted flood light. Upon completion of first floodlight replacement we then proceeded to Prestwick Communities we de-energized system and replace one round mounted floodlight and re-energized system from that point we proceeded to Highlands Point Community de-energized electrical system and replaced with new ground mountable flood light upon completion of replacing all flood lights we then re-energize electrical system and test it all lights to ensure they would work properly.	1.00	0.00	\$0.00
	Sub Total	Services	\$0.00
Total for Service Date 5/22/2025			\$0.00
<b>Total Due</b>			<b>\$1375.50</b>

**Payments**

**Total Payments \$0.00**

EC 13007419

www.LinsElectric.com

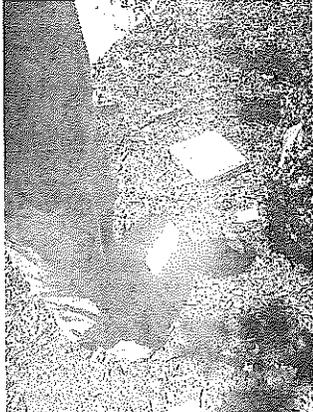
email: info@linselectric.com

Phone: (904) 868-6586

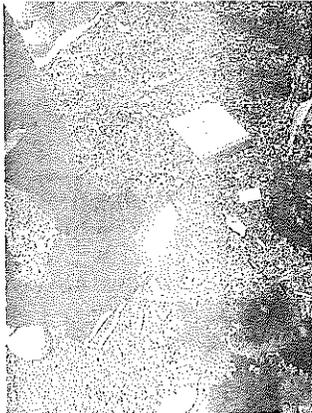
7820 Pritchard Road Jacksonville, FL 32219

Jim Pann

05/22/25 12:36:19



05/22/25 12:36:20



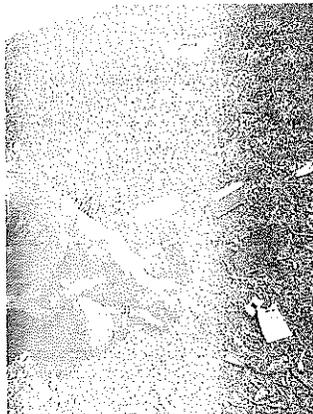
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05/22/25 13:12:21



05/22/25 13:12:22



05/22/25 13:12:23



05/22/25 13:12:24



**Total Due      \$1375.50**



# INVOICE

**Invoice Date:** 06/16/2025

**Invoice #** 20946

**Total Due** \$658.75



**Bill To:**  
Aberdeen CDD

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

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

**Site Address:**  
Aberdeen CDD  
Jay Parker  
110 Flower Of Scotland Avenue

Fruit Cove, FL 32259  
M- 9043037366 H- W-

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

**Service Date** 5/23/2025

Description	Qty	Amount	Total
<b>Services</b>			
Labor Rates Three (3) Fans not working, One (1) outlet not working, Diagnose.	4.25	155.00	\$658.75

**Work Performed**

We arrived on site today to begin work troubleshooting three fans inside of gym area upon our arrival we checked in at front office and immediately began work by inspecting associated switch bank that controls three fans outside of gym patio area upon completion of inspecting wiring associated with fans at switch bank we then began to remove center fan and inspect wiring through our investigation we were able to identify proper voltage at switch bank and proper voltage at junction area inside of attic but no voltage at Center ceiling fan indicating a issue with wiring from junction in attic to ceiling fan needing to be replaced from that point we began troubleshooting second fan closest to storage Closet near gym back door we began checking for voltage at switch bank and at ceiling fan after confirming voltage was coming into ceiling fan all the fan was not working properly we proceeded to third ceiling fan near rear of patio area to confirm ceiling fan was receiving voltage upon completion of confirming ceiling fan was receiving voltage we then returned into attic space to inspect junction area and wiring to see why center ceiling fan was not receiving voltage from that point we proceeded back to switch bank and began to inspect each switch associated with the three ceiling fans we were able to identify each switch was a fan controller switch primarily used to control fan speed although proper power was being provided to switch and two of the ceiling fans the LED light indicator on switch did not illuminate indicating issue with switch itself from that point I proceeded back to management front office and explain to them fans would need to be replaced and wiring would need to be ran in order for fans to work properly again

Estimate 9599 provided

Sub Total	Services	\$658.75
Total for Service Date		5/23/2025 \$658.75

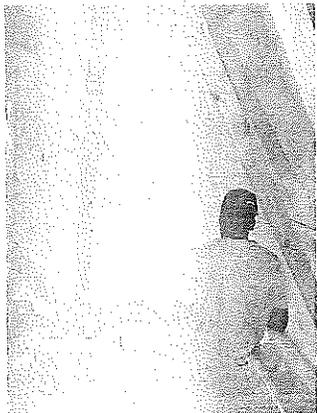
Total Due \$658.75

Payments

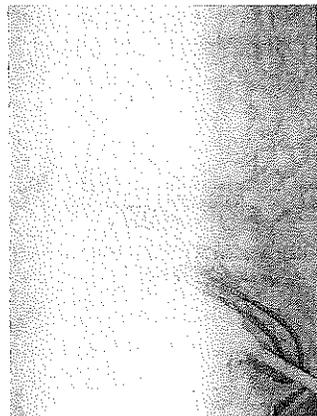
Total Payments \$0.00



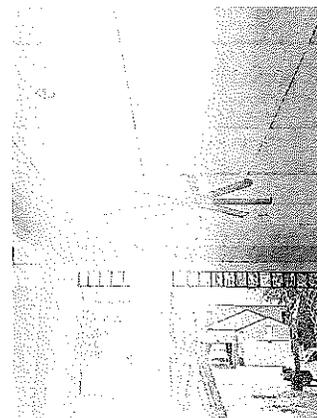
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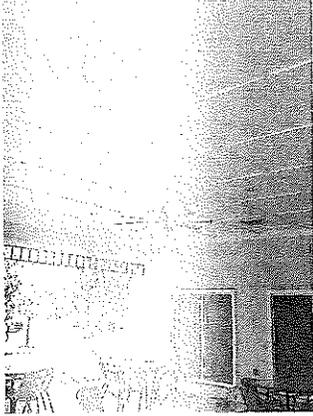
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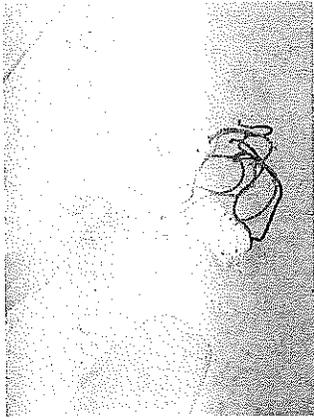
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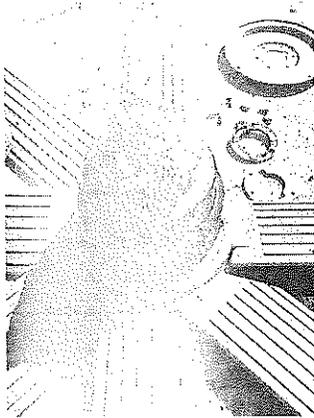
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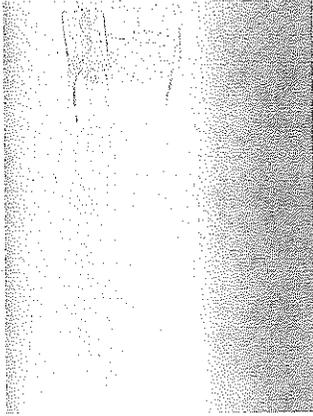
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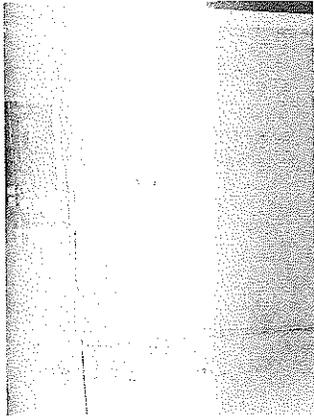
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05/23/25 13:56:56



05/23/25 13:56:56



**Total Due            \$658.75**

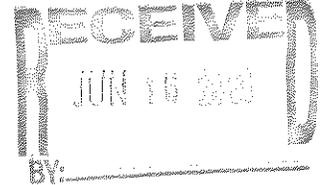


# INVOICE

Invoice Date: 06/16/2025

Invoice # 20988

Total Due **\$1085.00**



**Bill To:**  
Aberdeen CDD

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

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

**Service Date**

Description	Qty	Amount	Total
<b>Services</b>			
Estimate Labor Labor and material for the following:	1.00	930.00	\$930.00
1) Remove (3) existing fans and install (3) owner provided fans in gym area. 2) Remove (3) existing fan controls and rewire switch box for 3 fans to be controlled by (1) owner provided switch 3) Rerun (1) switch leg for (1) ceiling fan that has no power going to it.			
	Sub Total	Services	\$930.00
	Total for Service Date		\$930.00

**Service Date 6/3/2025**

Description	Qty	Amount	Total
<b>Services</b>			
Estimate Labor We arrived on site today to begin work replacing three fans in patio of gym area upon our arrival we checked in with front office and immediately began work at gym area by removing three ceiling fans on patio and replacing with three customer provided ceiling fans upon completion of installing three new ceiling fans we then began wiring from Center ceiling fan to Junction area in attic space upon completion of running new wire we then re-energized system and test it for proper voltage to ensure all ceiling fans would work properly	1.00	0.00	\$0.00
	Sub Total	Services	\$0.00
	Total for Service Date		6/3/2025 \$0.00

**Service Date 6/4/2025**

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

Labor Rates    We arrived on site today to begin work inspecting inside gym fans since previous visit stopped working upon our arrival we checked in with front office and immediately proceeded to gym area where inside fans were not working properly through our investigation were able to determine fans installed yesterday were associated with circuit 25 and working properly we were able to identify the circuit associated with inside gym fans was circuit 20 from that point we began our investigation inside of Gym Ballroom area where one of two gym fans was not functioning properly through fan controller switch from that point we began to confirm voltage at fan switch and inside of fan fixture to ensure fan was receiving proper voltage after confirming fan was receiving proper voltage we then began to remove fan controller switch and inspect wiring upon completion of confirming wiring was in good standing order we then began to test working fan from that point we were able to conclude issue with fan itself and not electrical circuit likely due to failure of inside components of fan not due to work completed on prior day

1.00    155.00    \$155.00

Estimate 9641 provided

Sub Total	Services	\$155.00
Total for Service Date		6/4/2025    \$155.00
<b>Total Due</b>		<b>\$1085.00</b>

**Payments**

**Total Payments    \$0.00**



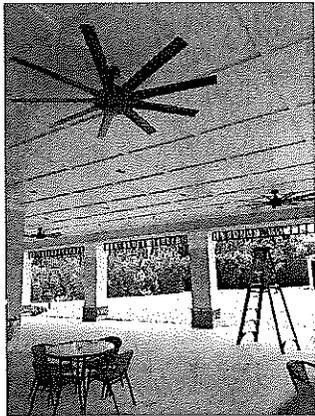
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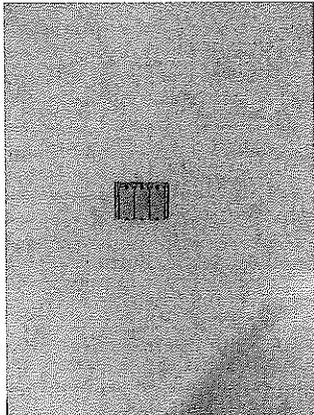
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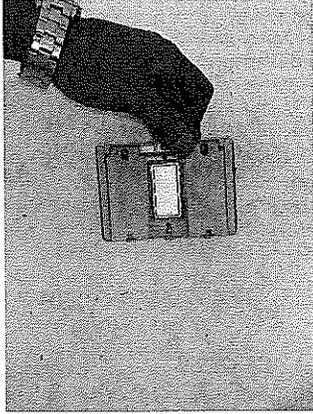
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06/03/25 15:33:01



06/03/25 15:33:02



06/04/25 11:17:09



**Total Due        \$1085.00**

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

# Invoice

Invoice #: 91  
Invoice Date: 5/31/2025  
Due Date: 5/31/2025  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services - May 2025	220.06	23.00	5,061.38

RECEIVED  
JUN 13 2025  
BY: \_\_\_\_\_

*Alison Moring*  
6-13-25

Total	\$5,061.38
Payments/Credits	\$0.00
Balance Due	\$5,061.38

ABERDEEN CDD  
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
220.06	Lifeguard Services for Aberdeen Covers May 2025	\$ 23.00	\$ 5,061.38
	GL # 001.320.53800.45913		
	TOTAL DUE:		<u>\$ 5,061.38</u>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/3/25	6.75	P.K.	Lifeguarding
5/3/25	6.75	N.G.	Lifeguarding
5/3/25	4.18	B.C.	Lifeguarding
5/3/25	4.05	J.P.	Lifeguarding
5/4/25	6.93	L.M.	Lifeguarding
5/4/25	6.8	K.H.	Lifeguarding
5/4/25	4.05	J.P.	Lifeguarding
5/4/25	4.2	O.H.	Lifeguarding
5/10/25	6.75	P.K.	Lifeguarding
5/10/25	2.32	N.G.	Lifeguarding
5/10/25	6.67	O.H.	Lifeguarding
5/10/25	4.05	J.P.	Lifeguarding
5/10/25	6.38	K.H.	Lifeguarding
5/11/25	6.73	L.M.	Lifeguarding
5/11/25	6.78	J.P.	Lifeguarding
5/11/25	4.05	O.H.	Lifeguarding
5/11/25	6.37	D.W.	Lifeguarding
5/17/25	6.7	P.K.	Lifeguarding
5/17/25	6.67	N.G.	Lifeguarding
5/17/25	4.05	K.H.	Lifeguarding
5/17/25	4.15	B.C.	Lifeguarding
5/18/25	6.75	K.H.	Lifeguarding
5/18/25	6.33	D.W.	Lifeguarding
5/18/25	4.05	L.M.	Lifeguarding
5/24/25	6.75	J.P.	Lifeguarding
5/24/25	6.5	O.H.	Lifeguarding
5/24/25	6.75	N.G.	Lifeguarding
5/25/25	6.68	O.H.	Lifeguarding
5/25/25	6.75	D.W.	Lifeguarding
5/25/25	4.58	N.G.	Lifeguarding
5/25/25	4.03	J.P.	Lifeguarding
5/26/25	6.78	B.C.	Lifeguarding
5/26/25	6.72	J.P.	Lifeguarding
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5/26/25	4	K.H.	Lifeguarding
5/31/25	5.78	L.M.	Lifeguarding
5/31/25	5.73	N.G.	Lifeguarding
5/31/25	5.75	K.H.	Lifeguarding
5/31/25	4.03	O.H.	Lifeguarding

**TOTAL**      220.06

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/06/25	00191	5/20/25 1125	202505 600-53800-60100	FINAL HANDRAILS	*	3,465.00	
							3,465.00 000172
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6/06/25	00196	4/25/25 423202	202504 600-53800-60100	SRVC AGREE DISC 60 MONTHS	*	20,352.52	
							20,352.52 000173
-----							-----
TOTAL FOR BANK B						23,817.52	
TOTAL FOR REGISTER						23,817.52	

ABER ABERDEEN OKUZMUK

# Invoice



Date: May 20, 2025  
 Invoice #: 1125

CertaPro Painters of  
 North Jacksonville  
 6015 Morrow St E Unit 118  
 Jacksonville, FL 32217  
 904-728-3880

Customer: Aberdeen Community  
 110 Flower of Scotland Ave  
 Fruit Cove FL 32259

001	JOB-1423-1784- Final	\$ 2,975.00	100.00%	\$ 2,975.00	\$ -	\$ 2,975.00
002	HandRails	\$ 490.00	100.00%	\$ 490.00		\$ 490.00
	Job Total	\$3,465.00		\$ -		
				\$ -	Previous Paid	Total Due
				\$ 3,465.00	\$ -	\$3,465.00
					2% for card	
						\$ 3,465.00

Date

Signature

Brad Davis - Owner



*R&K  
 Social Hall Painting  
 320.572.46000  
 KJ*



Tallahassee, FL 32308  
2498 Centerville Rd.

**RECEIVED**  
MAY 28 2025  
BY: \_\_\_\_\_

**Invoice**

**Invoice #:** 423202  
**Invoice Date:** 04/25/2025  
**Completed:** 04/25/2025  
**Terms:** Due On Receipt  
**Bid#:**  
**Job:** 8567-7  
475 West Town Place

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

*\*Capital*

**HiTechFlorida.com**

Description	Qty	Rate	Amount
<i>Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, FL</i>			
Service Agreement Discount 60 Monthm	1.00	(\$5,500.00)	(5,500.00)
Misc Hardware	1.00	\$500.00	500.00
Installation	60.00	\$95.00	5,700.00
Installation	8.00	\$95.00	760.00
OvrC Pro Lifetime License + Gigabit Hub	1.00	\$322.66	322.66
WattBox Standby UPS & OvrC Battery Pack 850VA	1.00	\$284.66	284.66
Araknis 24p POE Switch	1.00	\$979.81	979.81
OTC Parts Revenue	1.00	\$466.40	466.40
CKIPC4MPTNV-12VDI	1.00	\$392.47	392.47
WattBox 800 Series IP Power Conditioner 12 Indi	1.00	\$951.95	951.95
Pro Series CSVr w/ Built-in Gb NIC Port w/ no HDD	1.00	\$603.15	603.15
210 Series Compact Gigabit Switch w/ 8 ports	1.00	\$602.95	602.95
ANCP3005Q Indoor/outdoor Professional Wi-Fi CPEN	2.00	\$156.25	312.50
12TB Purple Pro Surveillance Hard Drive	2.00	\$302.25	604.50
256 GB Micro SD Card	4.00	\$58.32	233.28
CKIPC8MP180B	4.00	\$944.13	3,776.52
Bundle ADC-VC729P and TL-PoE170S PoE++ Injector	4.00	\$480.73	1,922.92
White Circle Box	7.00	\$14.99	104.93
ADC-VC838PF	12.00	\$355.40	4,264.80
Pro Series CSVr w/ Built-in Gb NIC Port w/ no HDD	1.00	\$603.15	603.15
WattBox IP Power Conditioner Compact with OvrC H	1.00	\$408.98	408.98
12TB Purple Pro Surveillance Hard Drive	2.00	\$302.25	604.50
Bundle ADC-VC729P and TL-PoE170S PoE++ Injector	3.00	\$484.13	1,452.39
Sales Tax			0.00

Tech Resolution Note:  
CCTV

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>\$20,352.52</b>
<b>Payments</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$20,352.52</b>