

*Aberdeen*  
*Community Development District*

*September 23, 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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September 16, 2025

Board of Supervisors  
Aberdeen Community Development District

Dear Board Members:

The Meeting of the Aberdeen Community Development District Meeting is scheduled for **Tuesday, September 23, 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. Ratification of Requisition No. 68
- IV. Consideration of Proposals for Holiday Decorations
  - A. Humbug
  - B. M&G
- 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 August 26, 2025 Meeting

- B. Balance Sheet as of August 31, 2025, and Statement of Revenues and Expenses for the Period Ending August 31, 2025
  - C. Assessment Receipt Schedule
  - D. Approval of Check Register
- VIII. Next Scheduled Meeting – October 28, 2025 @ 4:00 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  
SPECIAL ASSESSMENT REVENUE BONDS,  
SERIES 2018**

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

- (A) Requisition Number: 68
- (B) Name of Payee: Aberdeen CDD  
475 West Town Place, Suite 114  
St. Augustine, FL 32092
- (C) Amount Payable: \$4,790.51 (or account balance)
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoices #193214, 193395, & 193576 – 778 Shetland pipe extension.
- (E) Fund or Account from which disbursement to be made:

The undersigned hereby certifies that:

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

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

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

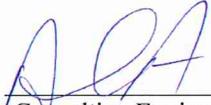
Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ABERDEEN COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer

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

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

  
Consulting Engineer

Project Manager Alex Acree

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



Engineering - Architecture - Planning - Surveying

May 13, 2025  
Invoice # 193214

Project 000021848.0000 Aberdeen CDD

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

- CDD Meeting
- 778 Shetland Site Inspection
- Prepare Bid Package for 778 Shetland
- Coordination with Maintenance Supervisor

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

**Professional Services through April 30, 2025**

Phase 0001 Engineering Services

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

**Billed to Date**

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

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

LICENSE #26535, LB8590, LA666877

**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.



Project Manager Alex Acree



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

Engineering - Architecture - Planning - Surveying

July 11, 2025  
Invoice # 193576

Project 0000021848.0000 Aberdeen CDD

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

- CDD Meeting
- 778 Shetland Bid Coordination
- Coordination with Maintenance Supervisor

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

**Professional Services through June 30, 2025**

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Sr. Construction Inspector	3.75	210.00	787.50	
Project Administrator	.25	120.00	30.00	
<b>Total Labor</b>				<b>817.50</b>
			<b>Total Due:</b>	<b>817.50</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	817.50	12,410.00	13,227.50
Expense	0.00	229.62	229.62
Unit	0.00	1.36	1.36
<b>Totals</b>	<b>817.50</b>	<b>12,640.98</b>	<b>13,458.48</b>

*FOURTH ORDER OF BUSINESS*

*A.*

# P R O P O S A L

Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns  
101 Marketside Avenue  
Unit 404, #181  
Ponte Vedra Beach, FL 32081  
(904) 999-0110



<https://humbugholidaylighting.com/staugustine-fl/>

## Billing/Service Address

Aberdeen CDD  
POC: Kate Trivelpiece  
110 Flower Of Scotland Ave  
Fruit Cove, FL 32259  
(904) 217-0925 (Office)  
kate.trivelpiece@fsresidential.com

Date	September 11, 2025
Total	\$21,246.67

## H O A / C D D

This proposal expires on 12/10/2025

Prepared by Taylor Moon ([taylormhhljax@gmail.com](mailto:taylormhhljax@gmail.com))

View 

## N O T E S

Our holiday lights service provides you with professional grade, custom cut, energy efficient LED lights that last twice as long as standard lights. This estimate includes all labor, products, and materials needed to complete your Holiday Lights installation and takedown.

**Choose what you want or don't want, based off your preference or budget. Simply select/unselect options and the proposal will update as you do so.**

We offer a **10% Early Install Discount** to customers who accept their proposal, pay the 50% deposit and install lights before Nov 1st. Lights can be turned on at a later time, if desired. **Many of our HOAs take advantage of this offer in order to get more lighting for their budget.**

In addition to our Early Install Discount, we also offer a **3-year and 5-year agreement discount**. If you would like to take advantage of our 3-year or 5-year contract discount, the pricing would be

reduced as following, for each year:

**3-year Contract: 5% each year**

**5-year Contract: 7.5% each year**

Breakdown of Pricing Discount Options (With current options selected):

1. No Discount Options Chosen: \$21,282.67
2. With 10% Early-Install Discount ONLY: \$19,154.40
3. With 3-Year/5% Discount Option ONLY: \$20,218.54
4. With BOTH 10%/Early Install AND 3-Year/5% Discount: \$18,090.27
5. With 5-year/7.5% Discount Option ONLY: \$19,686.47
6. With both 10%/Early Install AND 5-Year/7.5% Discount: \$17,558.20

We've added some graphics that illustrate the differences in quality and look between the various bows on the market, differences in wreaths some installers use, as well as the C7 versus the C9 bulb. Often, bows, wreaths and C7 bulbs are where installers cut corners on quality to increase profits. We do not. We use the larger C9 bulb. ***There is no price difference to the customer if we use C7 or C9 bulbs.*** We use Commercial realistic bows that do not look fake, like most Oregon fir bows. Lastly, we use canvas bows instead of the cheaper Nylon or Velvet bows. As the premier professional Holiday Light Installer in Northeast Florida, we do not cut corners. ***We go out of our way to hide wires, find issues before notified of issues, and ensure our quality, reliability, and responsiveness outperforms everyone else.....and we are proud to say that!***

One last thing: We've also added some photos of previous work to help you better visualize what the lighting looks like and to show you are quality of work for many HOAs/CDDs around here.

***One more last thing: Check out our Early-Termination clause in our Terms and Conditions. We hold ourselves accountable and are confident in the service we provide. So much so that we are the only professional Holiday Lighting installer in Greater Jax offering this.***

HOA/CDD References:

1. Rich Gray, Director of Field Operations North Florida, Rgray@rmsnf.com
2. Yani Ramos, HOA Board Member-The Colony at Twenty-Mile, tchoabodmember2022@gmail.com
3. Danelle DeMarco, Property Manager-Bartram Springs, ddemarco@gmsnf.com
4. Christian Birol, Property Manager-Beacon Lake, cbirol@rmsnf.com
5. Michael Resetar, Property Manager-Barrington Cove & Franklin Square, MResetar@maymgt.com

[NOTE: Some of the features portrayed on this design are NOT TO SCALE but are used to give an idea of what the finished product could look like.]

**This proposal contains 21 options. Be sure to click the checkboxes below for the options you want to include.**

Item	Description	Amount
HOA/CDD	Holiday Lighting for HOA/CDD	
<input checked="" type="checkbox"/> Amenity Center Lighting Front		<b>\$2,724.00</b>
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
C9 Lighting Cord-Level 2	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
C9 Lighting Cord-Level 3	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
<input checked="" type="checkbox"/> Amenity Center Lighting Back		<b>\$1,552.00</b>
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
C9 Lighting Cord-Level 2	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
<input checked="" type="checkbox"/> Amenity Center Greenery		<b>\$369.98</b>
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit LED Wreath, Warm White	
18" Red Bow-Commercial Grade	18" Red Bow	
<input checked="" type="checkbox"/> (2) Large Palms @ Amenity Center		<b>\$660.00</b>
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input checked="" type="checkbox"/> (6) Palms @ Amenity Center		<b>\$1,190.00</b>

WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Workout Center Greenery		<b>\$216.14</b>
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit LED Wreath, Warm White	
18" Red Bow-Commercial Grade	18" Red Bow	
<input type="checkbox"/> (6) Palms @ Workout Center		<b>\$594.00</b>
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> The Club Monument Greenery		<b>\$218.07</b>
9'x14" Garland, LED, Warm White	9'x14" Garland, Pre-Lit LED, Warm White	
24" Pre-Lit LED Wreath, Warm White,	24" Pre-Lit LED Wreath, Warm White,	
12" Red Bow-Commercial Grade	12" Red Bow w/ Gold Trim	
<input type="checkbox"/> Highland Point Monument Greenery		<b>\$1,088.86</b>
9'x14" Garland, LED, Warm White	9'x14" Garland, Pre-Lit LED, Warm White	
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit LED Wreath, Warm White	
18" Red Bow-Commercial Grade	18" Red Bow	
<input type="checkbox"/> Wellington Pk Monuments Greenery		<b>\$660.44</b>
9'x14" Garland, LED, Warm White	9'x14" Garland, Pre-Lit LED, Warm White	
24" Pre-Lit LED Wreath, Warm White,	24" Pre-Lit LED Wreath, Warm White,	
12" Red Bow-Commercial Grade	12" Red Bow w/ Gold Trim	
<input type="checkbox"/> Prestwick Monuments Greenery		<b>\$1,313.16</b>
9'x14" Garland, LED, Warm White	9'x14" Garland, Pre-Lit LED, Warm White	

36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit LED Wreath, Warm White	
18" Red Bow-Commercial Grade	18" Red Bow	
■ Stonehaven Monuments Greenery		<b>\$660.44</b>
9'x14" Garland, LED, Warm White	9'x14" Garland, Pre-Lit LED, Warm White	
24" Pre-Lit LED Wreath, Warm White,	24" Pre-Lit LED Wreath, Warm White,	
12" Red Bow-Commercial Grade	12" Red Bow w/ Gold Trim	
■ Sutherland Monuments Greenery		<b>\$1,745.44</b>
9'x14" Garland, LED, Warm White	9'x14" Garland, Pre-Lit LED, Warm White	
36" Pre-Lit LED Wreath, Pure White	36" Pre-Lit LED Wreath, Pure White	
18" Red Bow-Commercial Grade	18" Red Bow	
■ Stirling Brg Monuments Greenery		<b>\$1,320.88</b>
9'x14" Garland, LED, Warm White	9'x14" Garland, Pre-Lit LED, Warm White	
24" Pre-Lit LED Wreath, Warm White,	24" Pre-Lit LED Wreath, Warm White,	
12" Red Bow-Commercial Grade	12" Red Bow w/ Gold Trim	
■ Seaton Manor Monuments Greenery		<b>\$1,313.16</b>
9'x14" Garland, LED, Warm White	9'x14" Garland, Pre-Lit LED, Warm White	
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit LED Wreath, Warm White	
18" Red Bow-Commercial Grade	18" Red Bow	
■ Eastwood Monument Greenery		<b>\$1,088.86</b>
9'x14" Garland, LED, Warm White	9'x14" Garland, Pre-Lit LED, Warm White	
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit LED Wreath, Warm White	

18" Red Bow-Commercial Grade	18" Red Bow	
■ Greenstone Monuments Greenery		<b>\$660.44</b>
9'x14" Garland, LED, Warm White	9'x14" Garland, Pre-Lit LED, Warm White	
24" Pre-Lit LED Wreath, Warm White,	24" Pre-Lit LED Wreath, Warm White,	
12" Red Bow-Commercial Grade	12" Red Bow w/ Gold Trim	
■ Castlegate Monuments Greenery		<b>\$1,320.88</b>
9'x14" Garland, LED, Warm White	9'x14" Garland, Pre-Lit LED, Warm White	
24" Pre-Lit LED Wreath, Warm White,	24" Pre-Lit LED Wreath, Warm White,	
12" Red Bow-Commercial Grade	12" Red Bow w/ Gold Trim	
■ Grandholm Pt Monuments Greenery		<b>\$660.44</b>
9'x14" Garland, LED, Warm White	9'x14" Garland, Pre-Lit LED, Warm White	
24" Pre-Lit LED Wreath, Warm White,	24" Pre-Lit LED Wreath, Warm White,	
12" Red Bow-Commercial Grade	12" Red Bow w/ Gold Trim	
■ Bravewick Monument Greenery		<b>\$1,088.86</b>
9'x14" Garland, LED, Warm White	9'x14" Garland, Pre-Lit LED, Warm White	
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit LED Wreath, Warm White	
18" Red Bow-Commercial Grade	18" Red Bow	
■ Aberdeen Main Monument Greenery		<b>\$800.62</b>
48" Pre-Lit LED Wreath, Warm White,	48" Pre-Lit LED Wreath, Warm White	
24" Red Bow-Commercial Grade	24" Red Bow	
Amenity Center Lighting Front		<b>\$2,724.00</b>

Amenity Center Lighting Back	\$1,552.00
Amenity Center Greenery	\$369.98
(2) Large Palms @ Amenity Center	\$660.00
(6) Palms @ Amenity Center	\$1,190.00
Workout Center Greenery	\$216.14
(6) Palms @ Workout Center	\$594.00
The Club Monument Greenery	\$218.07
Highland Point Monument Greenery	\$1,088.86
Wellington Pk Monuments Greenery	\$660.44
Prestwick Monuments Greenery	\$1,313.16
Stonehaven Monuments Greenery	\$660.44
Sutherland Monuments Greenery	\$1,745.44
Stirling Brg Monuments Greenery	\$1,320.88
Seaton Manor Monuments Greenery	\$1,313.16
Eastwood Monument Greenery	\$1,088.86
Greenstone Monuments Greenery	\$660.44
Castlegate Monuments Greenery	\$1,320.88
Grandholm Pt Monuments Greenery	\$660.44
Bravewick Monument Greenery	\$1,088.86
Aberdeen Main Monument Greenery	\$800.62
Subtotal	\$21,246.67
Tax	\$0.00

	Total	\$21,246.67
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**F I N A N C I N G**

Split the cost into easy monthly payments with 

From \$460.90/month at 10.90% APR for 60 months, totaling \$27653.71\*.

- Instant decision
- No hidden fees
- Checking eligibility does not impact your credit score

Click [here](#) to see monthly payment options

*\*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. See <http://www.wisetack.com/lenders>. See additional terms at <http://www.wisetack.com/faqs>.*

**P I C T U R E S**



Aberdeen-C-2025-HHL-2025-sep-05-1043.jpeg



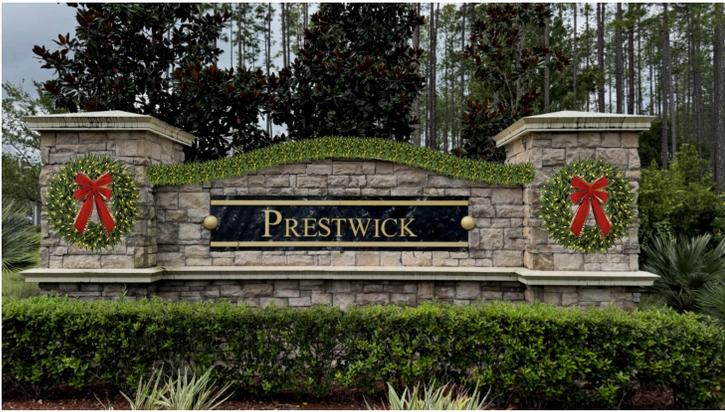
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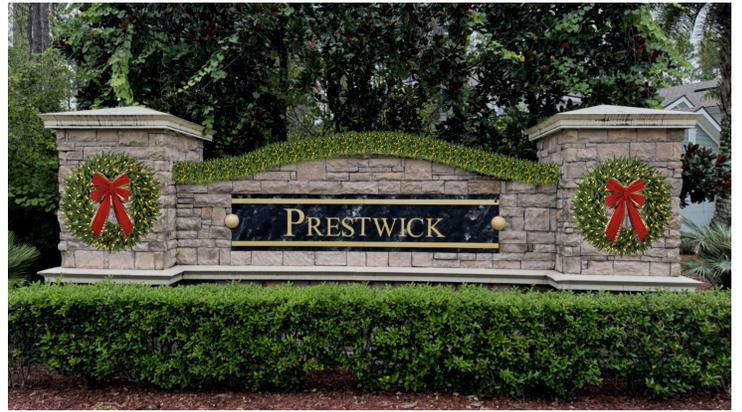
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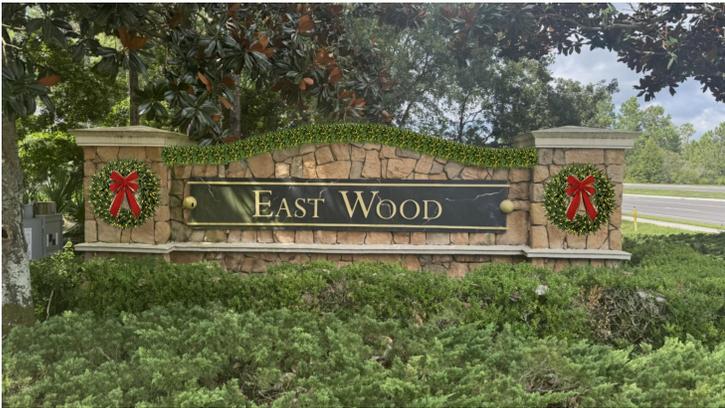
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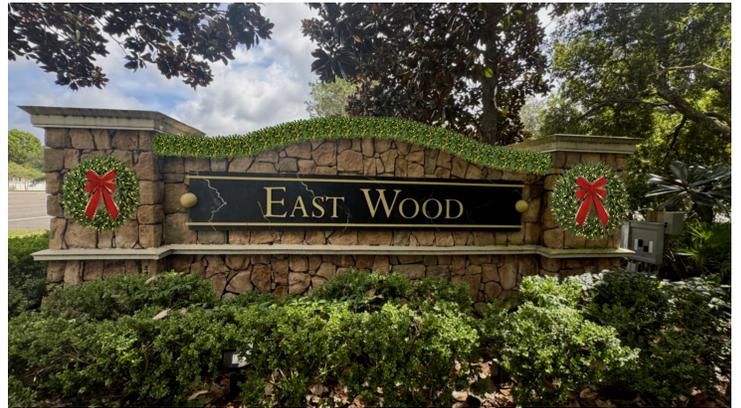
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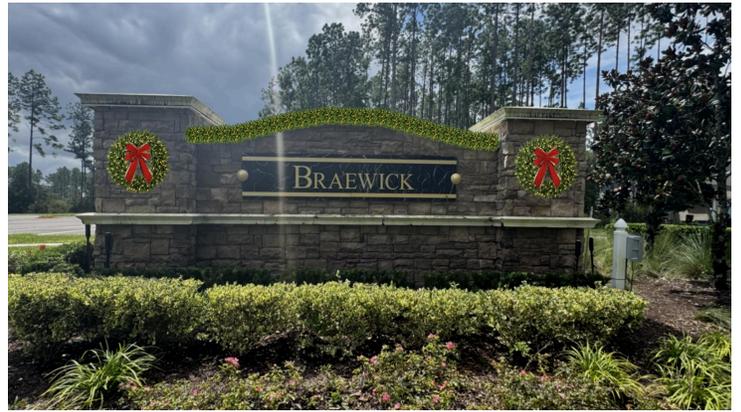
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Aberdeen-C-2025-HHL-2025-sep-05-1048 (3).jpeg



Aberdeen-C-2025-HHL-2025-sep-05-1048 (4).jpeg



Aberdeen-C-2025-HHL-2025-sep-05-1048.jpeg

### C7 vs C9 Bulbs

All are LED these days

**C7**

2 1/8" x 7/8"

- Smaller Bulb
- 4 to 7 Watts
- Less bright
- Cheaper alternative for Installer
- Not used by most installers these days
- Was more popular in early 2000s

**C9**

1 1/8" x 2 7/8"

- Larger Bulb
- 7 to 10 Watts
- Much brighter, reflects of structures better
- Higher product cost, but better nighttime look
- The standard bulb for Professionals Installers these days, vice those doing installs 'on the side'

**DIFFERENCES**

- Size**
- Brightness**
- Nighttime Look**

Bulbs.png

### COMMERCIAL WREATHS

#### CHEAPER WREATHS VERSUS REALISTIC WREATHS

Not all wreaths are the same. The quality, look, and number of lights differ based on the type of wreath used. What an installers uses, matters!

**Oregon Fir**

Some installers chose the Oregon Fir wreath for HOAs/CDDs in order to increase profits

**Low-End standard wreath**  
Does not look like real foliage  
No pinecones or other items

**Mixed Noble**

We use the premium, Mixed-Noble for our wreaths

**Premium wreath**  
Looks like actual foliage  
Contains pinecones throughout

Wreaths.png

### THE SPECTRUM OF CHRISTMAS BOWS

All bows are not the same. They've upgraded over the years and now range from cheap RIBBON bows, to VELVET bows, to NYLON bows, and all the way to the new CANVAS bows

**Ribbon Bow**

- Fades very fast, often before season is over
- DIY type bow (Home Depot, Michaels, etc)
- Can not be structured, lies flat

**Velvet Bow**

- Fades somewhat fast, only good for one season
- Cheapest Commercial bow that can be purchased
- Can be structured for 3-D effect
- Is not shiny

**Nylon Bow**

- Color holds for 2-3 years without fading
- Was the standard Commercial bow until 2024
- Can be structured for 3-D effect
- Has a slight shine to it

**Canvas Bow**

- Color holds for 5-6 years without fading
- Newest and best Commercial bow in market
- Can be structured for 3-D effect
- Is not shiny, looks the best on wreaths

Bows.png



HUM\_123124-04.jpg



HUM\_123124-05.jpg



HUM\_123124-06.jpg



HUM\_123124-08.jpg



HUM\_123124-10.jpg



HUM\_123124-12.jpg



HumbugLights-121024-001.jpg



HumbugLights-121024-002.jpg



HumbugLights-121024-005.jpg



HumbugLights-121024-008.jpg



HumbugLights-121024-010.jpg



HumbugLights-121024-011.jpg



HumbugLights-121024-012.jpg



HumbugLights-121024-014.jpg



HumbugLights-121024-017.jpg



HumbugLights-121024-018.jpg



IMG\_4645 Bartram Entrance.jpg



IMG\_4694 Cordova HOA.jpg

## T E R M S   A N D   C O N D I T I O N S

**Humbug Holiday Lighting** of Jacksonville-St Augustine-St Johns is a trade name/DBA of *Last Man Out Enterprises, LLC* (the "Company" or **Humbug Holiday Lighting**). The Company is an independently owned and operated franchisee of the **Humbug Holiday Lighting** brand. By

accepting this proposal, the person/company listed on the first page ("Customer") agrees to the terms of this document, including entering into a contract with **Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns** and no other individual or entity. Customer represents that they have the full authority to enter into this agreement and authorize the lights, decorations and services described in this document. The terms of the Holiday Lighting agreement are as follows:

### 1. Typical Project Invoicing & Payments

- Our packages start at \$900 and increase from there. All projects must meet the \$900 minimum, unless otherwise approved by **Humbug Holiday Lighting**.
- Upon acceptance of project – 50% of the total is due.
- All deposits are non-refundable.
- If for some reason, full payment for all products, items, and services is not received within 30 days of install, a 5% monthly late fee will apply to the unpaid balance until payment is received in full and credited to the purchaser's account.
- Payments are applied to late fees first, then to remaining balance.
- If payments are not made as required, **Humbug Holiday Lighting** will consider the account in default and the customer will be responsible for the cost of collections, including reasonable attorney fees, as allowed by law.
- **Humbug Holiday Lighting** reserves the right to decline or refund services at its discretion.

### 2. Lighting, Displays, & Decorations Maintenance

- If any lights stop working, or there are issues with decorations and displays, minor maintenance is free of charge. Simply contact us at 904-999-0110 and someone will be there to help ASAP. However, restrictions do apply:
- Humbug Holiday Lighting will only repair lights and decorations that were provided by, and installed by **Humbug Holiday Lighting**. No items installed or provided by the client will be the responsibility of **Humbug Holiday Lighting**.
- Additionally, no customer-owned lighting or other electrical items are allowed to be plugged/tapped into the wiring and lights provided by **Humbug Holiday Lighting**.
- After December 24, a service fee will apply for maintenance requests.
- All agreements are contingent upon circumstances beyond our control, including but not limited to weather emergencies, national emergencies, acts of vandalism, theft,

terrorism, changes in trade legislation, and labor disruption.

- Repair or replacement for damage to decorations and/or lighting not caused by “Acts of God” is billed hourly at a rate of \$85/hour, with a minimum of 2 hours. Any materials that need to be replaced will be billed accordingly. (Ex. Damage to driveway stakes/lights due to someone driving a car over them when exiting driveway). (Ex. Weed eater/edger cuts an electrical line.)
- We aim to complete service within 24–48 hours, based on weather and workload.
- **The customer is responsible for ensuring proper electrical supply availability of outdoor 120v plug electrical outlets.** Our installation requires functional 120v plug outlets. If there are no functional 120v plugs, or not enough 120v plug outlets, the install will be delayed until a hired electrician installs the necessary plugs required for install. The customer may be responsible for arranging the licensed electrician to install the necessary 120v plug outlets.

### 3. Installation Dates

- **All of our installation dates are on a first come first serve basis.**
- **Humbug Holiday Lighting** will try to accommodate specific requests to install displays by a certain date but cannot make any guarantees because of weather, possible staffing issues and schedule availability.
- Clients are given a date range, usually a 5-day window in which we will arrive to install, but these dates may change depending on weather conditions or other unforeseen circumstances.
- We will do its best to honor any installation window that it provides but clients must understand that changes do happen. We are not responsible for any damages occurring from not performing an installation by a specific time frame.
- Our company is closed and not available to do work for clients on the following dates: Thanksgiving Day and the subsequent day after, as well as Dec. 24th – Dec 26th, we are usually closed for service calls on weekends as well, but may be available for emergencies or special issues. **Humbug Holiday Lighting** has some projects that take precedence and may cause blackout dates for availability

### 4. Removal, Storage, & Ownership

- Removals begin on or around January 2 each year and continue until necessary.

- If you want to guarantee an “Early Removal” for the time December 25 and no later than Jan 7th, there is the “Early Takedown” Option available on every proposal..
- If you want to retain the lights and material past January 15th, but no later than Feb 1st, there is a “Late Takedown” option available on each proposal.
- For those not taking advantage of any early or later install option, removal of decorations is scheduled by geographic location in order to maximize efficiency. Our goal is to have your holiday lights removed before January 21st, but we cannot always guarantee this time frame due to weather, which delays takedowns, coupled with the number of clients we have
- All lighting and décor materials are property of **Humbug Holiday Lighting**. **At no time will the client assume ownership of materials used.**
- **At no time is the client allowed to hire another company or person to takedown our lights.Call the office for any pressing issues or concerns.**

#### 5. Billing Errors

- Notify us within 7 days of receiving your invoice for billing corrections. After that, charges stand as billed.

#### 6. Discounts

- **Humbug Holiday Lighting** reserves the right to offer discounts to clients as it sees fit. **Humbug Holiday Lighting** makes no guarantees that discounts offered one year will be extended in future years. **Humbug Holiday Lighting** has the right to remove discounts based on non-payment or late payment.

#### 7. Refunds

- All deposits are non-refundable.

#### 8. Media Release

- Upon acceptance of the proposal I/we hereby grant **Humbug Holiday Lighting** permission to use my/our likeness in a photograph, video, or other digital media in all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all these materials will become the property of **Humbug Holiday Lighting** and will not be returned. I/we hereby irrevocably authorize **Humbug Holiday Lighting** to edit, alter, copy, exhibit, publish, or distribute these photos for any lawful business purpose. In addition, I waive any right to inspect or

approve the finished product wherein my/our likeness appears. Additionally, I/we waive any right to royalties or other compensation arising or related to the use of the photo. I hereby hold harmless, release, and forever discharge Humbug Holiday Lighting from all claims, liabilities, demands, and causes of action in which I, my heirs, representatives, executors, administrators, employees, or any other persons acting on our behalf by reason of authorization.

#### 9. Limitations on Liability

- Maximum liability is limited to total payments received. No coverage for consequential, incidental, or legal damages.
- All materials are provided “as-is” with no warranty unless otherwise stated.
- Both parties agree to resolve disputes in good faith and waive the right to a jury trial if litigation occurs.

#### 10. Multi-Year Agreements

- If you agree to either the 3-year/5% or 5-year/7.5% Multi-Year discount, then the appropriate discount (5% or 7.5%) would apply to each year of the agreement.
- The Early Install Discount is separate and distinct from the Multi-Year agreements, but it can be combined with the Multi-Year Agreement discounts. However, the Early Install Discount is not required to be taken advantage of each year of a Multi-Year Agreement.

#### 11. Early Termination of Multi-Year Agreements

- The Customer reserves the right to terminate the Agreement prior to its natural expiration date in the event **Humbug Holiday Lighting** fails to perform according to the agreed scope of services, including but not limited to failure to respond timely to service issues or maintenance needs.

##### ■ **Response and Cure Timeframes**

- 1. Service calls are responded to by **Humbug Holiday Lighting** within 24 hours, weather dependent.
- 2. Repair/Maintenance completed by **Humbug Holiday Lighting** within 48 hours, weather dependent. (Acts of God is separate and is covered in our Terms & Conditions).
- 3. Any identified issues must be resolved or cured within two (2) business days of acknowledgment, excluding events outside of **Humbug Holiday**

**Lighting's** reasonable control (e.g., Acts of God, vandalism, etc.).

- 4. Failure to cure within the stated period may constitute grounds for early termination.
  
- **Pro-Rated Fees Upon Termination**In the event the Customer exercises its right to terminate the Agreement early, the discounted multi-year pricing previously applied will be adjusted. The total paid by the Customer for prior services rendered will be recalculated based on the standard one-year rate, and Humbug Holiday Lighting will be entitled to immediate payment of the difference between discounted and standard pricing for prior years, which shall become due upon termination.
  
- **Mutual Agreement on Performance Metrics**The parties agree to use the following metrics to objectively define "poor performance":
  - 1. Failure to respond to service calls within 24 hours, weather dependent.
  - 2. Failure to complete repairs or maintenance within 48 hours, weather dependent.
  - 3. Failure to cure issues without reasonable effort to cure.

You are no longer receiving notifications or related information about this proposal.

*B.*

# ESTIMATE

A Beautiful Life Enterprises LLC  
52 Tuscan Way Ste 202-349  
Saint Augustine, FL 32092

holidayandeventlights@gmail.com  
+1 (904) 679-1150



## Bill to

Kate Trivelpiece  
Aberdeen Amenity Center  
110 Flower of Scotland Ave  
St. Johns, FL 32259

## Estimate details

Estimate no.: 1067

Estimate date: 08/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Holiday Lighting Reinstall</b>	Tower- Front Entrance- Install WW minis on the 6 palm trees at main entrance tower	1	\$945.00	\$945.00
2.		<b>Holiday Lighting Reinstall</b>	Install 3 pre-lit 48" wreaths w/bows to Tower	1	\$354.75	\$354.75
3.		<b>Holiday Lighting Reinstall</b>	Install WW minis on 10 palm trees at the main Clubhouse	1	\$1,575.00	\$1,575.00
4.		<b>Holiday Lighting Reinstall</b>	Install pre-lit 48" wreath w/ bow at the Clubhouse	1	\$118.50	\$118.50
5.		<b>Holiday Lighting Reinstall</b>	Install WW minis to 2 Palm trees on Pool Deck planters	1	\$315.00	\$315.00
6.		<b>Holiday Lighting Reinstall</b>	Install pre-lit 48" wreath w/bow on Fitness Center	1	\$310.65	\$310.65
7.		<b>Holiday Lighting Reinstall</b>	Install WW minis on 2 Palm trees by Fitness Center	1	\$315.00	\$315.00
8.		<b>Take Down</b>	Removal of all lights and Greenery	1	\$656.25	\$656.25
9.		<b>Equipment Charge</b>	Boom equipment for install and take down	1	\$600.00	\$600.00
10.		<b>Storage</b>	Storage of all lights and greenery	1	\$150.00	\$150.00

## Ways to pay



Total

**\$5,340.15**

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Deposit  
due

\$2,670.08

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Accepted date

Accepted by

*FIFTH ORDER OF BUSINESS*

*D.*

# Aberdeen CDD Operations, GM/LD Monthly Report – September 23, 2025

## Operations Manager Update:

- Mitch & Sons removed 4 dead trees reported by residents at Grampian.
- The back patio of the Fitness Center was pressure washed.
- The front entrance of the Amenity Center and curbing was pressure washed. (Photo)
- New mulch was put down at the Amenity Center Park to keep at approved safety standards. (Photo)
- The frayed wire on the Lat Pulldown machine in the fitness center was replaced by staff.
- There were 5 monument lights replaced by Lins Electric at Castlegate, Grandholm and at Clubhouse.
- Asphalt repair at entrance of Amenity Center was done to fill potholes. (Photo)
- Irrigation heads and timers were repaired around Longleaf and at the Amenity Center by Ruppert.
- Due to large algae growth, the pool needed to be shut down so that it could be properly shocked and phosphates were added. (Photo)
- The broken dip machine at the Fitness Center was relaced. (Photo)
- The swing was repaired at River Dee Playground. (Photo)
- Border spikes were hammered down and secured at the Stirling Bridge playground.
- Rusted garbage cans tops along Longleaf were replaced with new rubber tops.
- The Stirling Bridge Monument sign was broken and has been repaired. (Photo)

## Current Operations Projects/ Areas of Concerns:

- We are working with Pella/Cates Glass Doors to repair or replace and or repair existing exterior gym doors. IN PROGRESS
- The handicap stall in the fitness center men's room has a sink that has come unattached from the wall. Photo) **REPAIRED (Photos)**

## GM/Lifestyle Update:

### Facility Updates:

- Hi Tech is has completed installation of all the new cameras and we are working with them to fine tune the new security system.
- We hosted the first of 2 scheduled Bartram Trail Home Meets on Thursday, September 4th, the other scheduled home meet will be held on Thursday, September 25th from 4-7pm
- The Rays Swim Team has requested to hold a Home Meet on September 27th with other local teams.

### Lifestyle Events Recap:

- We had a DJ and Sunset Slushes from 12-3pm for our Labor Day Pool Celebration. Attendance was low due to inclement weather.
- The 50+ Group held their Chili Cookoff social in the Social Hall on September 12.
- The Silent Disco Party scheduled for Saturday, September 20th from 6:30pm-10pm has been cancelled due to low ticket sales. We will hope to offer a family Silent Disco event this coming Fall or Spring.
- Photos from the First Coast Kids Swim Run Race on 8.24.25

### Lifestyle Upcoming Events:

- The Fall Community Wide Yard Sale date is set for Saturday, October 18th from 7am-1pm.
- We will host our Annual Spooktacular Fall Festival in conjunction with a Vendor Village on November 1, 2025 from 11am-2pm.
- The Snow Time with Santa event is scheduled for Sunday, December 14th from 2-5pm

# Operations & Facility Update



**Amenity Center Parking lot  
Pressure washed**



**New Mulch At Amenity  
Center Park**



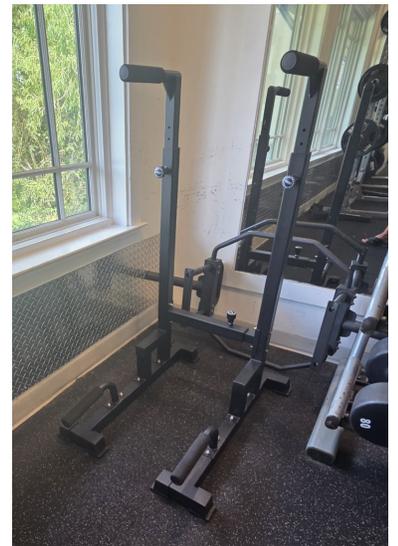
**Asphalt Repair At  
Amenity Center**



**Atypical Algae growth in Lap Pool**



**Dip Machine at Fitness Center Replaced**



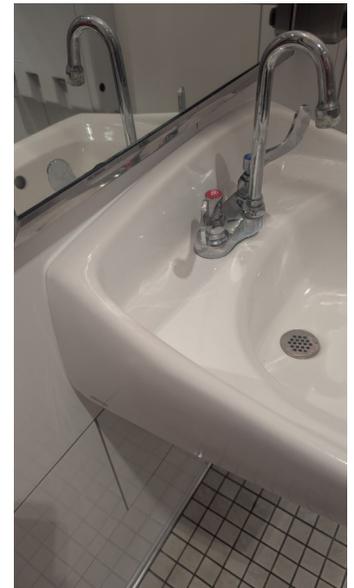
**Swing Repaired at River Dee**



**Damaged Stirling Bridge  
Monument Repaired**

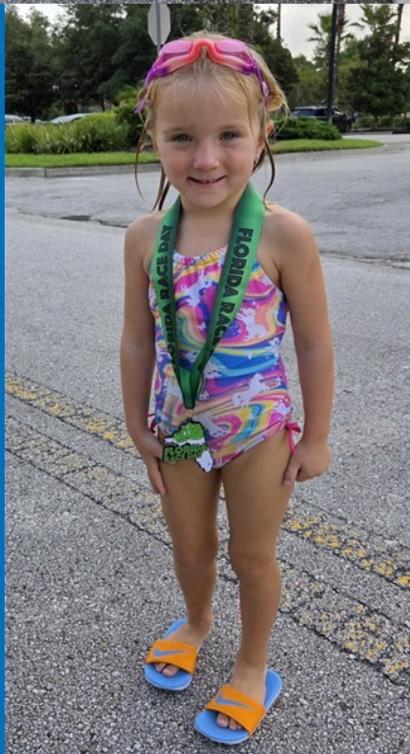


**Repaired Sink in Fitness Center  
Men's Bathroom**





# FIRST COAST KIDS SWIM RUN RACE



*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, **August 26, 2025** at 6:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Kyle Magee	District Counsel
Mike Silverstein	District Engineer <i>by phone</i>
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential
Terrance Roese	First Service Residential
Several Resident	

*The following is a summary of the discussions and actions taken at the August 26, 2025 Aberdeen Community Development District meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

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

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**B. Engineer**

*\*This item was moved up and taken out of order.*

Mr. Silverstein stated the pipe project on Shetland is officially complete.

**THIRD ORDER OF BUSINESS**

**Consideration of Agreement with SJC  
Supervisor of Elections Regarding Polling  
Location**

Ms. Giles stated next is consideration of agreement with the St. Johns County Supervisor of Elections regarding a polling location. This is something you have done here for many years.

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the Agreement with the St. Johns County Supervisor of Elections for use of the amenity center as a polling place was approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing Adopting the Budget for  
Fiscal Year 2026**

Mr. Magee stated Resolution 2025-05 is the budget resolution. It goes through the actions the board had taken up to this point, including considering the proposed budget which was approved at least 60 days ago. Notices were mailed out and posted in accordance with Florida Statutes. This resolution lays out your budget, provides that you can make amendments to the budget to specific line items throughout the year if necessary and it also sets out that this will be funded with appropriations through the assessments. The approved budget is the high-water mark. The district cannot exceed that amount of funding for this budget. The budget can come down, but we can't go above what was previously approved.

Resolution 2025-06 finds that there is a specific benefit to the facilities, operations and services, which are described in Exhibit A, which has special peculiar benefit to lands within the district, which exceeds or equals the cost of the assessments. It imposes the O&M assessments that will fund the budget and since there is potentially a rate increase, this would be the maximum rate going forward and if the board assesses a lower rate than this, we wouldn't have to go through the public hearing process we would just approve the appropriation resolutions. It also covers your debt service special assessments, which are your yearly bond assessments and these will be collected directly through the uniform method. This will be collected through the tax collector's

office. The assessment roll is attached to the resolution to cover the budget that will be approved tonight.

Ms. Giles gave a high-level overview of the budget that covered the general fund, debt service funds, the capital reserve fund and the assessment table reflecting a 27% increase and stated the increase is anywhere from \$84 per year up to \$256 per year depending on your lot size.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the public hearings were opened.

Several residents voiced opposition to the amount of the proposed increase, raised concerns about people being on fixed incomes, the board should not build a surplus at this time, steep increase in management fees, the district is paying too much for cable, internet and phones, holiday decorations, cleaning and janitorial appear to be the same, consider combining jobs for current employees and increase fees for swim lessons, get more money from instructors or open the gym for a fee to non-residents to offset costs.

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the public hearings were closed.

Ms. Giles stated in response to questions: The narratives page explains all line items, budget also on website, capital reserve study posted on website, board can direct staff to go out for an RFP at any time, Jani King went up from 5 days a week to 7 days a week to clean the gym, staff cleans the gym during the day and Jani King cleans at night,

Mr. Marmo proposed the following: page 1 arbitrage rebate from \$1,200 to \$600, reduce telephone by \$200 down to \$500, legal advertising down from \$2,000 to \$1,500, permit fees for amenity center down to \$800, decorations down to \$7,000. Grounds maintenance common areas down by \$2,000, zero miscellaneous line item. Adjust capital reserve to \$70,000 from \$104,000.

Mr. Magee stated the legal advertising covers legal ads we are statutorily required to put in the paper for the meeting notices, budget notices, and \$500 is not going to cover what we are statutorily required to do.

Ms. Giles stated with those proposed changes that brought it down to a 23% increase, which is \$73 per year increase up to a \$220 per year for the 80-foot single family. We can look at other line items if the supervisors would like.

Ms. Egleston asked can we ask Terry to address the management fees?

Mr. Roese stated at some point the cost for the optional health benefits for the staff was not included in the 2025 budget and it has been added back in this budget and shows as an increase but there isn't one. Between 2025 and 2026 it is just shy of a 5% increase. The difference was the health benefits that was not included.

The board discussed reducing cable, Comcast, internet for gym and security, cutting back on subscriptions for the fitness center from \$5,000 to \$2,000, decrease office supplies by \$1,000, utilities, lifeguard services, reuse water reduce by \$2,000 to \$38,000, special events from \$25,000 to \$20,000, staff uniforms from \$1,200 to \$1,000, staff to follow the rules for people to pay for new recreational cards, take \$1,500 down to \$1,000,

Ms. Trivelpiece left the meeting at this time.

Additional proposed reductions, reduce refuse from \$18,000 down to \$16,000, which brings the proposed assessment to roughly \$70 on the low end and \$211 on the single-family 80-foot lots. First Service to examine the need of full-time staff. Do not want to jeopardize the level of service.

Ms. Giles stated to wrap this up, we reduced the arbitrage rebate, telephone, special events, staff uniforms, recreational passes, permit fees, office supplies, refuse service, holiday decorations, subscriptions, common area maintenance, reuse water, miscellaneous and capital reserve fund and all those changes took it from a 27% increase down to a 22% increase.

Ms. Egleston asked what would it be to reduce the capital reserve fund by more?

Ms. Giles stated taking to from \$70,000 to \$60,000 will drop it down to 21% increase, which is a \$67 increase for multi-family up to a \$200 increase for single family 80-foot lots per year.

Ms. Egleston stated looking at the reserve study we are going to spend about half a million if everything breaks on schedule. The HOA is trying to add some new parks and that is going to add new expense to our budget.

**A. Consideration of Resolution 2025-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026**

On MOTION by Mr. Marmo seconded by Mr. Perez with all in favor Resolution 2025-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026 was approved as amended.

**B. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026**

Ms. Giles stated next is Resolution 2025-06 and this resolution allows the county to place the assessments on the tax bills.

On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026 was approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Requisitions 66 & 67**

Ms. Giles stated as a reminder this is the Shetland project and these funds were available in the construction account.

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor Requisitions 66 & 67 were ratified.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no comments, the next item followed.

**B. Engineer**

Ms. Giles stated I want to remind the board that going into FY26 there is a requirement for a public facilities report every seven years and part of his budget line item included a cost for that report.

Ms. Giles stated that Mike and I discussed the requirement on all your pond permits from St. Johns River Water Management District that is required every two years. We have 37 ponds and we can work with the district engineer to see the best way to move forward with that. I can't locate the last time this district did a pond bank inspection report. It is a requirement of St. Johns

River Water Management District and as we move into 2026, we will talk about how to move forward with that.

**C. Manager**

**1. Fiscal Year 2026 Goals and Objectives**

Ms. Giles stated this became a requirement in 2024 and was effective July 1<sup>st</sup> of last year and the requirement is that you set goals and objectives. They didn't give you any left or right limits of what those need to be, so staff has put together some basic goals and objectives.

Ms. Giles gave an overview of the list of goals and objectives which were included in the agenda package.

On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor the Fiscal Year 2026 goals and objectives were approved.

**2. Discussion of Fiscal Year 2026 Meeting Schedule**

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the Fiscal Year 2026 meeting schedule was approved.

**D. Operation Manager - Report**

**E. Amenity Center Manager - Report**

Mr. Parker reviewed the items outlined in the monthly memorandum for the operations and amenity management services, which was included in the agenda package.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Public Comments**

Ms. Andrews stated I thought we changed the lawn company because the lawn looks horrible.

Mr. Parker stated you have cinch bugs and all that will be replaced.

Ms. Andrews stated the ponds are in horrible shape.

Mr. Parker stated they are supposed to be here twice a month. I spoke with the supervisor and he said he would get them done by the end of this week.

A resident stated my pond has a lot of algae and it hasn't been mowed in three weeks.

Mr. Parker stated I can speak with the landscape company and find out why it is not being mowed. Any time you see a pond with a problem let me know right away.

Ms. Lovett stated the whole entrance at Scotland Yard is awful and it has been that way all summer. There are invasive plants in the Preserves and St. Johns River Water Management District needs to be informed.

Ms. Giles stated usually if you reach out, they respond quickly. We can do that.

Mr. Parker stated I will contact them in the morning.

Ms. Andrews stated my neighbor's tree was struck by lightning and they are not doing anything about it. Part of it is on a pond bank.

Mr. Parker stated I will stop by tomorrow morning.

Ms. Egleston stated there is a tree between Seaton Manor and Stirling Bridge that looks like it is hanging over the sidewalk and needs to be trimmed.

Mr. Parker stated they were going into their winter schedule and will be out every two weeks and they should be able to get all those things off the sidewalks.

Ms. Egleston stated due to all the rain there are fire ants at some of the parks.

Mr. Parker stated I will call a pest control company.

Mr. Fogel stated I want everyone to understand the budget increase year over year is only 7%, which is really just inflation at this point. We weren't able to offset the way we had in previous years because we can't continue to dip into the savings and we have to plan for future issues. It is important to know that while the CDD assessment is going up the reason is because we had tried to keep it so low for so long and a 7% budget increase is incredibly reasonable. Overall, the budget is changing by \$101,000 on what was \$1.4 million budget. I want you to put that in perspective.

**EIGHTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Approval of the Minutes of the July 29, 2025 Meeting**

On MOTION by Mr. Marmo seconded by Mr. Perez with all in favor the minutes of the July 29, 2025 meeting were approved as presented.

**B. Balance Sheet as of July 31, 2025 and Statement of Revenues and Expenses for the Period Ending July 31, 2025**

**C. Assessment Receipt Schedule**

**D. Approval of Check Register**

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

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – September 23, 2026  
@ 4:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting is scheduled for September 23, 2025 at 4:00 p.m. in the same location.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Fogel seconded by Ms. Clarke with all in favor the meeting adjourned at 8:22 p.m.

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

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***August 31, 2025***



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 173,386	\$ -	\$ 67,401	\$ -	\$ 240,787
<b>Investments:</b>					
State Board of Administration (SBA)	902	-	2,168	-	3,070
Custody	104,098	-	447,855	-	551,953
<b>Series 2020A</b>					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	5,014	-	-	5,014
Prepayment A-1	-	11,595	-	-	11,595
Revenue	-	642,440	-	-	642,440
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	2,890	-	-	2,890
Prepayment A-2	-	3,942	-	-	3,942
General Redemption	-	270	-	-	270
<b>Series 2018</b>					
Reserve	-	65,669	-	-	65,669
Revenue	-	53,840	-	-	53,840
Prepayment	-	1,225	-	-	1,225
Redemption	-	1,097	-	-	1,097
Construction	-	-	-	4,538	4,538
Prepaid Expenses	4,954	-	-	-	4,954
<b>Total Assets</b>	<b>\$ 283,340</b>	<b>\$ 1,384,857</b>	<b>\$ 517,424</b>	<b>\$ 4,538</b>	<b>\$ 2,190,160</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 62,974	\$ -	\$ -	\$ -	\$ 62,974
<b>Total Liabilities</b>	<b>\$ 62,974</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 62,974</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 4,954	\$ -	\$ -	\$ -	\$ 4,954
Restricted for:					
Debt Service - Series	-	1,384,857	-	-	1,384,857
Capital Project - Series	-	-	-	4,538	4,538
Assigned for:					
Capital Reserve Fund	-	-	517,424	-	517,424
Unassigned	215,412	-	-	-	215,412
<b>Total Fund Balances</b>	<b>\$ 220,367</b>	<b>\$ 1,384,857</b>	<b>\$ 517,424</b>	<b>\$ 4,538</b>	<b>\$ 2,127,187</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 283,340</b>	<b>\$ 1,384,857</b>	<b>\$ 517,424</b>	<b>\$ 4,538</b>	<b>\$ 2,190,160</b>

# Aberdeen

## Community Development District

### General Fund

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

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,207,029	\$ 1,207,029	\$ 1,213,888	\$ 6,859
Interest Income	15,000	15,000	16,034	1,034
Amenities Revenue/Misc	15,000	15,000	24,712	9,712
<b>Total Revenues</b>	<b>\$ 1,237,029</b>	<b>\$ 1,237,029</b>	<b>\$1,254,635</b>	<b>\$ 17,606</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 10,400	\$ 600
FICA Expense	918	842	796	46
Assessment Administration	5,618	5,618	5,618	-
Engineering Fees	7,000	7,000	10,653	(3,653)
Arbitrage	1,200	1,100	600	500
Dissemination Agent	8,764	8,034	8,434	(400)
Attorney Fees	27,000	24,750	21,995	2,755
Annual Audit	3,475	-	-	-
Trustee Fees	9,000	7,769	7,769	-
Management Fees	59,322	54,378	54,379	(0)
Information Technology	2,022	1,854	1,854	0
Telephone	700	642	272	370
Postage	2,000	2,000	2,682	(682)
Printing and Binding	1,000	1,000	2,177	(1,177)
Insurance	12,839	12,839	12,489	350
Legal Advertising	2,000	1,833	1,466	367
Office Supplies	200	183	141	42
Other Current Charges	-	-	133	(133)
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 155,233</b>	<b>\$ 141,016</b>	<b>\$ 142,032</b>	<b>\$ (1,015)</b>
<b>Operations &amp; Maintenance</b>				
<b>Amenity Center</b>				
Insurance	\$ 56,057	\$ 56,057	\$ 52,374	\$ 3,683
Repairs & Replacements	75,000	68,750	74,576	(5,826)
Special Events	25,000	22,917	23,196	(279)
Staff Uniforms	1,225	1,123	962	161
Recreational Supplies	900	825	-	825
Recreational Passes	1,500	1,375	1,055	320
Other Current Charges	500	458	259	200
Permit Fees	2,500	2,292	717	1,575
Office Supplies	3,000	2,750	1,035	1,715
Credit Card Machine Fees	900	900	1,043	(143)
Pest Control	3,000	2,750	2,396	354
Pool Chemicals - Poolsure	33,000	30,250	32,816	(2,566)
Refuse Service	13,000	13,000	13,965	(965)
Security	18,796	17,230	12,604	4,626
Website	1,800	1,650	1,758	(108)
Holiday Decorations	12,000	11,000	5,121	5,879
Subscriptions	8,000	7,333	6,382	952

# Aberdeen

## Community Development District

### General Fund

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

For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<b>Utilities</b>				
Water & Sewer	\$ 20,000	\$ 18,333	\$ 16,108	\$ 2,225
Electric	39,600	36,300	32,039	4,261
Cable/Internet/Phone	16,000	16,000	17,419	(1,419)
<b>Management Contracts</b>				
Field Operations Management - FirstService	74,516	68,306	73,141	(4,834)
Pool Attendants/Lifeguards - RMS	53,000	49,831	49,831	-
Facility Management - FirstService	101,421	92,969	97,579	(4,610)
Janitorial Services - FirstService	44,200	44,200	44,427	(227)
General Facility Maintenance - FirstService	54,600	54,600	54,711	(111)
Resident Services Coordinator- FirstService	74,360	68,163	69,836	(1,673)
Management Fee - FirstService	14,220	13,035	13,035	-
Fitness Center Cleaning - Jani King	14,400	14,400	15,760	(1,360)
<b>Subtotal Amenity Center</b>	<b>\$ 762,495</b>	<b>\$ 716,797</b>	<b>\$ 714,144</b>	<b>\$ 2,654</b>
<b>Ground Maintenance</b>				
Electric	\$ 14,426	\$ 13,224	\$ 11,708	\$ 1,516
Streetlighting	33,652	30,848	30,397	450
Lake Maintenance	35,000	32,083	26,750	5,333
Landscape Maintenance	271,653	249,015	244,132	4,883
Landscape Contingency	30,000	30,000	32,289	(2,289)
Common Area Maintenance	15,000	13,750	10,909	2,841
Reuse Water	40,000	36,667	24,469	12,198
Miscellaneous	1,000	917	468	448
Irrigation Repairs	9,060	8,305	4,450	3,855
<b>Subtotal Ground Maintenance</b>	<b>\$ 449,791</b>	<b>\$ 414,808</b>	<b>\$ 385,572</b>	<b>\$ 29,236</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,212,286</b>	<b>\$ 1,131,606</b>	<b>\$ 1,099,716</b>	<b>\$ 31,889</b>
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,407,519</b>	<b>\$ 1,272,622</b>	<b>\$ 1,241,748</b>	<b>\$ 30,874</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (170,490)</b>	<b>\$ (35,593)</b>	<b>\$ 12,887</b>	<b>\$ (13,268)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 170,490</b>		<b>\$ 207,480</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 220,367</b>	

**Aberdeen**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 65,953	\$ 1,041,435	\$ 2,604	\$ 69,511	\$ -	\$ 20,963	\$ 3,873	\$ 9,550	\$ -	\$ -	\$ -	\$ 1,213,888
Interest Income	827	234	168	132	2,324	2,645	2,703	2,287	1,924	1,538	1,253	-	16,034
Amenities Revenue/Misc	1,253	-	419	775	2,848	2,560	4,280	3,812	-	1,477	7,289	-	24,712
<b>Total Revenues</b>	<b>\$ 2,080</b>	<b>\$ 66,187</b>	<b>\$ 1,042,022</b>	<b>\$ 3,511</b>	<b>\$ 74,682</b>	<b>\$ 5,205</b>	<b>\$ 27,945</b>	<b>\$ 9,972</b>	<b>\$ 11,474</b>	<b>\$ 3,015</b>	<b>\$ 8,542</b>	<b>\$ -</b>	<b>\$ 1,254,635</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ 10,400
FICA Expense	77	77	77	61	77	61	77	77	77	61	77	-	796
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Engineering Fees	-	-	-	-	2,745	1,325	2,298	1,676	818	-	1,793	-	10,653
Arbitrage	-	-	-	-	-	-	-	-	-	600	-	-	600
Dissemination Agent	830	730	730	830	730	730	930	730	730	730	730	-	8,434
Attorney Fees	2,936	1,746	3,229	802	3,274	2,914	2,234	-	-	-	4,861	-	21,995
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,125	-	-	3,416	-	-	-	-	1,228	-	-	-	7,769
Management Fees	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	-	54,379
Information Technology	169	169	169	169	169	169	169	169	169	169	169	-	1,854
Telephone	22	42	9	37	15	17	38	35	10	30	17	-	272
Postage	41	375	63	62	48	11	87	91	142	1,675	88	-	2,682
Printing and Binding	37	26	39	9	26	42	26	36	201	1,660	75	-	2,177
Insurance	12,489	-	-	-	-	-	-	-	-	-	-	-	12,489
Legal Advertising	-	-	140	70	140	70	-	242	-	69	736	-	1,466
Office Supplies	119	1	0	16	1	0	1	1	1	1	1	-	141
Other Current Charges	-	-	20	-	-	-	-	28	-	8	77	-	133
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 31,580</b>	<b>\$ 9,109</b>	<b>\$ 10,419</b>	<b>\$ 11,216</b>	<b>\$ 13,167</b>	<b>\$ 11,083</b>	<b>\$ 11,801</b>	<b>\$ 9,027</b>	<b>\$ 9,318</b>	<b>\$ 10,745</b>	<b>\$ 14,567</b>	<b>\$ -</b>	<b>\$ 142,032</b>

**Operations & Maintenance**

**Amenity Center**

Insurance	\$ 52,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,374
Repairs & Replacements	7,208	3,405	11,853	5,241	7,299	2,175	10,843	3,233	2,734	8,391	12,195	-	74,576
Special Events	2,043	4,221	2,293	2,160	1,360	2,826	850	1,560	3,712	975	1,196	-	23,196
Staff Uniforms	-	-	-	-	551	283	-	-	128	-	-	-	962
Recreational Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational Passes	-	-	365	-	-	345	-	-	-	345	-	-	1,055
Other Current Charges	-	-	-	-	-	-	-	-	259	-	-	-	259
Permit Fees	-	-	-	-	-	-	-	-	717	-	-	-	717
Office Supplies	391	-	-	-	-	140	193	26	53	153	80	-	1,035
Credit Card Machine Fees	68	77	45	61	46	93	125	144	157	114	113	-	1,043
Pest Control	214	214	214	544	-	221	221	221	105	221	221	-	2,396
Pool Chemicals - Poolsure	2,876	2,876	2,876	3,016	3,016	3,016	3,016	3,016	3,016	3,077	3,016	-	32,816
Refuse Service	1,245	1,239	1,230	1,242	1,236	1,239	1,248	1,248	1,242	1,256	1,540	-	13,965
Security	250	250	5,794	275	250	260	2,554	250	2,098	373	250	-	12,604
Website	150	150	150	150	150	150	150	150	258	150	150	-	1,758
Holiday Decorations	-	5,121	-	-	-	-	-	-	-	-	-	-	5,121
Subscriptions	368	368	368	438	2,069	368	727	368	368	380	559	-	6,382
<b>Utilities</b>													
Water & Sewer	1,615	1,657	1,933	933	933	675	1,254	1,671	1,752	1,606	2,081	-	16,108
Electric	2,837	2,732	2,430	2,950	2,950	2,244	2,834	2,796	2,815	3,554	3,899	-	32,039
Cable/Internet/Phone	1,474	1,474	1,474	1,532	1,573	1,695	1,460	1,684	1,684	1,684	1,685	-	17,419

**Aberdeen**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Management Contracts</b>													
Field Operations Management - FirstService	\$ 6,250	\$ 6,345	\$ 6,367	\$ 9,435	\$ 3,644	\$ 6,595	\$ 5,847	\$ 9,456	\$ 6,559	\$ 3,069	\$ 9,574	\$ -	\$ 73,141
Pool Attendants/Lifeguards - RMS	-	-	-	-	-	3,749	3,732	5,061	14,339	-	22,949	-	49,831
Facility Management - FirstService	8,236	8,345	8,127	11,978	4,518	9,181	8,666	12,630	8,666	4,702	12,530	-	97,579
Pool Maintenance/Supplies - FirstService	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services - FirstService	4,148	4,122	4,049	6,114	2,746	4,387	4,334	6,162	3,543	788	4,033	-	44,427
General Facility Maintenance - FirstService	4,318	4,566	4,622	6,584	2,663	4,988	5,752	7,088	4,990	2,889	6,251	-	54,711
Resident Services Coordinator- FirstService	6,033	5,869	5,528	7,806	3,297	5,760	5,967	9,093	7,332	3,838	9,312	-	69,836
Management Fee - FirstService	1,185	1,185	1,185	1,185	1,185	1,185	1,185	1,185	1,185	1,185	1,185	-	13,035
Fitness Center Cleaning - Jani King	1,200	1,200	1,200	1,200	1,600	1,200	1,632	1,632	1,632	1,632	1,632	-	15,760
<b>Subtotal Amenity Center</b>	<b>\$ 104,485</b>	<b>\$ 55,417</b>	<b>\$ 62,103</b>	<b>\$ 62,842</b>	<b>\$ 41,085</b>	<b>\$ 52,776</b>	<b>\$ 62,588</b>	<b>\$ 68,674</b>	<b>\$ 69,344</b>	<b>\$ 40,381</b>	<b>\$ 94,450</b>	<b>\$ -</b>	<b>\$ 714,144</b>
<b>Ground Maintenance</b>													
Electric	\$ 820	\$ 843	\$ 980	\$ 1,143	\$ 1,143	\$ 1,044	\$ 1,167	\$ 1,134	\$ 1,141	\$ 1,174	\$ 1,119	\$ -	\$ 11,708
Streetlighting	2,705	2,660	2,668	2,747	2,747	2,719	2,791	2,901	2,842	2,793	2,825	-	30,397
Lake Maintenance	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	-	-	26,750
Landscape Maintenance	22,194	22,194	22,194	22,194	22,194	22,194	22,194	-	44,388	22,194	22,194	-	244,132
Landscape Contingency	3,250	650	2,875	3,625	1,700	5,951	7,763	-	1,200	1,550	3,725	-	32,289
Common Area Maintenance	746	846	1,547	1,278	875	762	1,152	1,315	2,253	-	135	-	10,909
Reuse Water	2,995	2,682	2,275	1,663	1,810	1,476	1,497	1,824	2,111	2,167	3,969	-	24,469
Miscellaneous	-	-	-	-	-	-	-	218	250	-	-	-	468
Irrigation Repairs	-	-	-	-	2,232	1,065	-	-	-	1,153	-	-	4,450
<b>Subtotal Ground Maintenance</b>	<b>\$ 35,384</b>	<b>\$ 32,550</b>	<b>\$ 35,213</b>	<b>\$ 35,325</b>	<b>\$ 35,376</b>	<b>\$ 37,886</b>	<b>\$ 39,238</b>	<b>\$ 10,067</b>	<b>\$ 56,860</b>	<b>\$ 33,706</b>	<b>\$ 33,967</b>	<b>\$ -</b>	<b>\$ 385,572</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 139,870</b>	<b>\$ 87,966</b>	<b>\$ 97,316</b>	<b>\$ 98,167</b>	<b>\$ 76,461</b>	<b>\$ 90,661</b>	<b>\$ 101,826</b>	<b>\$ 78,741</b>	<b>\$ 126,204</b>	<b>\$ 74,087</b>	<b>\$ 128,417</b>	<b>\$ -</b>	<b>\$ 1,099,716</b>
Capital Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 171,450</b>	<b>\$ 97,075</b>	<b>\$ 107,736</b>	<b>\$ 109,383</b>	<b>\$ 89,628</b>	<b>\$ 101,744</b>	<b>\$ 113,627</b>	<b>\$ 87,768</b>	<b>\$ 135,522</b>	<b>\$ 84,832</b>	<b>\$ 142,984</b>	<b>\$ -</b>	<b>\$ 1,241,748</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (169,370)</b>	<b>\$ (30,889)</b>	<b>\$ 934,286</b>	<b>\$ (105,872)</b>	<b>\$ (14,945)</b>	<b>\$ (96,539)</b>	<b>\$ (85,682)</b>	<b>\$ (77,795)</b>	<b>\$ (124,048)</b>	<b>\$ (81,817)</b>	<b>\$ (134,442)</b>	<b>\$ -</b>	<b>\$ 12,887</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 August 31, 2025**

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 1,928,685	\$ 1,955,541	\$ 26,855
Prepayments	-	-	16,635	16,635
Interest Income	10,000	10,000	62,153	52,153
<b>Total Revenues</b>	<b>\$ 1,938,685</b>	<b>\$ 1,938,685</b>	<b>\$ 2,034,329</b>	<b>\$ 95,644</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>\$ 78,529</b>	<b>\$ 90,644</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>\$ 78,529</b>	<b>\$ 90,644</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>\$ 1,263,027</b>	

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 133,250	\$ 133,250	\$ 135,549	\$ 2,298
Interest Income	5,000	5,000	5,319	319
<b>Total Revenues</b>	<b>\$ 138,250</b>	<b>\$ 138,250</b>	<b>\$ 142,371</b>	<b>\$ 4,121</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>\$ 5,775</b>	<b>\$ (4,915)</b>	<b>\$ (10,690)</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>\$ 5,775</b>	<b>\$ (4,915)</b>	<b>\$ (10,690)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 56,020</b>		<b>\$ 126,745</b>	
<b>Fund Balance - Ending</b>	<b>\$ 61,796</b>		<b>\$ 121,830</b>	

# Aberdeen

## Community Development District

### Capital Projects Fund Series 2018

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

For The Period Ending August 31, 2025

	Actual
	Thru 08/31/25
<b>Revenues</b>	
Interest Income	\$ 1,991
<b>Total Revenues</b>	<b>\$ 1,991</b>
<b>Expenditures:</b>	
Capital Outlay	\$ 49,335
<b>Total Expenditures</b>	<b>\$ 49,335</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (47,344)</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>\$ (47,344)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 51,883</b>
<b>Fund Balance - Ending</b>	<b>\$ 4,538</b>

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<b>Revenues</b>				
Capital Reserve Funding	\$ 40,000	\$ -	\$ -	\$ -
Impact fees	-	-	9,370	9,370
Interest	5,000	5,000	23,450	18,450
<b>Total Revenues</b>	<b>\$ 45,000</b>	<b>\$ 5,000</b>	<b>\$ 32,820</b>	<b>\$ 27,820</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 50,000	\$ 50,000	\$ 67,822	\$ (17,822)
Repair and Replacements	50,000	50,000	133,726	(83,726)
Other Current Charges	-	-	2,300	(2,300)
<b>Total Expenditures</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 203,848</b>	<b>\$ (103,848)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (55,000)</b>	<b>\$ (95,000)</b>	<b>\$ (171,028)</b>	<b>\$ 131,668</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>\$ (171,028)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 658,411</b>		<b>\$ 688,453</b>	
<b>Fund Balance - Ending</b>	<b>\$ 603,411</b>		<b>\$ 517,424</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	\$ 65,669
Reserve Fund Balance	65,669
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

August 31, 2025

	Check Date	Check No.		Amount
<b>General Fund - Wells Fargo</b>				
Payroll	8/28/25	51034-51038	\$	923.50
<b>Total</b>				<b>\$ 923.50</b>
 <b>General Fund - Wells Fargo</b>				
Accounts Payable	8/8/25	5284-5304	\$	50,030.11
	8/21/25	5305-5318		43,854.29
	8/28/25	5319-5320		4,861.21
			<b>\$</b>	<b>98,745.61</b>
 <b>Capital Reserve Fund - Wells Fargo</b>				
Accounts Payable	8/21/25	175-176	\$	3,847.10
	8/28/25	177		1,440.00
			<b>\$</b>	<b>5,287.10</b>
<b>Total</b>				<b>\$ 104,032.71</b>
 <b>Autopayments - Wells Fargo</b>				
	8/7/25	Comcast	\$	691.45
	8/13/25	JEA Utilities		13,892.60
	8/18/25	Comcast		664.27
	8/25/25	Wellbeats		249.00
	8/25/25	Comcast		328.93
	8/28/25	Wells Fargo Credit Card		4,100.53
	8/29/25	GFL Environmental		1,267.75
<b>Total</b>				<b>\$ 21,194.53</b>

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51034	17	HARRIET S CLARKE	184.70	8/28/2025
51035	15	LAUREN Q EGLESTON	184.70	8/28/2025
51036	18	PAUL R FOGEL	184.70	8/28/2025
51037	19	RICHARD A PEREZ	184.70	8/28/2025
51038	16	THOMAS G MARMO	184.70	8/28/2025

TOTAL FOR REGISTER 923.50

ABER ABERDEEN DLAUGHLIN

# ATTENDANCE SHEET

District: Aberdeen

Meeting Date: August 26, 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:

Maul PSJ

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 #	
8/08/25	00259	7/24/25	11076200 202507 320-53800-45918	JUL PROPERTY MANAGER	*	788.00		
7/24/25		11076200 202507 320-53800-45915	JUL FRONT DESK		*	788.00		
7/24/25		11076200 202507 320-53800-45506	JUL MAINTENANCE CREW		*	788.00		
7/24/25		11076200 202507 320-53800-45917	JUL MAINTENANCE SUPVSR		*	788.00		
							FIRST SERVICE RESIDENTIAL	3,152.00 005284
8/08/25	00213	7/31/25	90701 202507 320-53800-46100	JUL LAKE MAINTENANCE	*	2,675.00		
							FUTURE HORIZONS, INC	2,675.00 005285
8/08/25	00017	8/01/25	723 202508 310-51300-34000	AUG MANAGEMENT FEES	*	4,943.50		
8/01/25		723 202508 310-51300-35100	AUG INFO TECH		*	168.50		
8/01/25		723 202508 310-51300-31300	AUG DISSEM AGENT SRVCS		*	730.33		
8/01/25		723 202508 310-51300-51000	OFFICE SUPPLIES		*	.75		
8/01/25		723 202508 310-51300-42000	POSTAGE		*	87.67		
8/01/25		723 202508 310-51300-42500	COPIES		*	75.15		
8/01/25		723 202508 310-51300-41000	TELEPHONE		*	16.95		
							GOVERNMENTAL MANAGEMENT SERVICES	6,022.85 005286
8/08/25	00016	7/25/25	28021 202507 310-51300-31200	ARBIT SE2020 FYE 4/30/25	*	600.00		
							GRAU & ASSOCIATES	600.00 005287
8/08/25	00301	8/01/25	428436 202508 320-53800-45400	AUG SECURITY SERVICES	*	250.00		
							HI TECH SYSTEM ASSOCIATES INC	250.00 005288
8/08/25	00309	8/01/25	JAK08250 202508 320-53800-45927	AUG JANITORIAL SERVICES	*	1,632.00		
							JANI-KING OF JACKSONVILLE	1,632.00 005289
8/08/25	00311	7/31/25	21120 202507 320-57200-46000	MONUMENT GLOW BUG LIGHT	*	1,215.35		
							LIN'S ELECTRIC INC	1,215.35 005290
				ABER ABERDEEN	OKUZMUK			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/08/25	00311	7/31/25	21139	202507	320-57200	-	46000	CEILING FANS LIN'S ELECTRIC INC	*	650.00	650.00	005291
8/08/25	00311	8/04/25	21184	202508	320-57200	-	46000	POOL AIR RATER LIN'S ELECTRIC INC	*	414.46	414.46	005292
8/08/25	00079	6/24/25	13129563	202506	320-53800	-	45507	JUN POOL CHEMICALS POOLSURE	*	60.47	60.47	005293
8/08/25	00079	8/01/25	13129563	202508	320-53800	-	45507	AUG POOL CHEMICALS POOLSURE	*	3,016.07	3,016.07	005294
8/08/25	00323	4/30/25	3997A	202504	320-53800	-	46300	TREE REMOVAL TREE WORK BY MITCH DRAKE & SONS	*	950.00	950.00	005295
8/08/25	00323	5/16/25	4025	202505	320-53800	-	46300	TREE REMOVAL TREE WORK BY MITCH DRAKE & SONS	*	950.00	950.00	005296
8/08/25	00323	8/01/25	4146	202508	320-53800	-	46300	TREE REMOVAL TREE WORK BY MITCH DRAKE & SONS	*	1,475.00	1,475.00	005297
8/08/25	00323	8/06/25	4151	202508	320-53800	-	46300	TREE REMOVAL TREE WORK BY MITCH DRAKE & SONS	*	900.00	900.00	005298
8/08/25	00323	8/06/25	4152	202508	320-53800	-	46300	TREE TRIMMING & REMOVAL TREE WORK BY MITCH DRAKE & SONS	*	600.00	600.00	005299
8/08/25	00323	8/06/25	4153	202508	320-53800	-	46300	TREE REMOVAL TREE WORK BY MITCH DRAKE & SONS	*	600.00	600.00	005300
8/08/25	00323	8/06/25	4154	202508	320-53800	-	46300	TREE TRIMMING & REMOVAL TREE WORK BY MITCH DRAKE & SONS	*	750.00	750.00	005301
8/08/25	00319	7/24/25	744863	202507	320-57200	-	46000	POND BANK REPAIR RUPPERT LANDSCAPE LLC	*	1,773.11	1,773.11	005302

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/08/25	00319	7/31/25 747971	202507 320-53800-46200		JUL LANDSCAPE MAINTENANCE RUPPERT LANDSCAPE LLC	*	22,193.80	22,193.80 005303
8/08/25	00221	8/01/25 3164	202508 320-53800-45919		AUG MAINT & NEWS LETTER ROBERTA G NAGLE	*	150.00	150.00 005304
8/21/25	00240	8/14/25 08142025	202508 320-57200-46000		FAULTY BLOWER RELAY ABERDEEN AIR, LLC	*	311.48	311.48 005305
8/21/25	00219	6/17/25 23637	202506 320-53800-46900		BACKFLOW TEST BOB'S BACKFLOW & PLUMBING SERVICES	*	135.00	135.00 005306
8/21/25	00286	7/31/25 7249122	202507 310-51300-48000		7/29 BUD HEAR #11407665 7/31/25 7249122 202507 310-51300-48000 7/22 MTG #11414401 GANNETT MEDIA CORP	*	361.40 68.64	430.04 005307
8/21/25	00314	8/19/25 747-012	202508 320-57200-49400		9/1 3HR DJ LABOR DAY CANDACE MINNICKS	*	450.00	450.00 005308
8/21/25	00153	8/04/25 52842282	202508 320-57200-46000		FIRST AID/SAFETY SUPPLIES CINTAS FIRE 636525	*	16.70	16.70 005309
8/21/25	00259	8/01/25 11080110	202508 320-53800-45918		AUG PROPERTY MANAGER	*	3,864.00	
		8/01/25 11080110	202508 320-53800-45915		AUG FRONT DESK	*	3,020.88	
		8/01/25 11080110	202508 320-53800-45506		AUG JANITORIAL	*	449.44	
		8/01/25 11080110	202508 320-53800-46000		AUG SUPV BUILDING MAINT	*	2,856.47	
		8/01/25 11080110	202508 320-53800-45917		AUG BUILDING MAINT FIRST SERVICE RESIDENTIAL	*	2,050.92	12,241.71 005310
8/21/25	00259	8/01/25 11081247	202508 320-53800-45921		AUG MANAGEMENT FEES	*	1,185.00	
		8/01/25 11081247	202508 320-53800-45918		AUG GEN MGR PHONE BILL	*	50.00	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/25		11081247	202508	320-53800-46000				AUG SUPV PHONE BILL FIRST SERVICE RESIDENTIAL	*	50.00	1,285.00	005311
8/21/25	00259	8/15/25	11082641	202508	320-53800-45918			AUG PROPERTY MANAGER	*	3,964.00		
		8/15/25	11082641	202508	320-53800-45915			AUG FRONT DESK	*	2,812.53		
		8/15/25	11082641	202508	320-53800-45506			AUG JANITORIAL	*	1,175.77		
		8/15/25	11082641	202508	320-53800-46000			AUG SUPV BUILDING MAINT	*	3,032.96		
		8/15/25	11082641	202508	320-53800-45917			AUG BUILDING MAINT FIRST SERVICE RESIDENTIAL	*	2,100.00	13,085.26	005312
8/21/25	00301	7/18/25	77267	202507	320-57200-46000			5000 SE ELECTRIC STRIKE HI TECH SYSTEM ASSOCIATES INC	*	209.00	209.00	005313
8/21/25	00082	7/31/25	93	202507	320-53800-45913			JUL LIFEGUARD SERVICES RIVERSIDE MANAGEMENT SERVICES INC	*	15,004.28	15,004.28	005314
8/21/25	00323	4/30/25	3998A	202508	320-53800-46300			TREE REMOVAL TREE WORK BY MITCH DRAKE & SONS	*	350.00	350.00	005315
8/21/25	00060	8/11/25	62100166	202508	320-53800-45926			AUG PEST CONTROL TURNER PEST CONTROL LLC	*	115.79	115.79	005316
8/21/25	00060	8/11/25	62100333	202508	320-53800-45926			AUG PEST CONTROL AMENITY TURNER PEST CONTROL LLC	*	105.03	105.03	005317
8/21/25	00277	8/08/25	S129265	202508	320-57200-46000			SMOKE ALARM TRIPPED WEATHER ENGINEERS, INC.	*	115.00	115.00	005318
8/28/25	00271	8/22/25	3612109	202505	310-51300-31500			MAY/JUN MONTHLY MEETING KUTAK ROCK LLP	*	3,292.71	3,292.71	005319
8/28/25	00271	8/22/25	3612107	202506	310-51300-31500			MAY GENERAL SERVICES	*	323.00		

AP300R  
\*\*\* CHECK NOS. 005284-005320

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
ABERDEEN - GENERAL FUND  
BANK A ABERDEEN CDD

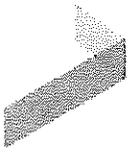
RUN 9/15/25

PAGE 5

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/22/25 3612107	202506 310-51300-31500	JUN GENERAL SERVICES KUTAK ROCK LLP	*	1,245.50	
							1,568.50 005320
-----							
						TOTAL FOR BANK A	98,745.61
						TOTAL FOR REGISTER	98,745.61

ABER ABERDEEN

OKUZMUK



**FirstService**  
RESIDENTIAL

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

# INVOICE

Invoice Number 11076200  
 Invoice Date 7/24/2025  
 Terms 15 ePay ACH BP  
 Period Begin 7/1/2025  
 Customer 100-0SNC  
 Account # MED-0SNC  
 Total Amount Due: **\$3,152.00**

## Medical Insurance

Date	Position	Employee	Amount
7/1/2025	Property Manager	Trivelpiece, Katherine	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
7/1/2025	Front Desk	Gibbs, Michayla	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
7/1/2025	Maintenance Crew	Newman, Joshua D	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
7/1/2025	Maintenance Supervisor	Parker, Jay	\$788.00
		<b>Subtotal</b>	<b>\$788.00</b>
			Subtotal \$3,152.00
			Tax \$0.00
			<b>Total \$3,152.00</b>

*Ming Contract  
300-53800-45912  
KS*

**RECEIVED**  
JUL 25 2025  
BY: \_\_\_\_\_

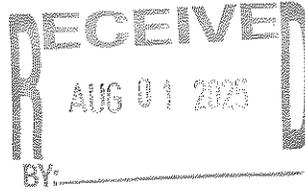
**Future Horizons, Inc**

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

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

**INVOICE**

Invoice Number: 90701  
 Invoice Date: Jul 31, 2025  
 Page: 1



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

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

Customer ID	Customer PO	Payment Terms	
Aberdeen01	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	7/9/25	8/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in July 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**

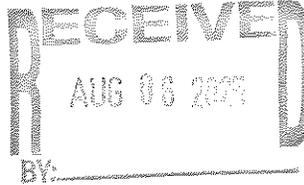
475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice**

Invoice #: 723  
Invoice Date: 8/1/25  
Due Date: 8/1/25  
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 - August 2025		4,943.50	4,943.50
Information Technology - August 2025		168.50	168.50
Dissemination Agent Services - August 2025		730.33	730.33
Office Supplies		0.75	0.75
Postage		87.67	87.67
Copies		75.15	75.15
Telephone		16.95	16.95
<b>Total</b>			<b>\$6,022.85</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$6,022.85</b>

# Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Aberdeen Community Development District  
1408 Hamlin Avenue, Unit E  
Saint Cloud, FL 34771

Invoice No. 28021  
Date 07/25/2025



SERVICE	AMOUNT
Project: Arbitrage - Series 2020 FYE 4/30/2025 Arbitrage Services	
Arbitrage	\$ 600.00
<b>Subtotal:</b>	<u>600.00</u>
Total	600.00
Current Amount Due	<u>\$ 600.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.



Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

**Invoice #:** 428436  
**Invoice Date:** 08/01/2025  
**Completed:** 08/01/2025  
**Terms:** Due on Aging Date  
**Bid#:**

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

475 West Town Place

**HiTechFlorida.com**

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

*Security Contract  
300.53800.45400  
US*

**RECEIVED**  
AUG 01 2025  
BY: \_\_\_\_\_

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

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

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

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



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

Invoice	
<b>Date</b> 08/01/2025	<b>Number</b> JAK08250045
<b>Due Date</b> 08/31/2025	<b>Cust #</b> 126102
<b>Invoice Amount</b> \$ 1,632.00	<b>Amount Remitted</b>

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

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

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

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



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

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

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK08250045	08/01/2025	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	08/31/2025

Quantity	Description	Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR AUGUST	1632.00	1632.00
<p><b>RECEIVED</b>            JUL 29 2025            BY: _____  <i>Maart Contract Cleaning</i>            320.53800.45927</p> <p>Pay On-Line: <a href="https://linktr.ee/janikingjax">https://linktr.ee/janikingjax</a>            Make All Checks Payable To:            JANI-KING OF JACKSONVILLE</p>		<b>Amount of Sale</b>	\$ 1,632.00
		<b>Sales Tax</b>	\$ 0.00
		<b>Total</b>	\$ 1,632.00

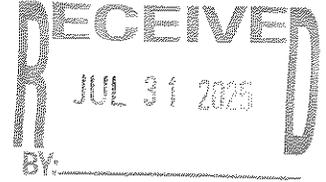


# INVOICE

Invoice Date: 07/31/2025

Invoice # 21120

Total Due **\$1215.35**



**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 7/2/2025**

Description	Qty	Amount	Total
<b>Services</b>			
Labor Rates Labor and material to correct wiring for Monument glow bug light modification.	4.50	155.00	\$697.50
<p>Work Performed When arrived we started at Prince Albert Ave/ Grandholm Point and found that indeed the glow bug had a constant hot and we also replaced the photocell that the lights would come on at the appropriate time. We then went to Glenlivet Way/ Castlegate. We then put the switch leg for the other side as hot all the time and installed a photo cell after glow bug so that the lights could be photo controlled while glow bug is constant hot and ran a new wire to be switch-leg back. We then went to Castro Ct/ Prestwick. I put the light switch leg hot all the time and installed a new photocell on post. We then went to Mahogany Bay Dr/ Castlegate and again made the switch leg hot and installed a photocell on post. We replaced one and added one and will need to put a photocell on the second light so that it will come on at the appropriate time.</p>			
	Sub Total	Services	\$697.50
	Total for Service Date 7/2/2025		\$697.50

**Service Date 7/7/2025**

Description	Qty	Amount	Total
<b>Materials</b>			
3/4" PVC Male Adapter	1.00	1.11	\$1.11
THHN #12 wire (per foot)	30.00	0.26	\$7.80
Hardware includes wire nuts, washers, tape, screws, etc.	1.00	1.25	\$1.25

110 Volt Photo Cell (stem and swivel mount)	6.00	38.91	\$233.46
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Sub Total	Materials	\$243.62
Total for Service Date		7/7/2025 \$243.62

**Service Date 7/8/2025**

Description	Qty	Amount	Total
<b>Services</b>			
Labor Rates	1.00	155.00	\$155.00
We arrived at Mahogany Bay Dr. and installed a second photocell on light. We were approached by a man in blue that questioned what we were doing, I informed him why and what we were doing and he got back in his white F250 and left. We then went to the Burnett Ct entrance and found that we needed to install individual photocells on the lights on the far side.			

Sub Total	Services	\$155.00
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**Materials**

Hardware includes wire nuts, washers, tape, screws, etc.	2.00	1.25	\$2.50
110 Volt Photo Cell (stem and swivel mount)	3.00	38.91	\$116.73

Sub Total	Materials	\$119.23
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Total for Service Date		7/8/2025 \$274.23
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<b>Total Due</b>	<b>\$1215.35</b>
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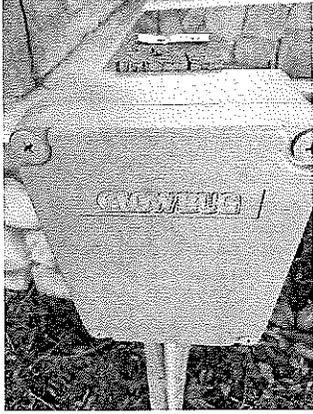
**Payments**

<b>Total Payments</b>	<b>\$0.00</b>
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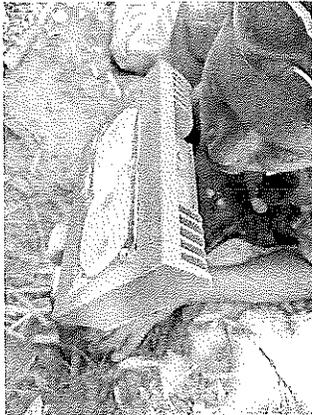
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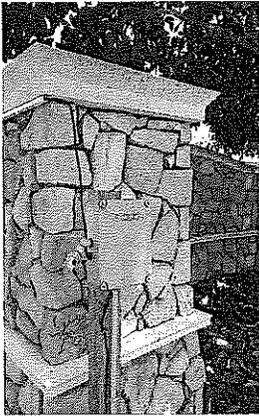
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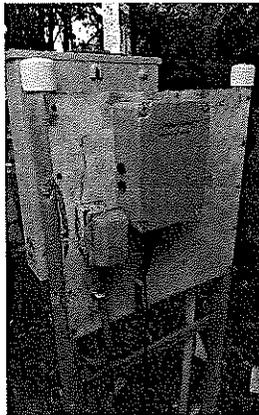
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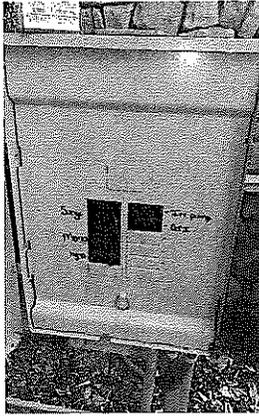
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07/06/25 22:06:41



07/08/25 11:56:50



07/08/25 11:56:51



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07/08/25 11:56:53



07/08/25 11:59:04



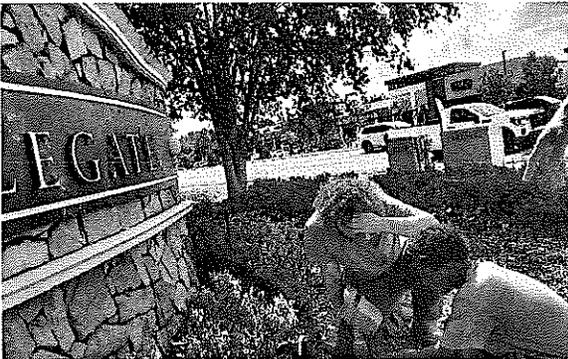
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07/08/25 11:59:07



07/08/25 11:59:07



**Total Due      \$1215.35**

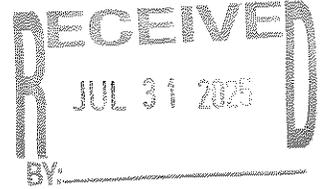


# INVOICE

Invoice Date: 07/31/2025

Invoice # 21139

Total Due **\$650.00**



**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	650.00	\$650.00
1) Take down (2) existing ceiling fans in the dance room area and have (2) new owner provided fans in same location owner to provide control switches for new fans			
	Sub Total	Services	\$650.00
	Total for Service Date		\$650.00

**Service Date 6/27/2025**

Description	Qty	Amount	Total
<b>Services</b>			
Estimate Labor We arrived on site today to begin work installing two customer provided fans upon our arrival we checked in at front office and immediately proceeded to the gym area to begin work while inspecting new fans and removing from boxes we were able to identify fans were industrial style fans and were a lot larger than previous fans needing to be supported by 132 lb rated fan box after noticing current fan box would not sustain wait I then spoke with Maintenance Supervisor Jay Parker and Lin's Electric front office about a proposed solutions for this issue after speaking with Jay Parker the decision was made to return industrial fans and reschedule a time out to come put up new fans	1.00	0.00	\$0.00
	Sub Total	Services	\$0.00
	Total for Service Date		6/27/2025 \$0.00

**Service Date 7/15/2025**

Description	Qty	Amount	Total
<b>Services</b>			
Estimate Labor We arrived on site today to begin work installing two new customer provider fans we were not able to complete work due to dance room being occupied by Zumba class	1.00	0.00	\$0.00
	Sub Total	Services	\$0.00
	Total for Service Date		7/15/2025 \$0.00

EC 13007419

www.LinsElectric.com

email: info@linselectric.com

Phone: (904) 868-6586

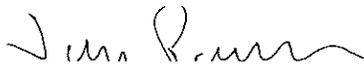
7820 Pritchard Road Jacksonville, FL 32219

Service Date 7/16/2025

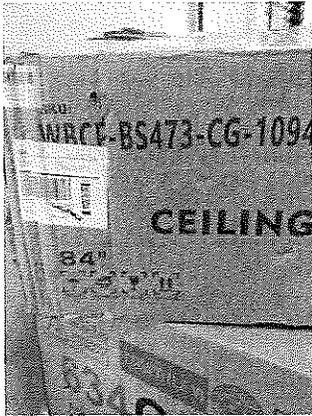
Description	Qty	Amount	Total
<b>Services</b>			
Estimate Labor We arrived on site today to begin work installing two new customer provided ceiling fans upon our arrival we checked in at front office with Maintenance Supervisor Jay Parker and immediately proceeded to gym dance area and began removing and replacing two customer provided ceiling fans upon completion of replacing customer provided ceiling fans we then re-energize system to ensure ceiling fans would work properly	1.00	0.00	\$0.00
	<b>Sub Total</b>	<b>Services</b>	<b>\$0.00</b>
<b>Total for Service Date 7/16/2025</b>			<b>\$0.00</b>
<b>Total Due</b>			<b>\$650.00</b>

**Payments**

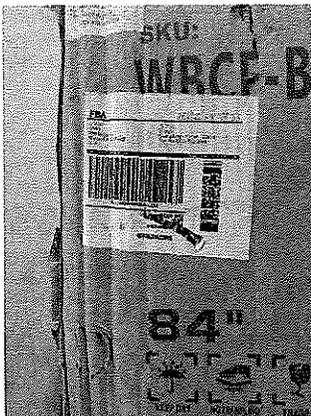
**Total Payments \$0.00**



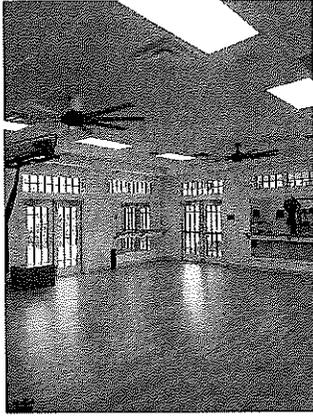
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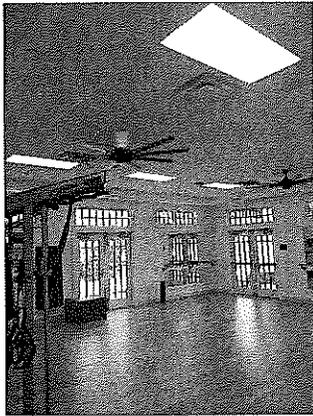
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07/16/25 14:06:30



07/16/25 14:06:31



**Total Due            \$650.00**



# INVOICE

Invoice Date: 08/04/2025

Invoice # 21184

Total Due \$414.46



**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 7/2/2025**

Description	Qty	Amount	Total
<b>Services</b>			
Labor Rates 220 GFI outlet put in for new Pool Air rater	1.50	155.00	\$232.50
<p>Work Performed We arrived on site today to begin work installing 120 volt GFI plug near rear of pool area. Upon our arrival we were greeted by Maintenance Supervisor Jay Parker and immediately began work in rear of pool area jumping out of existing irrigation panel to supply power to 120 volt GFI plug we did so by inserting Kindorf to support post for GFI and installing electrical box and weatherproof cover for GFI outlet we then jumped from outlet to location of irrigation panel and terminated wiring on 20 amp cement breaker to supply power to GFI upon completion of this within energize system to test</p>			
	Sub Total	Services	\$232.50
<b>Materials</b>			
Single gang Non-metallic (Clear) Weather Proof in use cover - Bubble Cover	1.00	23.72	\$23.72
1/2" 1 Hole Rigid Strap	1.00	0.55	\$0.55
Hardware includes wire nuts, washers, tape, screws, etc.	7.00	1.25	\$8.75
1/2" Carflex connector straight	2.00	2.56	\$5.12
12-2 Romex (per foot)	3.00	0.77	\$2.31
2" Carflex by the foot	2.00	6.15	\$12.30

EC 13007419

www.LinsElectric.com

email: info@linselectric.com

Phone: (904) 868-6586

7820 Pritchard Road Jacksonville, FL 32219

1 pole Siemens 20 AMP GFCI breaker	1.00	71.43	\$71.43
Unistrut / Kindorf Thick (per foot)	3.00	5.48	\$16.44
GFI outlet 20 AMP Water Resistant with outlet plate cover (White, ivory, almond) (each)	1.00	33.11	\$33.11
1 (single) gang Gray weather proof Box with 3 -1/2 Hubs	1.00	8.23	\$8.23

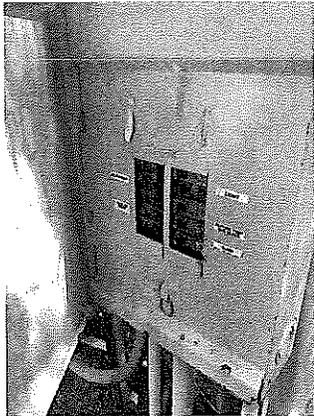
Sub Total	Materials	\$181.96
Total for Service Date		7/2/2025
		\$414.46
Total Due		\$414.46

**Payments**

Total Payments	\$0.00
----------------	--------

*John P. ...*

07/02/25 11:19:18



07/02/25 11:19:19



07/02/25 11:19:20



07/02/25 11:19:21



**Total Due            \$414.46**



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

Invoice

Date 6/24/2025  
Invoice # 131295630036

Terms	Net 20
Due Date	7/14/2025
PO #	
Delivery Ticket #	Sales Order #1353991
Delivery Date	6/24/2025
Delivery Location	Aberdeen HOA - Free Form Pool
Customer #	13ABE100

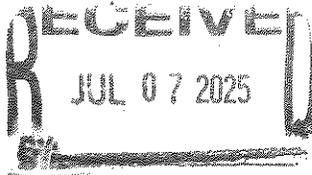
<b>Bill To</b>
GMS LLC Aberdeen CDD 475 West Town Place Suite 114 St. Augustine FL 32092

<b>Ship To</b>
Aberdeen CCD 110 Flowers of Scotland Jacksonville FL 32259

OUR REMITTANCE ADDRESS HAS CHANGED! PLEASE SEE REMITTANCE BELOW AND UPDATE YOUR RECORDS.

Item ID	Item	Quantity	Units	Rate	Amount
135-010	Sodium Bicarbonate 50# bag	7		\$0.00	\$0.00
115-014	25# Bag Celaperl	6		\$0.00	\$0.00
115-300	Bleach Minibulk Delivered	75	gal	\$0.00	\$0.00
160-050	Pool Acid bulk by Gallon	15	gal	\$0.00	\$0.00
Fuel Surcharge	Fuel/EFS	1	ea	\$60.47	\$60.47

<b>Subtotal</b>	\$60.47
<b>Tax</b>	\$0.00
<b>Total</b>	\$60.47
<b>Amount Paid/Credit Applied</b>	\$0.00
<b>Balance Due</b>	\$60.47



[Click Here to Pay Now](#)





# Invoice

Date Invoice#

8/1/2025  
131295630497

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

Terms	Net 20
Due Date	8/21/2025
PO #	

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

Ship To
Aberdeen CCD 110 Flowers of Scotland Jacksonville FL 32259

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

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

**Subtotal** \$3,016.07

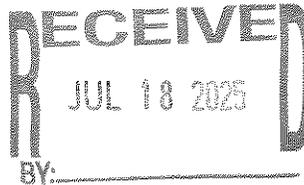
**Tax** \$0.00

**Total** \$3,016.07

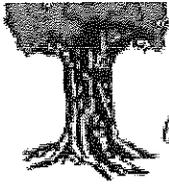
**Amount Paid/Credit Applied** \$0.00

**Balance Due** \$3,016.07

[Click Here to Pay Now](#)



131295630497



# Tree Work

by Mitch Drake & Sons LLC

## INVOICE #3997

ISSUED:

Apr 30, 2025

DUE:

May 15, 2025

**RECIPIENT:**

**Aberdeen CDD Community**

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

662 Nottingham Forest Circle  
St Johns, FL 32259

Phone: (904) 287-3819

Email: mitchdrake04@yahoo.com

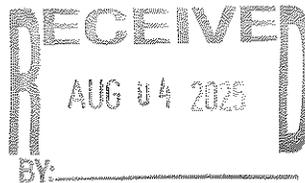
Website:

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

**For Services Rendered**

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

Processed and mailed out on 05/19/25 with check #5220.  
Need to reissue check.  
TP 08/04/25



Make checks payable to "Tree Work by Mitch Drake & Sons" and mail to  
4019 Cove Saint Johns Rd  
Jacksonville, FL 32277

We accept all major credit cards with a 1.5% convenience fee. Please advise if  
you intend to pay via credit card.

Thank you for your business. Please contact us with any questions regarding this  
invoice.

**Total** **\$950.00**

Account balance **\$3,725.00**





# Tree Work

by Mitch Drake & Sons LLC

## INVOICE #4025

ISSUED:

May 16, 2025

DUE:

Jun 15, 2025

**RECIPIENT:**

**Aberdeen CDD Community**

333 West Adelaide Drive  
Fruit Cove, Florida 32259  
Phone: (904) 303-7366

662 Nottingham Forest Circle  
St Johns, FL 32259

Phone: (904) 287-3819

Email: mitchdrake04@yahoo.com

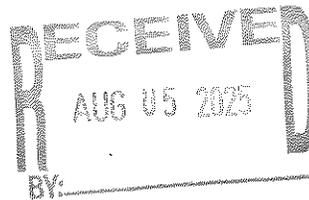
Website:

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

**For Services Rendered**

Product/Service	Description	Qty.	Unit Price	Total
<b>May 14, 2025</b>				
Tree Removal	Cut down and leave in woods 2 large pine trees	1	\$950.00	\$950.00

I never received this invoice from anyone, until now.  
TP 08/05/25



Make checks payable to "Tree Work by Mitch Drake & Sons" and mail to  
4019 Cove Saint Johns Rd  
Jacksonville, FL 32277  
We accept all major credit cards with a 3% convenience fee. Please advise if you  
intend to pay via credit card.  
Thank you for your business. Please contact us with any questions regarding this  
invoice.

**Total** **\$950.00**

Account balance **\$3,725.00**

**Pay Now**



# INVOICE #4146

ISSUED:  
Aug 01, 2025

DUE:  
Aug 16, 2025

**RECIPIENT:**

**Aberdeen CDD Community**

721 West Kings College Drive  
Fruit Cove, Florida 32259  
Phone: (904) 303-7366



662 Nottingham Forest Circle  
St Johns, FL 32259

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

**For Services Rendered**

Product/Service	Description	Qty.	Unit Price	Total
<b>Aug 01, 2025</b>				
Tree Removal	Cut down and haul further into preserve large dead oak with lift over fence	1	\$1,475.00	\$1,475.00

Make checks payable to "Tree Work by Mitch Drake & Sons" and mail to  
4019 Cove Saint Johns Rd  
Jacksonville, FL 32277  
We accept all major credit cards with a 3% convenience fee. Please advise if you  
intend to pay via credit card.  
Thank you for your business. Please contact us with any questions regarding this  
invoice.

<b>Total</b>	<b>\$1,475.00</b>
Account balance	\$3,725.00





# INVOICE #4151

**ISSUED:**  
Aug 06, 2025

**DUE:**  
Aug 21, 2025

**RECIPIENT:**

**Aberdeen CDD Community**

128 Celtic Wedding Drive  
St. Johns County, Florida 32259  
Phone: (904) 303-7366



662 Nottingham Forest Circle  
St Johns, FL 32259

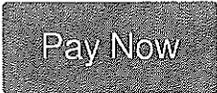
Phone: (904) 287-3819  
Email: mitchdrake04@yahoo.com  
Website:  
<https://www.treeworkbymitchdrakeandsons.com/>

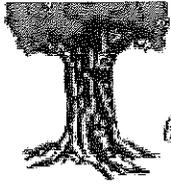
**For Services Rendered**

Product/Service	Description	Qty.	Unit Price	Total
Aug 06, 2025				
Tree Removal	Cut down and leave in preserve 3 large dead pines	1	\$900.00	\$900.00

Make checks payable to "Tree Work by Mitch Drake & Sons" and mail to  
4019 Cove Saint Johns Rd  
Jacksonville, FL 32277  
We accept all major credit cards with a 3% convenience fee. Please advise if you  
intend to pay via credit card.  
Thank you for your business. Please contact us with any questions regarding this  
invoice.

<b>Total</b>	<b>\$900.00</b>
Account balance	\$4,625.00





# Tree Work

by Mitch Drake & Sons LLC

## INVOICE #4152

ISSUED:

Aug 06, 2025

DUE:

Aug 21, 2025

**RECIPIENT:**

**Aberdeen CDD Community**

513 East Kings College Drive  
Fruit Cove, Florida 32259  
Phone: (904) 303-7366

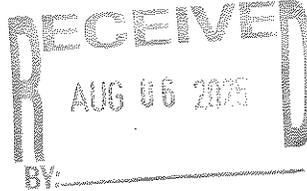
662 Nottingham Forest Circle  
St Johns, FL 32259

Phone: (904) 287-3819

Email: mitchdrake04@yahoo.com

Website:

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



### For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
<b>Aug 06, 2025</b>				
Tree trimming and removal	Cut down and leave dead pine in preserve Cut back overgrown tree coming over fence in back right corner	1	\$600.00	\$600.00*

\* Non-taxable

Make checks payable to "Tree Work by Mitch Drake & Sons" and mail to  
4019 Cove Saint Johns Rd  
Jacksonville, FL 32277

We accept all major credit cards with a 3% convenience fee. Please advise if you  
intend to pay via credit card.

Thank you for your business. Please contact us with any questions regarding this  
invoice.

**Total** **\$600.00**

Account balance **\$5,225.00**





# Tree Work

by Mitch Drake & Sons LLC

## INVOICE #4153

ISSUED:

Aug 06, 2025

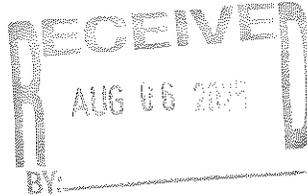
DUE:

Aug 21, 2025

**RECIPIENT:**

**Aberdeen CDD Community**

113 Celtic Wedding Drive  
St. Johns County, Florida 32259  
Phone: (904) 303-7366



662 Nottingham Forest Circle  
St Johns, FL 32259

Phone: (904) 287-3819

Email: mitchdrake04@yahoo.com

Website:

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

### For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Aug 06, 2025				
Tree Removal	Cut down and put back into preserve broken tree hanging over fence in back right corner	1	\$600.00	\$600.00

Make checks payable to "Tree Work by Mitch Drake & Sons" and mail to 4019 Cove Saint Johns Rd Jacksonville, FL 32277 We accept all major credit cards with a 3% convenience fee. Please advise if you intend to pay via credit card. Thank you for your business. Please contact us with any questions regarding this invoice.

<b>Total</b>	<b>\$600.00</b>
Account balance	\$5,825.00





# Tree Work

by Mitch Drake & Sons LLC

## INVOICE #4154

ISSUED:

Aug 06, 2025

DUE:

Aug 21, 2025

**RECIPIENT:**

**Aberdeen CDD Community**

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

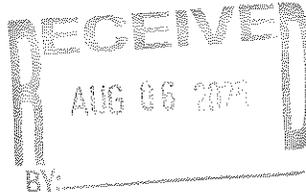
662 Nottingham Forest Circle  
St Johns, FL 32259

Phone: (904) 287-3819

Email: mitchdrake04@yahoo.com

Website:

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



### For Services Rendered

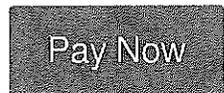
Product/Service	Description	Qty.	Unit Price	Total
Aug 06, 2025				
Tree trimming and removal	Cut down and haul crape Myrtle blocking camera as well as 2 branches from additional crapes, also blocking camera. Raise canopy from all Cypress trees growing over basketball court. Haul debris.	1	\$750.00	\$750.00*

\* Non-taxable

Make checks payable to "Tree Work by Mitch Drake & Sons" and mail to 4019 Cove Saint Johns Rd Jacksonville, FL 32277  
We accept all major credit cards with a 3% convenience fee. Please advise if you intend to pay via credit card.  
Thank you for your business. Please contact us with any questions regarding this invoice.

**Total** **\$750.00**

Account balance **\$6,575.00**





**INVOICE**

Date	Invoice #
Jul 24, 2025	744863

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

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

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

Property Name	Terms	Due Date	Order Number
Aberdeen CDD (261012)	Net 30 Days	Aug 24, 2025	4386508

QTY	Description	Price	Total
1	Pond Bank Repair Behind Blackthorn pl  (3) yds Fill Dirt (1) box 12X12 Drain Box (1) Corrugated Drain Pipe (20) pieces St Augustine Sod Install	\$1,773.11	\$1,773.11

*R.M.*  
*900.572.46000*  
*RS*

**RECEIVED**  
 JUL 29 2025  
 BY: \_\_\_\_\_

For billing questions contact Colleen Ryan Tel: 904-778-1030

For customer service contact Anthony Alrik Bretz Tel: 904-502-3984

<b>Subtotal:</b>	\$1,773.11
<b>Sales Tax:</b>	\$0.00
<b>Amount Due:</b>	\$1,773.11

**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.



**INVOICE**

Date	Invoice#
Jul 31,2025	747971

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

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

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

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

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

*Cr Maint  
 Contract  
 300.5380.46200  
 KS*

**RECEIVED**  
 AUG 01 2025  
 BY: \_\_\_\_\_

For billing questions contact Colleen Ryan Tel: 904-778-1030  
 For customer service contact Anthony Alrik Bretz Tel: 904-502-3984

**Thank you for your business!**

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

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.

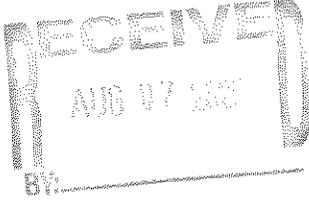
# Invoice



P.O. Box 762,  
Middleburg, FL 32050

Date	Invoice #
8/1/2025	3164

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



P.O. No.	Terms	Project

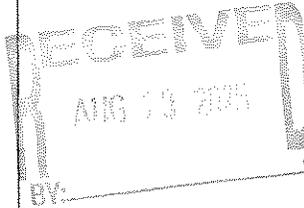
Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - ABERDEEN CDD	150.00	150.00
		<b>Total</b>	\$150.00

# HVAC REPAIR INVOICE

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

August 14, 2025

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



R.R.  
320.572.46000

Date of service: August 6, 2025  
August 13, 2025

Diagnostic: Faulty blower relay  
Social Hall system 1701364922 Daikin

Service call fee 8/6/2025	\$	89.00
(1) Labor	\$	200.00
B1256551 Sequencer	\$	47.19
Maintenance Discount	\$	(24.71)
<b>TOTAL DUE</b>	<b>\$</b>	<b>311.48</b>

Total due: \$311.48

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

SERVPRO ■ HISSAH LABOON ■ DOWNSIDE



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

**Bob's Backflow & Plumbing Services**

4640 Subchaser Ct., Ste 113  
 Jacksonville, FL 32244

**Invoice**

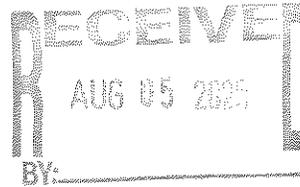
23637

Invoice Date

6/17/2025

**PAST DUE**

**PAST DUE**



<b>Bill To</b>
Aberdeen CDD c/o GMS/Governmental Mgmt Svcs Inc 475 West Town Place Suite 114 St Augustine, FL 32092

<b>Job Location</b>
Aberdeen CDD Various Address Saint Johns, FL 32259

**Bob's Backflow & Plumbing Services**

**4640 Subchaser Ct., Ste 113**

**Jacksonville, FL 32244**

Phone # (904) 268-8009

Fax # (904) 292-4403

P.O. Number	Terms	Due Date
	Net 30	7/17/2025

Serviced	Description	Quantity	Price Each	Amount
6/11/2025	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider  110 Flower of Scotland Ave 1-1/2" Wilkins 975X12 Serial# 4294997 - PASSED 1-1/2" Wilkins 975X12 Serial# 4823943 - pASSED  96 Bush Pl 2" Watts 919 QT Serial# 35376 - PASSED	3	45.00	135.00

**This invoice is PAST DUE. Please remit payment at your earliest convenience.**

*Please make checks payable to Bob's Backflow and include your invoice number.*

<b>Total</b>	\$135.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$135.00



ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	INV DATE 07/31/25
INVOICE # 0007249122	INVOICE PERIOD Jul 1- Jul 31, 2025	CURRENT INVOICE TOTAL \$430.04	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included In amt due) \$0.00	TOTAL CASH AMT DUE* \$430.04	

**BILLING ACCOUNT NAME AND ADDRESS**

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



**PAYMENT DUE DATE: AUGUST 31, 2025**

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

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

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.

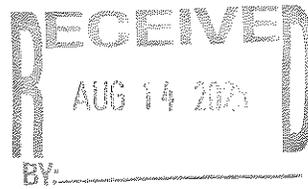
Date	Description	Amount
7/1/25	Balance Forward	\$68.64
7/30/25	PAYMENT - THANK YOU	-\$68.64

**Legal Advertising:**

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/29/25	SAG St Augustine Record	11407665	Notice of Budget Hearing		1	2.0000 x 15 in	\$361.40

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/22/25	11414401	SAG St Augustine Record	MEETING		\$68.64



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	\$430.04
Service Fee 3.99%	\$17.16
*Cash/Check/ACH Discount	-\$17.16
*Payment Amount by Cash/Check/ACH	\$430.04
Payment Amount by Credit Card	\$447.20

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

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT NUMBER 764138		INVOICE NUMBER 0007249122		AMOUNT PAID <b>\$430.04</b>
CURRENT DUE \$430.04	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* \$430.04
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$447.20
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000764138000000000000000072491220004300467172

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Sarah Sweeting  
Aberdeen Cdd.Gms  
393 Palm Coast Pkwy Sw  
SUITE 4

Palm Coast FL 32137

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

07/29/2025, 08/05/2025

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 08/05/2025

Ridell Jacobs  
Legal Clerk

Mariah Verhagen  
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$666.89	
Tax Amount:	\$0.00	
Payment Cost:	\$666.89	
Order No:	11407665	# of Copies:
Customer No:	764138	1
PO #:		

**THIS IS NOT AN INVOICE!**

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

**ABERDEEN COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.**

The Board of Supervisors, "Board" is the Aberdeen Community Development District "District" will hold the following public hearings and regular meeting:

DAY: August 20, 2025  
 TIME: 6:00 PM  
 LOCATION: Aberdeen Activity Center  
 110 Flower of Scotland Avenue  
 Sand Lake, Florida 32070

The first public hearing is being held pursuant to Chapter 190 Florida Statutes, to review public investment and allocations on the District's proposed budget "Proposed Budget" for the fiscal year beginning October 1, 2025 and ending September 30, 2026 "FY 2026". The second public hearing is being held pursuant to Chapter 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments "O&M Assessments" upon the lands located within the District to fund the Proposed Budget for FY 2026, to consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearing, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

**Description of Assessments**

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing.

Land Use	Total # of Cuts	Ares	EAC/ERU Factor	Proposed O&M Assessment
SA	4,628	1	1	\$701,757
SI	157	1	1.19	\$201,750
SI*	130	1	1.38	\$181,923.04
SI	2,225	1	1.71	\$34,912.56
Multi-Family	108	1	1.00	\$8,097.88
Commercial	12,000	1	1.00	\$995.88
Office	7,000	1	1.00	\$805.88

*Includes collection costs and early payment discounts.*

**NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT "EAC/ERU" FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING WITHOUT FURTHER NOTICE.**

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County "County" Tax Collector on the tax bill. Moreover, pursuant to Section 197.50(2) Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.50(2) Florida Statutes is met. Note: the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will direct the collector to collect the O&M Assessments on the remaining benefited property, if any, by sending out a bill at most thirty (30) days prior to the first assessment due date. It is important to pay your O&M Assessment by the due date to pay will cause a tax certificate to be placed against the property which may result in fines or other penalties for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct bill does not preclude the District from later electing to collect these or other assessments in a different manner at a future time.

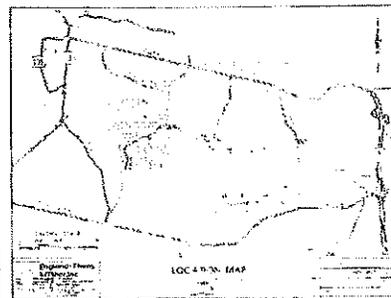
**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law. Any notice of Proposed Budget, proposed assessment roll and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Marley Gales, 125 West Town Place, Suite 111, St. Augustine, Florida 32086, 904-910-5850 "District Manager's Office", during normal business hours, or by visiting the District's website at [AberdeenCD.com](http://AberdeenCD.com). The public hearings and meeting may be continued in progress to a date, time, certain and place to be specified on the record at the public hearings or meeting. The District's decision is when staff or board members may participate by speaker or phone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are having any special requests please contact the Florida Relay Service by dialing 711, or 800-955-8771, TTY: 1-800-955-8770. Voice for deaf and contacting the District Manager's Office.

Please note that all benefited property owners have the right to appear at the public hearings and meeting in person or with a representative with the District Manager's Office, with a twenty-day notice of appearance. Each person who desires to appear at the hearing must be filed with respect to any matter considered at the public hearing, including evidence that person will need a record of proceedings and that person must be prepared to provide evidence that a written record of the proceedings is made including the testimony and evidence upon which such application is based.

Marley Gales  
 District Manager



# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Aberdeen Cdd/Gms  
Aberdeen Cdd/Gms  
393 Palm Coast Pkwy Sw  
SUITE 4

Palm Coast FL 32137

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/22/2025

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 07/22/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$68.64	
Tax Amount:	\$0.00	
Payment Cost:	\$68.64	
Order No:	11414401	# of Copies:
Customer No:	764138	1
PO #:		

**THIS IS NOT AN INVOICE!**

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## NOTICE OF MEETING ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors (the "Board") of the Aberdeen Community Development District is scheduled to be held on Tuesday, July 29th, 2025, at 4:00 p.m. located at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

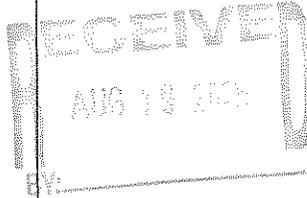
Marilee Giles  
District Manager

# INVOICE

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

BILL TO  
**Aberdeen CDD**  
Kate Trivelpiece

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



**Invoice Number:** 747-012  
**Invoice Date:** September 1, 2025  
**Payment Due:** September 1, 2025  
**Amount Due (USD):** \$450.00

Items	Quantity	Price	Amount
<b>DJ Labor Day</b> Setup/DJ/Breakdown 3 Hours 9/1/25 12-3	1	\$450.00	\$450.00
		<b>Total:</b>	\$450.00
		<b>Amount Due (USD):</b>	\$450.00

**Notes / Terms**

Please make checks payable to Candace Minnicks

*\*Check Needed for pick-up.  
Events  
320.572.49400  
K2*



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 # 5284228205  
 Invoice Date 08/04/2025  
 Credit Terms NET 30 DAYS  
 Customer # 21733123  
 Cintas Route LOC #0292 ROUTE 0009  
 Order # 7057239969  
 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	
	<b>Unit Subtotal:</b>			<b>\$0.00</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	
61029	ANTISEPTIC PUMP 2 OZ	1 EA	\$16.70	\$16.70	Y
	<b>Unit Subtotal:</b>			<b>\$16.70</b>	
	<b>Invoice Sub-total</b>			<b>\$16.70</b>	
	<b>Tax</b>			<b>\$1.09</b>	
	<b>Invoice Total</b>			<b>\$17.79</b>	

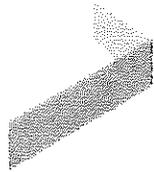
**Remit To** CINTAS  
 P.O. Box 631025  
 CINCINNATI, OH 45263-1025

**Note**

*First Aid  
 Supplies  
 300.572.49400  
 KS  
 8.11.25*



*Das Pan*



# FirstService

RESIDENTIAL

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



# INVOICE

Invoice Number 11080110  
Invoice Date 8/1/2025  
Terms 15 ePay ACH BP  
Period Start 7/12/2025  
Period End 7/25/2025  
  
Customer 100-0SNC  
Account # PAY-0SNC  
Total Amount Due: \$12,241.71

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$42.00	\$3,864.00
				Subtotal	\$3,864.00
Staff, Front Desk	25.00%	Betts, Hayleigh M	40.30 REG	\$16.00	\$806.00
Staff, Front Desk	25.00%	Gibbs, Michayla	5.73 OT	\$30.00	\$214.88
Staff, Front Desk	25.00%	Gibbs, Michayla	80.00 REG	\$20.00	\$2,000.00
				Subtotal	\$3,020.88
Staff, Janitorial	25.00%	Oliver, Jason E	21.15 REG	\$17.00	\$449.44
				Subtotal	\$449.44
Supervisor, Building Maint	25.00%	Parker, Jay	79.72 REG	\$28.67	\$2,856.47
				Subtotal	\$2,856.47
Staff, Building Maint	25.00%	Newman, Joshua D	78.13 REG	\$21.00	\$2,050.92
				Subtotal	\$2,050.92
				Subtotal	\$12,241.71
				Tax	\$0.00
				Total	\$12,241.71

# INVOICE

## FirstService

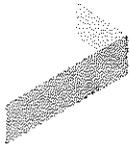
RESIDENTIAL

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

Invoice Number 11080110  
 Invoice Date 8/1/2025  
 Terms 15 ePay ACH BP  
 Period Start 7/12/2025  
 Period End 7/25/2025  
 Customer 100-0SNC  
 Account # PAY-0SNC  
**Total Amount Due: \$12,241.71**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	320.53800	45918			\$3,864.00
Staff, Building Maint	320.53800	45917			\$2,050.92
Staff, Front Desk	320.53810	45915			\$3,020.88
Staff, Janitorial	320.53800	45506			\$449.44
Supervisor, Building Maint	320.53800	46000			\$2,856.47

CA  
 8.11.25



**FirstService**  
RESIDENTIAL

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

# INVOICE

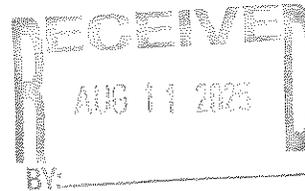
Invoice Number 11081247  
Invoice Date 8/1/2025  
Terms 15 ePay ACH BP  
Service Period 8/1/2025  
Customer 100-OSNC

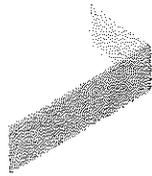
Invoice Type MGFE  
Account # MGF-OSNC  
**Total Amount Due: \$1,285.00**

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

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

300 53800.45912  
KJ  
8.11.25

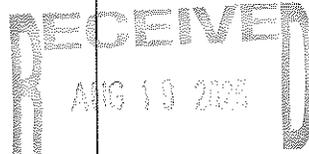




# FirstService

RESIDENTIAL

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



# INVOICE

Invoice Number 11082641  
Invoice Date 8/15/2025  
Terms 15 ePay ACH BP  
Period Start 7/26/2025  
Period End 8/8/2025

Customer 100-0SNC  
Account # PAY-0SNC  
Total Amount Due: \$13,085.26

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	40.00 REG	\$42.00	\$1,932.00
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	40.00 VACATION	\$42.00	\$1,932.00
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	40.57 REG	\$16.00	\$811.40
Staff, Front Desk	25.00%	Gibbs, Michayla	0.45 OT	\$30.00	\$16.88
Staff, Front Desk	25.00%	Gibbs, Michayla	79.37 REG	\$20.00	\$1,984.25
				Subtotal	\$2,812.53
Staff, Janitorial	25.00%	Oliver, Jason E	55.33 REG	\$17.00	\$1,175.77
				Subtotal	\$1,175.77
Supervisor, Building Maint	25.00%	Parker, Jay	2.72 OT	\$43.00	\$146.19
Supervisor, Building Maint	25.00%	Parker, Jay	79.17 REG	\$28.67	\$2,836.77
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
				Subtotal	\$3,032.96
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$21.00	\$2,100.00
				Subtotal	\$2,100.00

# INVOICE

## FirstService

RESIDENTIAL

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

Invoice Number 11082641  
 Invoice Date 8/15/2025  
 Terms 15 ePay ACH BP  
 Period Start 7/26/2025  
 Period End 8/8/2025  
 Customer 100-OSNC  
 Account # PAY-OSNC  
**Total Amount Due: \$13,085.26**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$13,085.26
				Tax	\$0.00
				<b>Total</b>	<b>\$13,085.26</b>
General Manager, Property Oper	320.53800	.45918			\$3,964.00
Staff, Building Maint	320.53800	.45917			\$2,100.00
Staff, Front Desk	320.53800	.45915			\$2,812.53
Staff, Janitorial	320.53800	.45506			\$1,175.77
Supervisor, Building Maint	320.53800	.46000			\$3,032.96

*KS*  
 8.19.25

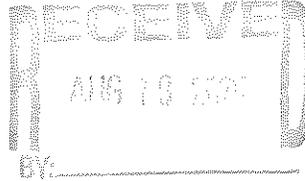


Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

**Invoice #:** 77267  
**Invoice Date:** 07/18/2025  
**Completed:** 07/22/2025  
**Terms:** Due On Receipt  
**Bid#:**  
**Service Ticket:** 77267  
 475 West Town Place

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



**HiTechFlorida.com**

Description	Qty	Rate	Amount
10896117-AC - Access Control System - Aberdeen CDD - 96 BUSH PL. Saint Johns. FL			
5000 Series Electric Strike Complete	1.00	\$209.00	209.00
Service Labor	1.25	\$0.00	0.00
Sales Tax			0.00

R.R.  
 572.46000  
 320.00000  
 KS

**Tech Resolution Note:**

WCT: Arrived to site and started at the main gym. The system was still powered up and after speaking with the maintenance guy an electrician was in the gym and was flipping breakers to things but not for our system he was working on something else. This did however put our system in a weird state and we needed to power it down and back up. System came online and can be controlled and opens the doors to card swipes. Moved to the main system for the old gym door. The maintenance guy swiped his card a few times to show it does not open the door but the reader flashed green. Verified in ade that the scans came through and were valid and all of the scans were good and a technician informed him the problem could be with the lock instead of the reader since Alarm.com was showing active door scans. Went to the panel and verified the relays were tripping buzzed open or unlocked/locked and they were. Tested power here first and received 24V power from the system. Went to the lock and verified 24 v power on the

**Total** \$209.00  
**Payments** \$0.00  
**Balance Due** \$209.00

Support@hitechflorida.com  
 Office: 850-385-7849

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

# Invoice

Invoice #: 93  
Invoice Date: 7/31/2025  
Due Date: 7/31/2025  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services - July 2025	652.36	23.00	15,004.28

RECEIVED  
AUG 12 2025  
BY: \_\_\_\_\_

*Alison Moxing*  
8-12-25

<b>Total</b>	<b>\$15,004.28</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$15,004.28</b>

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

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
652.36	Lifeguard Services for Aberdeen Covers July 2025	\$ 23.00	\$15,004.28
	GL # 001.320.53800.45913		
	TOTAL DUE:		<u>\$15,004.28</u>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/25	6.52	K.B.	Lifeguarding
7/1/25	3.97	N.G.	Lifeguarding
7/1/25	6.87	J.K.	Lifeguarding
7/1/25	4.05	L.M.	Lifeguarding
7/2/25	1.68	B.C.	Lifeguarding
7/2/25	6.73	N.G.	Lifeguarding
7/2/25	4.2	O.H.	Lifeguarding
7/2/25	4.15	J.K.	Lifeguarding
7/2/25	6.75	D.W.	Lifeguarding
7/3/25	6.82	K.B.	Lifeguarding
7/3/25	4.28	K.H.	Lifeguarding
7/3/25	6.78	O.H.	Lifeguarding
7/3/25	4.1	D.W.	Lifeguarding
7/4/25	6.78	K.B.	Lifeguarding
7/4/25	6.8	O.H.	Lifeguarding
7/4/25	6.78	R.L.	Lifeguarding
7/4/25	6.83	L.M.	Lifeguarding
7/5/25	3.9	K.B.	Lifeguarding
7/5/25	3.92	A.B.	Lifeguarding
7/5/25	4.37	K.H.	Lifeguarding
7/5/25	3.45	R.L.	Lifeguarding
7/5/25	6.72	L.M.	Lifeguarding
7/6/25	3.58	A.B.	Lifeguarding
7/6/25	3.75	N.G.	Lifeguarding
7/6/25	4.32	J.K.	Lifeguarding
7/6/25	2.12	R.L.	Lifeguarding
7/6/25	6.77	L.M.	Lifeguarding
7/7/25	3.25	A.B.	Lifeguarding
7/7/25	4.82	N.G.	Lifeguarding
7/7/25	2.73	R.L.	Lifeguarding
7/7/25	4.82	L.M.	Lifeguarding
7/8/25	3.03	N.G.	Lifeguarding
7/8/25	4.42	K.H.	Lifeguarding
7/8/25	4.3	O.H.	Lifeguarding
7/8/25	3.23	J.K.	Lifeguarding
7/8/25	6.32	J.P.	Lifeguarding
7/9/25	3.3	K.H.	Lifeguarding
7/9/25	2.63	O.H.	Lifeguarding
7/9/25	3.22	R.L.	Lifeguarding
7/9/25	4.3	L.M.	Lifeguarding
7/9/25	5.77	J.P.	Lifeguarding
7/10/25	3.33	K.H.	Lifeguarding
7/10/25	4.38	O.H.	Lifeguarding
7/10/25	6.77	R.L.	Lifeguarding
7/10/25	3.58	L.M.	Lifeguarding
7/10/25	4.33	J.P.	Lifeguarding
7/11/25	4.37	K.H.	Lifeguarding
7/11/25	3.53	O.H.	Lifeguarding
7/11/25	2.3	R.L.	Lifeguarding
7/11/25	4.27	L.M.	Lifeguarding
7/11/25	6.72	J.P.	Lifeguarding
7/12/25	4.08	O.H.	Lifeguarding
7/12/25	3.45	R.L.	Lifeguarding
7/12/25	6.8	L.M.	Lifeguarding
7/12/25	4.25	J.P.	Lifeguarding
7/13/25	3.33	A.B.	Lifeguarding
7/13/25	4.3	K.H.	Lifeguarding
7/13/25	3.47	R.L.	Lifeguarding
7/13/25	4.27	L.M.	Lifeguarding
7/13/25	6.75	J.P.	Lifeguarding
7/14/25	3	N.G.	Lifeguarding
7/14/25	3.38	K.H.	Lifeguarding
7/14/25	4.72	O.H.	Lifeguarding
7/14/25	4.78	L.M.	Lifeguarding
7/15/25	4.3	N.G.	Lifeguarding
7/15/25	6.77	O.H.	Lifeguarding

7/15/25	6.77	L.M.	Lifeguarding
7/16/25	4.35	K.B.	Lifeguarding
7/16/25	3.53	N.G.	Lifeguarding
7/16/25	4.3	O.H.	Lifeguarding
7/16/25	2.23	R.L.	Lifeguarding
7/16/25	6.82	L.M.	Lifeguarding
7/17/25	3.5	K.B.	Lifeguarding
7/17/25	3.08	K.H.	Lifeguarding
7/17/25	4.3	O.H.	Lifeguarding
7/17/25	6.73	J.P.	Lifeguarding
7/17/25	4.22	D.W.	Lifeguarding
7/18/25	3.18	A.B.	Lifeguarding
7/18/25	3.58	K.H.	Lifeguarding
7/18/25	4.32	L.M.	Lifeguarding
7/18/25	6.8	J.P.	Lifeguarding
7/18/25	4.32	D.W.	Lifeguarding
7/19/25	3.07	K.B.	Lifeguarding
7/19/25	4.2	A.B.	Lifeguarding
7/19/25	3.25	R.L.	Lifeguarding
7/19/25	4.38	L.M.	Lifeguarding
7/19/25	6.67	J.P.	Lifeguarding
7/20/25	4.3	K.H.	Lifeguarding
7/20/25	4.37	R.L.	Lifeguarding
7/20/25	6.85	L.M.	Lifeguarding
7/20/25	6.87	J.P.	Lifeguarding
7/21/25	3.35	K.H.	Lifeguarding
7/21/25	4.68	O.H.	Lifeguarding
7/21/25	4.73	J.P.	Lifeguarding
7/21/25	3.02	D.W.	Lifeguarding
7/22/25	4.32	K.B.	Lifeguarding
7/22/25	2.07	B.C.	Lifeguarding
7/22/25	4.27	O.H.	Lifeguarding
7/22/25	6.87	R.L.	Lifeguarding
7/22/25	6.77	J.P.	Lifeguarding
7/23/25	8.7	K.B.	Lifeguarding
7/23/25	8.62	O.H.	Lifeguarding
7/23/25	3.47	R.L.	Lifeguarding
7/23/25	3.05	D.W.	Lifeguarding
7/24/25	4.22	K.B.	Lifeguarding
7/24/25	3.12	N.G.	Lifeguarding
7/24/25	4.05	K.H.	Lifeguarding
7/24/25	3.57	O.H.	Lifeguarding
7/24/25	6.95	R.L.	Lifeguarding
7/25/25	3.35	K.B.	Lifeguarding
7/25/25	4.43	K.H.	Lifeguarding
7/25/25	4.27	O.H.	Lifeguarding
7/25/25	3.52	R.L.	Lifeguarding
7/25/25	6.82	L.M.	Lifeguarding
7/25/25	2	D.W.	Lifeguarding
7/26/25	3.68	A.B.	Lifeguarding
7/26/25	3.17	K.H.	Lifeguarding
7/26/25	4.43	J.K.	Lifeguarding
7/26/25	6.75	R.L.	Lifeguarding
7/26/25	4.23	D.W.	Lifeguarding
7/27/25	4.35	A.B.	Lifeguarding
7/27/25	6.83	K.H.	Lifeguarding
7/27/25	4.25	R.L.	Lifeguarding
7/27/25	6.77	L.M.	Lifeguarding
7/28/25	2.28	K.B.	Lifeguarding
7/28/25	3.32	A.B.	Lifeguarding
7/28/25	4.88	O.H.	Lifeguarding
7/28/25	3.12	R.L.	Lifeguarding
7/29/25	6.87	O.H.	Lifeguarding
7/29/25	3.13	B.C.	Lifeguarding
7/29/25	4.37	J.K.	Lifeguarding
7/29/25	4.52	K.H.	Lifeguarding
7/29/25	3.62	D.W.	Lifeguarding
7/30/25	6.82	K.B.	Lifeguarding
7/30/25	3.55	A.B.	Lifeguarding
7/30/25	4.27	N.G.	Lifeguarding
7/30/25	4.28	D.W.	Lifeguarding
7/31/25	3.67	B.C.	Lifeguarding
7/31/25	3.08	N.G.	Lifeguarding
7/31/25	4.53	K.H.	Lifeguarding
7/31/25	4.27	R.L.	Lifeguarding
7/31/25	6.75	J.P.	Lifeguarding

TOTAL 652.36



# Tree Work

by Mitch Drake & Sons LLC

## INVOICE #3998

ISSUED:

Apr 30, 2025

DUE:

May 15, 2025

**RECIPIENT:**

**Aberdeen CDD Community**

1017 Torry Court  
Fruit Cove, Florida 32259  
Phone: (904) 303-7366

662 Nottingham Forest Circle  
St Johns, FL 32259

Phone: (904) 287-3819

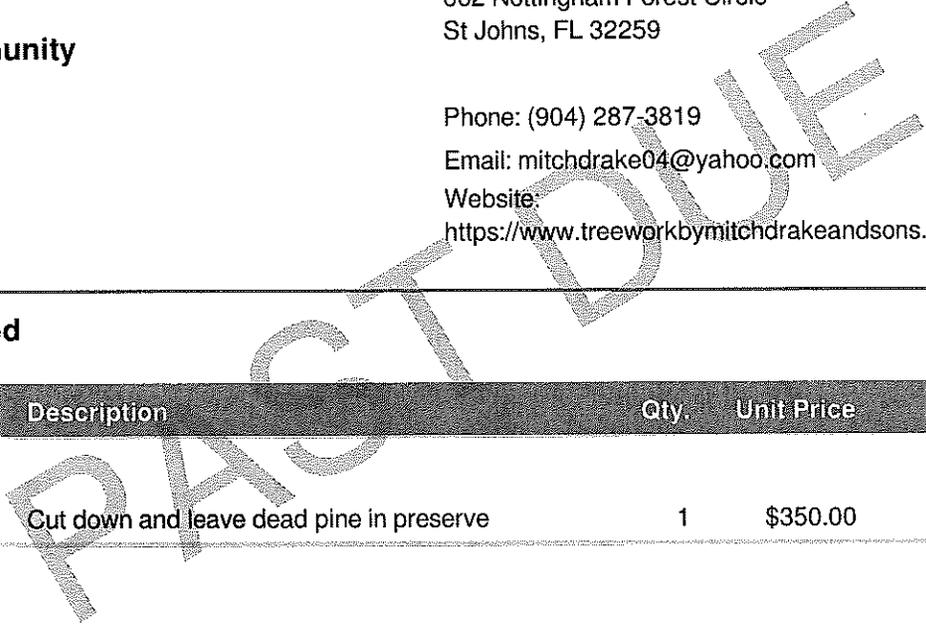
Email: mitchdrake04@yahoo.com

Website:

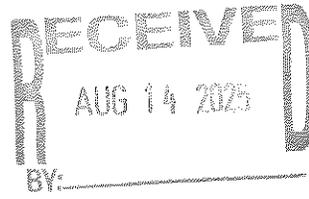
<https://www.treeworkbymitchdrakeandsons.com/>

**For Services Rendered**

Product/Service	Description	Qty.	Unit Price	Total
Apr 30, 2025				
Tree Removal	Cut down and leave dead pine in preserve	1	\$350.00	\$350.00



Processed and mailed out on 05/19/25 with check #5219.  
Will need to reissue another check.  
TP 08/14/25



**Total** **\$350.00**

Account balance **\$350.00**

Make checks payable to "Tree Work by Mitch Drake & Sons" and mail to  
4019 Cove Saint Johns Rd  
Jacksonville, FL 32277

We accept all major credit cards with a 1.5% convenience fee. Please advise if  
you intend to pay via credit card.

Thank you for your business. Please contact us with any questions regarding this  
invoice.





**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:** 621001660  
**DATE:** 08/11/2025  
**ORDER:** 621001660

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



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

Work Date	Time	Target Pest	Technician	Time In
08/11/2025	10:55 AM			10:55 AM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/11/2025	121:C5	11:18 AM

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

CPCM	Commercial Pest Control - Monthly Service	\$115.79
------	---	----------

<b>SUBTOTAL</b>	\$115.79
<b>TAX</b>	\$0.00
<b>AMT. PAID</b>	\$0.00
<b>TOTAL</b>	\$115.79

**AMOUNT DUE \$115.79**

TECHNICIAN SIGNATURE

Jay  
 CUSTOMER SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

# Service Slip/Invoice



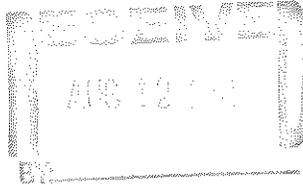
**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

**INVOICE:** 621003336  
**DATE:** 08/11/2025  
**ORDER:** 621003336

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

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



Work Date	Time	Target Pest	Technician	Time In
08/11/2025	10:56 AM	ANTS, FIRE ANT, ROA		10:56 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/11/2025		11:18 AM

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

CPCM	Commercial Pest Control - Monthly Service	\$105.03
------	---	----------

<b>SUBTOTAL</b>	\$105.03
<b>TAX</b>	\$0.00
<b>AMT. PAID</b>	\$0.00
<b>TOTAL</b>	\$105.03

**AMOUNT DUE \$105.03**

TECHNICIAN SIGNATURE

Jay  
 CUSTOMER SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

# Invoice

**Weather Engineers, Inc.**  
 Air Conditioning • Heating • Refrigeration • Clean Air Professionals

PO Box 37068  
 Jacksonville, FL 32236  
 Phone: (904) 356-3963  
 Fax: (904) 356-4969  
 www.weatherengineers.com  
 CAC041190

Number	Date
S129265	08/08/25



**BILL TO:** #105221

**ABERDEEN CDD**  
 475 W. TOWN PALCE STE 114  
 ST. AUGUSTINE FL 32092



**SERVICE PERFORMED AT:**

**ABERDEEN FITNESS CENTER**  
 110 FLOWER OF SCOTLAND AVE  
 ST. JOHNS FL 32259

Site # : 105221-001  
 Amount Paid: \_\_\_\_\_

Return this portion with payment

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
08/04/25	242862			30		

**DESCRIPTION**

Reported by: Jay Parker 904-303-7366  
 Trouble Code: DIA - DIAGNOSTIC/RECHECK  
 smoke detector for duct going off disabled  
 for now but needs to be fixed avail til 4

BRAND [ MODEL # / SERIAL # ] SERVING AREA  
 AAON CFA-013-B-A-8-D / 202010-CNCK08 FITNESS CENTER  
 AAON H3-CRB-8-0-162C / 202010-CJEC06 FINTESS CENTER

Call for smoke alarm tripped. Arrived and found external sensor unwired and smoke detector tripped at the AHU. Reset smoke detector in the return and the unit came on and ran. Customer wanted to cap the wires to the external smoke detector because it has been giving them problems in the past. There is still one smoke detector in the return at the air handler. System is back on line and cooling properly at this time.

TECH	DATE	RECEIVED	ARRIVED	DEPARTED
002	08/04/25	10:10:00	10:25:00	11:05:00
08/04/25	1 MECH	R/T	.67 HRS @ 125.00	83.75
08/04/25	1 MECH	T/T	.25 HRS @ 125.00	31.25

Continued on page 2

**Thank you for your business!**  
**Please make all checks payable to Weather Engineers, Inc.**  
**Remit To: PO Box 37068 Jacksonville, FL 32236**  
**Phone: (904)356-3963 \* Fax (904) 356-4969**

# Invoice

**Weather Engineers, Inc.**  
 Air Conditioning • Heating • Refrigeration • Clean Air Professionals

PO Box 37068  
 Jacksonville, FL 32236  
 Phone: (904) 356-3963  
 Fax: (904) 356-4969  
 www.weatherengineers.com  
 CAC041190

Number	Date
S129265	08/08/25



**BILL TO:** #105221

**ABERDEEN CDD**  
 475 W. TOWN PALCE STE 114  
 ST. AUGUSTINE FL 32092

**SERVICE PERFORMED AT:**

**ABERDEEN FITNESS CENTER**  
 110 FLOWER OF SCOTLAND AVE  
 ST. JOHNS FL 32259

Site # : 105221-001

Amount Paid: \_\_\_\_\_

Return this portion with payment

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
08/04/25	242862			30		

**DESCRIPTION**

Continued from page 1

LABOR 115.00

TOTAL \$ 115.00

**Thank you for your business!**

**Please make all checks payable to Weather Engineers, Inc.**

**Remit To: PO Box 37068 Jacksonville, FL 32236**

**Phone: (904)356-3963 \* Fax (904) 356-4969**

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 22, 2025

**Check Remit To:**

Kutak Rock LLP

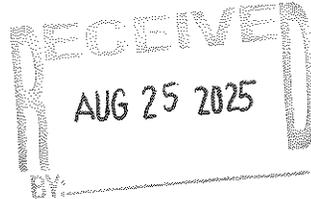
PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3612109

Client Matter No. 223-2

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



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

Invoice No. 3612109

223-2

---

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

05/19/25	K. Magee	Meeting preparation call with staff
05/27/25	W. Haber	Review agenda for May meeting
05/27/25	K. Magee	Travel and in person attendance at board of supervisors meeting
06/23/25	K. Magee	Review updated agenda package for Board of Supervisors meeting
06/24/25	K. Magee	Preparation, travel and in person attendance at Board of Supervisors meeting
06/30/25	K. Magee	Review draft minutes from board of supervisors meeting

**KUTAK ROCK LLP**

Aberdeen CDD

August 22, 2025

Client Matter No. 223-2

Invoice No. 3612109

Page 2

TOTAL FOR SERVICES RENDERED \$3,000.00

DISBURSEMENTS

Meals 18.71

Travel Expenses 274.00

TOTAL DISBURSEMENTS 292.71

TOTAL CURRENT AMOUNT DUE \$3,292.71

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

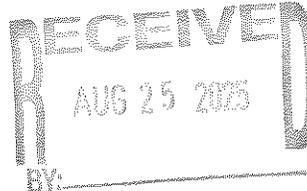
**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

August 22, 2025



Reference: Invoice No. 3612107

Client Matter No. 223-1

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

Mr. Jim Oliver

Aberdeen CDD

Governmental Management Services - North Florida

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3612107

223-1

Re: General

For Professional Legal Services Rendered

05/02/25	K. Magee	0.50	132.50	Draft correspondence regarding cancellation of security services
05/03/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
05/05/25	W. Haber	0.20	58.00	Confer with Department of Transportation representative regarding O&M obligations
06/02/25	K. Magee	0.50	132.50	Draft agreement with Bartram Trails High School regarding use of District pool
06/03/25	K. Magee	1.00	265.00	Draft agreement with Lin's Electric for installation of electrical panels; draft correspondence to Envera regarding termination of agreement
06/04/25	K. Magee	0.70	185.50	Draft agreement with Ground Control for stormwater pipe extension
06/05/25	K. Magee	1.00	265.00	Draft budget and assessment notices
06/13/25	K. Magee	1.30	344.50	Draft agreement with Hi-Tech regarding security camera services

**KUTAK ROCK LLP**

Aberdeen CDD

August 22, 2025

Client Matter No. 223-1

Invoice No. 3612107

Page 2

06/19/25	K. Magee	0.20	53.00	Call with District Manager regarding security termination fee
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TOTAL HOURS	5.90
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TOTAL FOR SERVICES RENDERED	\$1,568.50
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TOTAL CURRENT AMOUNT DUE	<u>\$1,568.50</u>
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/21/25	00161	7/25/25 39210	202507 600-53800-60100	COVER W/ HARDWARE INSTALL COMPAC FILTRATION INC	*	2,331.91	2,331.91 000175
8/21/25	00192	8/11/25 21221	202508 600-53800-60100	MONUMENT GLOW BUG LIGHT LIN'S ELECTRIC INC	*	1,515.19	1,515.19 000176
8/28/25	00195	6/17/25 3804	202506 600-53800-60100	POOL REPAIR C BUSS ENTERPRISES INC	*	1,440.00	1,440.00 000177
TOTAL FOR BANK B						5,287.10	
TOTAL FOR REGISTER						5,287.10	

ABER ABERDEEN OKUZMUK



2020 West Beaver Street  
 Jacksonville, FL 32209  
 Phone: 904-356-4003

# Invoice

Date	Invoice Number
7/25/2025	39210

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

<b>Ship To</b>
Aberdeen CDD 110 Flower Of Scotland Ave St. Johns, FL 32259 Job Site Address

SO Number
050925-1

Terms	PO Number	Project Name	WO Number	Quote Number	Due Date	Ship Via	Ship Date
COD	po signed	Aberdeen		032825-7DT-R1	7/25/2025	Service T...	7/25/2025
Qty	Item	Description				Rate	Amount
1	Item Compac	F-700 COVER F-700 Cover with Hardware installed				3,726.55	3,726.55
1	Service	SERVICE AND LABOR				891.09	891.09
		Subtotal					4,617.64
	Discount	Preferred Customer Discount (Valid if paid within term limits)				-49.50%	-2,285.73
		Subtotal					2,331.91

RECEIVED  
 AUG 19 2025  
 BY: \_\_\_\_\_

R3R  
 320.572.46000

<p>Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full.          Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.          Please Note: 30 Days On Returns          No Returns On Custom Made Items.</p>	<b>Subtotal</b>	USD 2,331.91
	<b>Sales Tax (0.0%)</b>	USD 0.00
	<b>Additional Payments/Credits</b>	USD 0.00
	<b>Balance Due</b>	USD 2,331.91

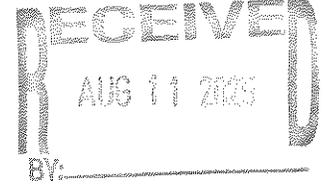


# INVOICE

Invoice Date: 08/11/2025

Invoice # 21221

Total Due **\$1515.19**



**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 7/8/2025**

Description	Qty	Amount	Total
<b>Services</b>			
Labor Rates Monument glow bug light modification. 5 locations -Glenfiddich Way and Longleaf Pine -Amadale Pl and Longleaf Pine -Scotland Yard Blvd and Longleaf Pine -Flower of Scotland Ave and Longleaf Pine -Leese Dr and Shettland Dr	2.50	155.00	\$387.50
Work Performed Went to Glenfiddich Way and installed one photo cell on each of the two post lights on the side without panel. We then went to Scotland yard and replaced a bad photocell. We took note of how many photocells were needed at other locations pre wired for installation of photocells and picked up photocells from Supply House on way in.			
Sub Total Services			\$387.50
<b>Materials</b>			
Hardware includes wire nuts, washers, tape, screws, etc.	1.00	1.25	\$1.25
110 Volt Photo Cell (stem and swivel mount)	3.00	38.91	\$116.73
Sub Total Materials			\$117.98
Total for Service Date 7/8/2025			\$505.48

**Service Date 7/10/2025**

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

Labor Rates	We started our day by returning to Scotland Yard to install a photocell on each of the 4 lights that were on the far side. We found that the far side for Flower of Scotland Ave the lights looking at the sign in front of clubhouse are fed from the clubhouse so this would take running of a new constant hot that would call for a quote. We then went to Amadale Pl and installed a photocell on post we found that second light was not turning on. This will need to be trouble shot to be resolved. We finished at Leese Dr. and only needed one photocell on one of the lights. All glow-bugs have constant power except one in front of clubhouse.	4.00	155.00	\$620.00
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Sub Total	Services	\$620.00
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**Materials**

Hardware includes wire nuts, washers, tape, screws, etc.  
110 Volt Photo Cell (stem and swivel mount)

1.00	1.25	\$1.25
------	------	--------

6.00	38.91	\$233.46
------	-------	----------

Sub Total	Materials	\$234.71
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Total for Service Date	7/10/2025	\$854.71
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**Service Date** 7/17/2025

Description	Qty	Amount	Total
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**Services**

Labor Rates	Zak needs to find hot source and run wire for Monument in front of club house. He also needs to go back with 1 photocell.	1.00	155.00	\$155.00
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**Work Performed**

When arrived opened up both lights on the far side. There was one feed coming out of the far light. There was three pipes in left hand light. One for hot feed in, one for second light, and one for glow-bug. We found that there was a green wire that was supposed a ground and had its identifying sheathing fell off of it. (They used green and taped it the appropriate colors.) When reconnected the light started burning and was controlled by photocells.

Sub Total	Services	\$155.00
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Total for Service Date	7/17/2025	\$155.00
------------------------	-----------	----------

<b>Total Due</b>	<b>\$1515.19</b>
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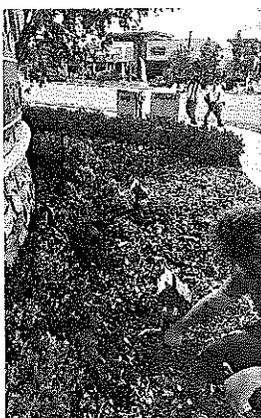
**Payments**

<b>Total Payments</b>	<b>\$0.00</b>
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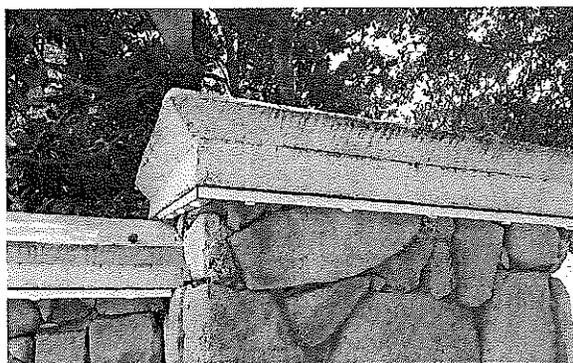
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07/10/25 16:08:38



07/10/25 16:08:39



07/10/25 16:10:25



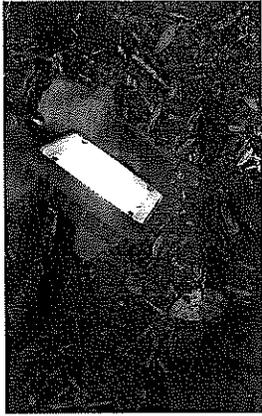
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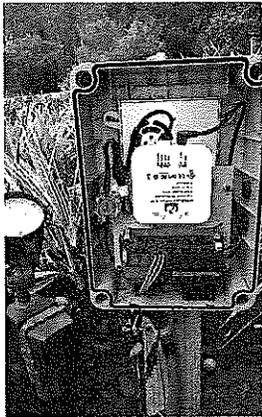
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07/10/25 16:15:55



07/10/25 16:15:56



07/10/25 16:15:57



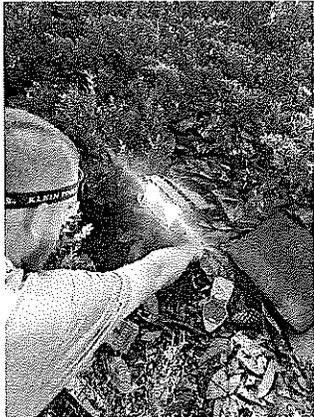
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07/10/25 16:16:57



07/17/25 10:14:47



07/17/25 10:14:47



**Total Due      \$1515.19**

# INVOICE

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

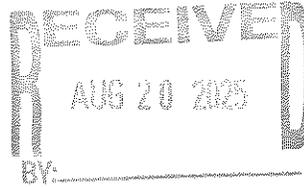
clayton@cbussenterprises.com  
+1 (904) 710-8161  
www.cbussenterprises.com



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

**Invoice details**  
Invoice no.: 3804  
Terms: Net 30  
Invoice date: 06/17/2025  
Due date: 07/17/2025

PO: LAP POOL



#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL REPAIR</b>	UNDERWATER ACID WASH FLOOR RETURNS, PER RETURN	32	\$45.00	\$1,440.00

**Total** **\$1,440.00**

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

**Overdue** 07/17/2025

**Note to customer**  
THIS JOB IS COMPLETE. THANK YOU!