

Aberdeen
Community Development District

November 25, 2025

AGENDA

Aberdeen Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

November 18, 2025

Board of Supervisors
Aberdeen Community Development District

Dear Board Members:

The Audit Committee Meeting of the Aberdeen Community Development District Meeting is scheduled for **Tuesday, November 25, 2025 at 4:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259. Immediately following will be the regular business meeting.

Audit Committee Meeting

- I. Roll Call
- II. Review and Selection of Audit RFP Criteria
- III. Other Business
- IV. Adjournment

Regular Meeting

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Acceptance of Audit Committee's Recommendation; Approval of Audit Criteria
- IV. Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 General Fund and Capital Reserve Fund Budget
- 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 October 28, 2025 Meeting
 - B. Balance Sheet as of October 31, 2025, and Statement of Revenues and Expenses for the Period Ending October 31, 2025
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- VIII. Next Scheduled Meeting – December 16, 2025 @ 6:00 p.m. @ Aberdeen Amenity Center
- IX. Adjournment

Board Oversight

Landscape Maintenance: *Supervisor Fogel*

Amenity Center: *Supervisor Egleston*

Security: *Supervisor Marmo*

Pond Maintenance: *Supervisor Perez*

Finance & Accounting: *Supervisor Clarke*

SECOND ORDER OF BUSINESS

FOURTH ORDER OF BUSINESS

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2024/2025, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 20, 2024, the Board of Supervisors of the Aberdeen Community Development District (“**Board**”), adopted Resolution 2024-05 providing for the adoption of the District’s Fiscal Year 2024/2025 annual budget (“**Budget**”); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2024-05 authorize the Board to amend the Budget during Fiscal Year 2024/2025 or within sixty (60) days following the end of the Fiscal Year 2024/2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2024/2025.

- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Aberdeen Community Development District for the fiscal year ending September 30, 2024, as amended and adopted by the Board of Supervisors effective November 25th, 2025.”

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of Aberdeen Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2024-05, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2024-05 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

5. EFFECTIVE DATE. This Resolution shall take effect as of November 25th, 2025.

Introduced, considered favorably, and adopted this 25th day of November 2025.

ATTEST:

**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2024/2025 Budget

Exhibit A
Amended Fiscal Year 2024/2025 Budget

Aberdeen
Community Development District
FY 2025 Budget Amendment

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

Description	Adopted FY 25 Budget	Increase/ (Decrease)	Amended FY 25 Budget	Actual 9/30/25
Revenues				
Special Assessments - Tax Roll	\$ 1,207,029	\$ 19,898	\$ 1,226,927	\$ 1,226,927
Interest Income	15,000	1,744	16,744	16,744
Amenities Revenue/Misc	15,000	10,261	25,261	25,261
Total Revenues	\$ 1,237,029	\$ 31,904	\$ 1,268,933	\$ 1,268,933
Expenditures				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ (600)	\$ 11,400	\$ 11,400
FICA Expense	918	(46)	872	872
Assessment Administration	5,618	-	5,618	5,618
Engineering Fees	7,000	2,500	9,500	7,154
Arbitrage	1,200	(600)	600	600
Dissemination Agent	8,764	400	9,164	9,164
Attorney Fees	27,000	-	27,000	21,995
Annual Audit	3,475	(100)	3,375	3,375
Trustee Fees	9,000	-	9,000	7,769
Management Fees	59,322	-	59,322	59,322
Information Technology	2,022	-	2,022	2,022
Telephone	700	(389)	311	311
Postage	2,000	736	2,736	2,736
Printing and Binding	1,000	1,328	2,328	2,328
Insurance	12,839	(350)	12,489	12,489
Legal Advertising	2,000	(371)	1,629	1,629
Office Supplies	200	(58)	142	142
Other Current Charges	-	175	175	175
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	\$ 155,233	\$ 2,626	\$ 157,859	\$ 149,277
<i>Operations & Maintenance</i>				
Amenity Center				
Insurance	\$ 56,057	\$ (3,683)	\$ 52,374	\$ 52,374
Repairs & Replacements	75,000	10,000	85,000	78,089
Special Events	25,000	5,000	30,000	27,198
Staff Uniforms	1,225	(138)	1,087	1,087
Recreational Supplies	900	(900)	-	-
Recreational Passes	1,500	(445)	1,055	1,055
Other Current Charges	500	-	500	259
Permit Fees	2,500	-	2,500	717
Office Supplies	3,000	-	3,000	1,416
Credit Card Machine Fees	900	328	1,228	1,228
Pest Control	3,000	-	3,000	2,617
Pool Chemicals - Poolsure	33,000	2,833	35,833	35,833
Refuse Service	13,000	2,232	15,232	15,232
Security	18,796	-	18,796	13,801
Website	1,800	108	1,908	1,908
Holiday Decorations	12,000	(6,879)	5,121	5,121
Subscriptions	8,000	-	8,000	6,762
Utilities				
Water & Sewer	20,000	(2,263)	17,737	17,737
Electric	39,600	(3,997)	35,603	35,603
Cable/Internet/Phone	16,000	3,104	19,104	19,104

Aberdeen
Community Development District
FY 2025 Budget Amendment

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

Description	Adopted FY 25 Budget	Increase/ (Decrease)	Amended FY 25 Budget	Actual 9/30/25
Management Contracts				
Field Operations Management - FirstService	74,516	11,277	85,793	85,793
Pool Attendants/Lifeguards - RMS	53,000	(3,169)	49,831	49,831
Facility Management - FirstService	101,421	12,693	114,114	114,114
Janitorial Services - FirstService	44,200	5,451	49,651	49,651
General Facility Maintenance - FirstService	54,600	9,531	64,131	64,131
Resident Services Coordinator- FirstService	74,360	7,723	82,083	82,083
Management Fee - FirstService	14,220	116	14,336	14,336
Fitness Center Cleaning - Jani King	14,400	2,992	17,392	17,392
Total Amenity Center	\$ 762,495	\$ 51,914	\$ 814,409	\$ 794,470
Ground Maintenance				
Electric	\$ 14,426	\$ (1,651)	\$ 12,775	\$ 12,775
Streetlighting	33,652	(408)	33,244	33,244
Lake Maintenance	35,000	-	35,000	32,100
Landscape Maintenance	271,653	-	271,653	266,326
Landscape Contingency	30,000	20,000	50,000	44,395
Common Area Maintenance	15,000	-	15,000	11,082
Reuse Water	40,000	(12,290)	27,710	27,710
Miscellaneous	1,000	-	1,000	468
Irrigation Repairs	9,060	-	9,060	4,450
Total Ground Maintenance	\$ 449,791	\$ 5,650	\$ 455,441	\$ 432,549
Other Financing Sources/(Uses):				
Capital Reserve Funding	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Total Other Financing Sources/(Uses)	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Total Expenses	\$ 1,407,519	\$ 60,190	\$ 1,467,709	\$ 1,416,296
Excess Revenues (Expenditures)	\$ (170,490)	\$ (28,286)	\$ (198,776)	\$ (147,363)
Fund Balance - Beginning	\$ 170,490	\$ 28,286	\$ 198,776	\$ 207,480
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ 60,116

Aberdeen
Community Development District
FY 2025 Budget Amendment

Statement of Revenues, Expenditures, and Changes in Fund Balance
Capital Reserve Fund

Description	Adopted FY 25 Budget	Increase/ (Decrease)	Amended FY 25 Budget	Actual 9/30/25
Revenues				
Capital Reserve Funding	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Impact fees	-	9,370	9,370	9,370
Interest	5,000	20,075	25,075	25,075
Total Revenues	\$ 45,000	\$ 29,445	\$ 74,445	\$ 74,445
Expenditures				
Capital Outlay	\$ 50,000	\$ 17,822	\$ 67,822	\$ 67,822
Repair and Replacements	50,000	83,226	133,226	133,226
Other Current Charges	-	2,300	2,300	2,300
Total General & Administrative Expenditures	\$ 100,000	\$ 103,348	\$ 203,348	\$ 203,348
Excess Revenues (Expenditures)	\$ (55,000)	\$ (73,902)	\$ (128,902)	\$ (128,902)
Fund Balance - Beginning	\$ 658,411			\$ 688,453
Fund Balance - Ending	\$ 603,411			\$ 559,550

FIFTH ORDER OF BUSINESS

D.

Aberdeen CDD Operations, GM/LD Monthly Report – November 25, 2025

Operations Manager Update:

- The Amenity Center parking lot handicap ramps on sidewalks were painted (Photos)
- The sidewalks across from the basketball court were pressure washed. (Photo)
- Ruppert repaired irrigation lines next to Amenity Parking lot on Flower Of Scotland Ave.
- The basketball nets were replaced. (Photo)
- The quarterly maintenance was performed in the Fitness Center by Liv.
- The foot straps on both of the rowing machine were replaced.
- The burnt out bulbs in the Maintenance Office were replaced.
- The women's restroom toilets in the Fitness center have been having continuous issues with low pressure and flushing. They have both been installed with new flow valves to increase pressure.
- The Fitness Center threshold was repaired to allow proper closure of the front door that were causing issues catching and closing properly.
- Tree works came and cut down three trees on property on Kings College Ave and at the Amenity Center.
- The water filters were changed on the drinking fountains at the Fitness Center.

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. **UPDATE: The threshold was altered to allow the door to close properly and is currently in working condition. The door replacement has been put on hold.**
- The seesaw at the Glasgow Playground is in need of repair. We are currently looking in to expenses to repair or replace the structure. (Photo) **UPDATE: REPAIRED**
- The 2 benches at the Glasgow Playground are rusted and have broken metal edges. Replacement is needed. (Photos)

GM/Lifestyle Update:

Facility Updates:

- We have hired a new replacement part time front office staff member. Her name is Hailey Orozco and she will be working primarily on the weekends and with party rentals.
- The Amenity Center office hours are changed as we have begun our winter hours. The office hours will be 10:00am - 5:00pm, Tuesday-Sunday through March. The office will be closed on Thanksgiving day and Friday, November 27 & 28.
- The District Insurance company Egis came on the property and performed a site visit. The purpose of these visits is to help identify potential hazards that may expose the district to loss, and to provide practical, actionable recommendations to support your risk management efforts. We are awaiting the report which will be shared with the district upon completion.

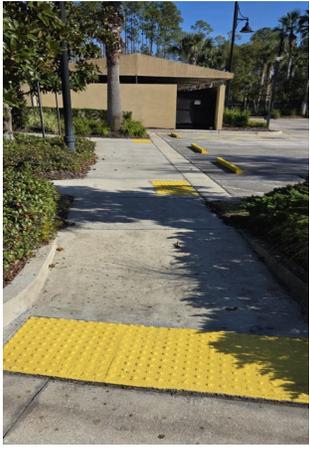
Lifestyle Events Recap:

- The 50+ Group held their Friendsgiving social in the Social Hall on November 14th.
- We held our Annual Community Spooktacular Fall Festival in conjunction with a Vendor Village on November 1, 2025 from 11am-2pm. (Photos)

Lifestyle Upcoming Events:

- We will hold a family Holiday Movie Night with special treats, an ornament craft and popcorn on Friday, December 5th at 6:30pm at the Amenity Center.
- The Snow Time with Santa event is scheduled for Sunday, December 14th from 2-5pm.
- The Annual Polar Plunge is scheduled for Thursday, January 1st at 10am.

Operations & Facility Update



Handicap Ramps Painted



Sidewalk Pressure washed



Replaced Nets



Area Of Concern: Broken play structure at Glasgow Playground: **REPAIRED**



Area Of Concern: Rusted Benches at Glasgow Playground Need to be Replaced.



Spooktacular Fall Festival







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, **October 28, 2025** at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

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

The following is a summary of the discussions and actions taken at the October 28, 2025 Aberdeen Community Development District meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

A resident stated there is only one proposal for the pond bank inspection. Should there be multiple proposals to compare the cost? The proposal for the holiday lights, I thought we discussed that at the last meeting and you were not going to do that. Two months ago when you did the budget there was a houseful of people angry about raising CDD costs. This is an example where the board has an opportunity to not only choose the lowest cost but as the community asked you

to do is continue to look for opportunities to reduce costs. I question the M&G proposal where we need to decorate the entire community including the amenity center or just the entrances to the individual neighborhoods. Who is going to benefit from the decorations? I contend that a fraction of the community would see the lights and decorations here. My recommendation is that you further reduce costs. The Humbug one is expensive and I think the community would be extremely upset.

Mr. Silverstein with Mathews joined the meeting by telephone at this time.

THIRD ORDER OF BUSINESS

Acceptance of Fiscal Year 2024 Audit Report

Ms. Giles stated in the management letter there were no findings or recommendations in the prior year and the CDD complied in all material respects with the aforementioned requirements during the fiscal year that ended September 30, 2024. This is a clean audit.

On MOTION by Mr. Marmo seconded by Mr. Fogel with all in favor the Fiscal Year 2024 Audit Report was accepted.

FOURTH ORDER OF BUSINESS

Discussion of Fiscal Year 2025 Audit Services and Appointment of Audit Committee

Ms. Giles stated this board has used Berger Toombs Elam Gaines & Frank for many years for audit services and they provided a great service but this year the company has had an extremely difficult time completing the audits prior to deadline in June. We did finally receive your audit report right after your last meeting. If you want to stay with Berger Toombs that is fine if you want to go out to get proposals we can do that.

On MOTION by Ms. Egleston seconded by Ms. Clarke with all in favor the Board Members were Appointed to sit as the Audit Committee.

FIFTH ORDER OF BUSINESS

Proposal for Professional Engineering Services for Public Facility Report and Pond Bank Inspection

Ms. Giles stated Chapter 189, Florida Statute requires special districts to have a public facilities report every seven years and we are at the seventh year. Your pond bank permits with St.

Johns River Water Management District requires an inspection every two years. Mike went over this a couple meetings ago. You have the proposal from his company in the amount of \$9,500 for both reports.

Mr. Silverstein stated you have 38 ponds and we have to walk all the ponds and check the outfalls and complete all the forms in the proposal.

Ms. Egleston stated in response the question earlier in the meeting, this is our district engineer and we have contracted with him to handle the district’s needs, which is why we didn’t have additional quotes.

Mr. Fogel asked why is the pond inspection proposal on a time and materials basis rather than a fixed fee basis as the public facilities report will be?

Mr. Silverstein stated we go back and forth with punch list items and sometimes I can take it out of budget so it is hard to put a cap on it but to get you the actual report, that number is accurate. We trimmed it down a bit and we can put this off until 2026 if you prefer not to start it until then.

On MOTION by Mr. Fogel seconded by Mr. Perez with all in favor the Proposal from Matthews DCCM to prepare the public facilities report in the amount of \$3,500 and conduct the pond inspection and documentation with an estimated fee of \$6,000 was approved.

Mr. Silverstein left the telephone conference at this time.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Holiday Decorations

A. Humbug \$21,246.67

B. M&G \$6,580.68

Ms. Giles stated at the last meeting we went over these and the board asked staff to get additional pricing to add wreaths to each monument sign.

Ms. Trivelpiece stated this will be the third year we will use M&G. They do the six palms up front, six palms at the tower, three wreaths, ten palms at the clubhouse one wreath, the pool deck two palms and two palms and one wreath at the fitness center. For the past two years the district paid \$5,340 to reinstall to do the same thing we have done the previous two years. We looked into the wreaths as a possible option.

The board discussed adding the 26 24” wreaths for \$1,689.75 and 26 12” bows for \$485.75 if it fits in the timeline and remove the two palms in the planters.

On MOTION by Ms. Egleston seconded by Ms. Clarke with four in favor and Mr. Fogel opposed Mr. Perez was authorized to work with staff on a contact for holiday decorations with M&G in an amount not to exceed \$7,000.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee stated we have exhausted the 2018 construction funds with the Shetland project and that requires my office to prepare a project completion resolution as required by the bonds. We have to go through and do our due diligence that everything that should have been turned over to the district has been and the project is complete. We are still going through that and I expect to have that resolution for you at the next meeting.

I will remind the board that ethics training is due by December 31st.

B. Engineer

There being no comments, the next item followed.

C. Manager – Review of Fiscal Year 2025 Goals and Objectives

Ms. Giles stated each of these goals and objectives have met the standard identified on the annual reporting form.

On MOTION by Mr. Marmo seconded by Mr. Fogel with all in favor the fiscal year 2025 goals and objectives were approved.

Ms. Giles stated we discussed your November meeting is November 25, 2025 at 4:00 p.m. at the same location. We have to have quorum for that meeting; we can’t cancel that meeting. Any time a specific budget line item goes over 15% we need a budget amendment and we are going to need that. As long as we have three supervisors here we will be fine, it is the Tuesday before Thanksgiving.

D. Operation Manager - Report

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

E. Amenity Center Manager - Report

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

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

A resident asked what budget line went up 15%?

Ms. Giles stated there are seven and I will identify them when I get to the financials.

A resident stated I don't enjoy being at these meetings but I'm going to be here and I'm going to document spending decisions that the board makes especially decisions that causes the budget to go over or spending more money that ends up increases CDD assessments. The community communicated clearly to you two months ago they want you to cut expenses. Continue to look for opportunities to reduce expenses not make decisions that cause expenses to go up.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the September 23, 2025 Meeting

On MOTION by Ms. Egleston seconded by Ms. Clarke with all in favor the minutes of the September 23, 2025 meeting were approved as presented.

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

C. Assessment Receipt Schedule

Ms. Giles stated we will need a budget amendment. The line items that went overbudget, the first is printing and binding. We budgeted \$1,000 and we spent \$2,328. The credit card machine we budgeted \$900 and spent \$1,228, we budgeted \$13,000 and spent \$15,232 of refuse services. Cable internet we budgeted \$16,000 and spent \$19,104. Fitness center cleaning we budgeted \$14,400 and spent \$17,392. That is the one we decided to go from five days to seven days. Landscape contingency we budgeted \$30,000 and spent \$44,395. Those line items are causing a budget amendment. It is a paper exercise and we will have a resolution declaring the budget

amendment showing that we went over 15% on those line items. We will watch the budget closely this fiscal year.

Ms. Giles outlined the assessment receipt schedule and stated we have not yet received assessment receipts from the county so we transferred \$50,000 from the capital reserve into the general fund to cover the September invoices and we will do that again in November to cover the October invoices until these funds start coming in. When the funds start coming in we will transfer those funds back into the capital reserve fund. We will watch the budget closely in FY26 and if something breaks we are going to fix it. We have a line item in your budget for repairs and replacement. We did increase that line item because we saw we were repairing more and you are an aging community.

D. Approval of Check Register

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

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 25, 2025
at 4:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting will be held November 25, 2025 at 4:00 p.m. in the same location.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor the meeting adjourned at 5:11 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen
Community Development District

Unaudited Financial Reporting
October 31, 2025



Aberdeen
Community Development District
Combined Balance Sheet
October 31, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 1,041	\$ -	\$ 53,334	\$ -	\$ 54,375
Assessment Receivable	7,505	10,546	-	-	18,051
Due from General Fund	-	-	4,568	-	4,568
Investments:					
State Board of Administration (SBA)	909	-	2,183	-	3,092
Custody	13,212	-	451,109	-	464,322
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	7,505	-	-	7,505
Prepayment A-1	-	11,664	-	-	11,664
Revenue	-	667,618	-	-	667,618
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	4,326	-	-	4,326
Prepayment A-2	-	3,966	-	-	3,966
General Redemption	-	271	-	-	271
Series 2018					
Reserve	-	65,669	-	-	65,669
Revenue	-	55,646	-	-	55,646
Prepayment	-	1,232	-	-	1,232
Redemption	-	1,530	-	-	1,530
Construction	-	-	-	111	111
Total Assets	\$ 22,667	\$ 1,426,848	\$ 511,195	\$ 111	\$ 1,960,822
Liabilities:					
Accounts Payable	\$ 16,657	\$ -	\$ -	\$ -	\$ 16,657
Due to Capital Reserve Fund	4,568	-	-	-	4,568
Total Liabilities	\$ 21,225	\$ -	\$ -	\$ -	\$ 21,225
Fund Balance:					
Debt Service - Series	\$ -	\$ 1,426,848	\$ -	\$ -	\$ 1,426,848
Capital Project - Series	-	-	-	111	111
Assigned for:					
Capital Reserve Fund	-	-	511,195	-	511,195
Unassigned	1,442	-	-	-	1,442
Total Fund Balances	\$ 1,442	\$ 1,426,848	\$ 511,195	\$ 111	\$ 1,939,596
Total Liabilities & Fund Balance	\$ 22,667	\$ 1,426,848	\$ 511,195	\$ 111	\$ 1,960,822

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,478,375	\$ 7,505	\$ 7,505	\$ -
Interest Income	15,000	1,250	172	(1,078)
Amenities Revenue/Misc	15,000	1,250	-	(1,250)
Total Revenues	\$ 1,508,375	\$ 10,005	\$7,677	\$ (2,328)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ -
FICA Expense	918	77	77	-
Assessment Administration	5,899	5,899	5,899	-
Engineering Fees	10,000	833	-	833
Arbitrage	600	50	-	50
Dissemination Agent	9,202	767	967	(200)
Attorney Fees	27,000	2,250	-	2,250
Annual Audit	3,475	290	-	290
Trustee Fees	9,000	3,438	3,438	-
Management Fees	62,288	5,191	5,191	(0)
Information Technology	2,124	177	177	(0)
Telephone	500	42	10	31
Postage	2,000	167	72	95
Printing and Binding	1,000	83	42	42
Insurance	14,050	13,239	13,239	-
Legal Advertising	2,000	167	-	167
Office Supplies	200	17	1	16
Other Current Charges	100	8	2	6
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 162,531	\$ 33,868	\$ 30,288	\$ 3,580

Operations & Maintenance

Amenity Center

Insurance	\$ 57,064	\$ 51,666	\$ 51,666	\$ -
Repairs & Replacements	75,000	6,250	2,520	3,730
Special Events	20,000	1,667	1,180	487
Staff Uniforms	1,000	83	-	83
Recreational Supplies	900	75	-	75
Recreational Passes	1,000	83	-	83
Other Current Charges	500	42	-	42
Permit Fees	800	67	-	67
Office Supplies	2,000	167	597	(431)
Credit Card Machine Fees	900	75	78	(3)
Pest Control	3,000	250	221	29
Pool Chemicals - Poolsure	33,000	2,750	3,016	(266)
Refuse Service	16,000	1,333	1,271	63
Security	10,752	896	896	0
Website	1,800	150	150	-
Holiday Decorations	7,000	583	3,450	(2,867)
Subscriptions	2,000	167	131	36

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Utilities				
Water & Sewer	\$ 21,000	\$ 1,750	\$ 1,949	\$ (199)
Electric	39,600	3,300	3,395	(95)
Cable/Internet/Phone	20,000	1,667	1,517	150
Management Contracts				
Field Operations Management - FirstService	88,924	7,410	-	7,410
Pool Attendants/Lifeguards - RMS	52,000	4,333	-	4,333
Facility Management - FirstService	116,486	9,707	-	9,707
Janitorial Services - FirstService	59,472	4,956	-	4,956
General Facility Maintenance - FirstService	67,584	5,632	-	5,632
Resident Services Coordinator- FirstService	90,838	7,570	-	7,570
Management Fee - FirstService	14,928	1,244	1,344	(100)
Fitness Center Cleaning - Jani King	19,584	1,632	1,632	-
Subtotal Amenity Center	\$ 823,132	\$ 115,505	\$ 75,013	\$ 40,492
Ground Maintenance				
Electric	\$ 16,000	\$ 1,333	\$ 1,123	\$ 210
Streetlighting	40,000	3,333	2,829	504
Lake Maintenance	35,000	2,917	-	2,917
Landscape Maintenance	271,653	22,638	22,860	(222)
Landscape Contingency	30,000	2,500	2,011	489
Common Area Maintenance	13,000	1,083	1,000	83
Reuse Water	38,000	3,167	3,422	(255)
Irrigation Repairs	9,060	755	-	755
Subtotal Ground Maintenance	\$ 452,713	\$ 37,726	\$ 33,244	\$ 4,482
Total Operations & Maintenance	\$ 1,275,844	\$ 153,231	\$ 108,257	\$ 44,974
Capital Reserve Funding	\$ 70,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,508,375	\$ 187,099	\$ 138,545	\$ 48,554
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (177,094)	\$ (130,868)	\$ (50,882)
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	50,000	\$ (50,000)
Transfer (Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 50,000	\$ (50,000)
Net Change in Fund Balance	\$ -	\$ (177,094)	\$ (80,868)	\$ (100,882)
Fund Balance - Beginning	\$ -		\$ 82,310	
Fund Balance - Ending	\$ -		\$ 1,442	

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 October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 9,862	\$ 9,862	\$ -
Interest Income	10,000	833	4,005	3,172
Total Revenues	\$ 1,938,685	\$ 10,696	\$ 13,867	\$ 3,172
Expenditures:				
<u>2020A-1</u>				
Interest 11/1	\$ 246,219	\$ -	\$ -	\$ -
Interest 5/1	246,219	-	-	-
Principal 5/1	1,045,000	-	-	-
<u>2020A-2</u>				
Interest 11/1	84,550	-	-	-
Interest 5/1	84,550	-	-	-
Principal 5/1	255,000	-	-	-
Total Expenditures	\$ 1,961,538	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (22,852)	\$ 10,696	\$ 13,867	\$ 3,172
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (22,852)	\$ 10,696	\$ 13,867	\$ 3,172
Fund Balance - Beginning	\$ 652,744		\$ 1,288,221	
Fund Balance - Ending	\$ 629,892		\$ 1,302,088	

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

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 133,250	\$ 684	\$ 684	\$ -
Interest Income	5,000	417	386	(30)
Total Revenues	\$ 138,250	\$ 1,100	\$ 1,070	\$ (30)
Expenditures:				
Interest 11/1	\$ 44,958	\$ -	\$ -	\$ -
Interest 5/1	44,958	-	-	-
Principal 5/1	40,000	-	-	-
Total Expenditures	\$ 129,915	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,335	\$ 1,100	\$ 1,070	\$ (30)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,335	\$ 1,100	\$ 1,070	\$ (30)
Fund Balance - Beginning	\$ 54,303		\$ 123,690	
Fund Balance - Ending	\$ 62,639		\$ 124,760	

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

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Capital Reserve Funding	\$ 70,000	\$ -	\$ -	\$ -
Interest	10,000	833	1,645	811
Total Revenues	\$ 80,000	\$ 833	\$ 1,645	\$ 811
Expenditures:				
Capital Outlay	\$ 100,000	\$ 8,333	\$ -	\$ 8,333
Repair and Replacements	100,000	8,333	-	8,333
Other Current Charges	1,000	83	-	83
Total Expenditures	\$ 201,000	\$ 16,750	\$ -	\$ 16,750
Excess (Deficiency) of Revenues over Expenditures	\$ (121,000)	\$ (15,917)	\$ 1,645	\$ (15,939)
Other Financing Sources/(Uses)				
Transfer In	\$ -	\$ -	\$ -	\$ -
Transfer (Out)	-	-	(50,000)	(50,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (50,000)	\$ (50,000)
Net Change in Fund Balance	\$ (121,000)		\$ (48,355)	
Fund Balance - Beginning	\$ 528,153		\$ 559,550	
Fund Balance - Ending	\$ 407,153		\$ 511,195	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Actual	
	Thru 10/31/25	
Revenues		
Interest Income	\$	1
Total Revenues	\$	1
Expenditures:		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	1
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$	-
Total Other Financing Sources (Uses)	\$	-
Net Change in Fund Balance	\$	1
Fund Balance - Beginning	\$	110
Fund Balance - Ending	\$	111

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)
Current Bonds Outstanding	\$ 13,935,000

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)
Current Bonds Outstanding	\$ 3,560,000

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)
Current Bonds Outstanding	\$ 1,795,000

C.

D.

Aberdeen

Community Development District

Check Run Summary

October 31, 2025

	Check Date	Check No.		Amount
General Fund - Wells Fargo				
Payroll	10/29/25	51044-51048	\$	923.50
Total				\$ 923.50
 General Fund - Wells Fargo				
Accounts Payable	10/6/25	5340-5356	\$	61,995.58
	10/16/25	5357-5361		1,851.73
	10/27/25	5362-5367		18,700.32
	10/28/25	5368-5373		39,412.64
	10/31/25	5374		3,450.34
				\$ 125,410.61
 Capital Reserve Fund - Wells Fargo				
Accounts Payable	10/27/25	179	\$	1,975.00
				\$ 1,975.00
Total				\$ 127,385.61
 Autopayments - Wells Fargo				
	10/7/25	Comcast	\$	691.56
	10/10/25	JEA Utilities		12,717.06
	10/17/25	Comcast		496.32
	10/27/25	Comcast		329.23
	10/28/25	Wells Fargo Credit Card		4,386.93
Total				\$ 18,621.10

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51044	17	HARRIET S CLARKE	184.70	10/29/2025
51045	15	LAUREN Q EGGLESTON	184.70	10/29/2025
51046	18	PAUL R FOGEL	184.70	10/29/2025
51047	19	RICHARD A PEREZ	184.70	10/29/2025
51048	16	THOMAS G MARMO	184.70	10/29/2025

TOTAL FOR REGISTER 923.50

ABER ABERDEEN DLAUGHLIN

ATTENDANCE SHEET

District: Aberdeen

Meeting Date: October 28, 2025

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

District Manager:

Maria St 10/28/25

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/06/25	00259	7/18/25	11075165	202507	320-53800	45918	JUL PROPERTY MANAGER	*	3,964.00		
		7/18/25	11075165	202507	320-53800	45915	JUL FRONT DESK	*	3,007.85		
		7/18/25	11075165	202507	320-53800	46000	JUL SUPVSR BUILDING MAINT	*	3,190.59		
		7/18/25	11075165	202507	320-53800	45917	JUL BUILDING MAINT	*	2,310.00		
FIRST SERVICE RESIDENTIAL										12,472.44	005340
10/06/25	00259	9/12/25	11089430	202508	320-53800	45918	SEP PROPERTY MANAGER	*	3,864.00		
		9/12/25	11089430	202508	320-53800	45915	SEP FRONT DESK	*	3,180.50		
		9/12/25	11089430	202508	320-53800	45506	SEP JANITORIAL	*	1,849.83		
		9/12/25	11089430	202508	320-53800	46000	SEP SUPVSR BUILDING MAINT	*	2,850.38		
		9/12/25	11089430	202508	320-53800	45917	SEP BUILDING MAINT	*	2,100.00		
FIRST SERVICE RESIDENTIAL										13,844.71	005341
10/06/25	00259	9/23/25	11092255	202509	320-53800	45918	SEP PROPERTY MANAGER	*	788.00		
		9/23/25	11092255	202509	320-53800	45915	SEP FRONT DESK	*	788.00		
		9/23/25	11092255	202509	320-53800	45917	SEP MAINTENANCE CREW	*	788.00		
		9/23/25	11092255	202509	320-53800	46000	SEP MAINTENANCE SUPVISOR	*	788.00		
FIRST SERVICE RESIDENTIAL										3,152.00	005342
10/06/25	00259	9/26/25	11093271	202509	320-53800	45918	SEP PROPERTY MANAGER	*	3,964.00		
		9/26/25	11093271	202509	320-53800	45915	SEP FRONT DESK	*	2,576.40		
		9/26/25	11093271	202509	320-53800	45506	SEP JANITORIAL	*	1,692.57		
		9/26/25	11093271	202509	320-53800	46000	SEP SUPVSR BUILDING MAINT	*	2,900.38		
		9/26/25	11093271	202509	320-53800	45917	SEP BUILDING MAINT	*	2,100.00		
FIRST SERVICE RESIDENTIAL										13,233.35	005343
10/06/25	00213	9/30/25	91605	202509	320-53800	46100	SEP LAKE MAINTENANCE	*	2,675.00		
FUTURE HORIZONS, INC										2,675.00	005344

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/06/25	00301	10/01/25	431476	202510	320-53800-45400			CCTV SYSTEM-AMENITY CNTR HI TECH SYSTEM ASSOCIATES INC	*	895.99	895.99	005345
10/06/25	00301	9/18/25	430142	202509	320-53800-45400			CCTV SYSTEM-AMENITY CNTR HI TECH SYSTEM ASSOCIATES INC	*	947.46	947.46	005346
10/06/25	00309	9/01/25	JAK09250	202509	320-53800-45927			SEP JANITORIAL SERVICES JANI-KING OF JACKSONVILLE	*	1,632.00	1,632.00	005347
10/06/25	00079	10/01/25	13129563	202510	320-53800-45507			OCT POOL CHEMICALS POOLSURE	*	3,016.07	3,016.07	005348
10/06/25	00323	9/22/25	4259	202509	320-53800-46300			TREE REMOVAL TREE WORK BY MITCH DRAKE & SONS	*	1,800.00	1,800.00	005349
10/06/25	00323	9/22/25	4260	202509	320-53800-46300			TREE REMOVAL TREE WORK BY MITCH DRAKE & SONS	*	1,950.00	1,950.00	005350
10/06/25	00323	9/22/25	4261	202509	320-53800-46300			TREE REMOVAL TREE WORK BY MITCH DRAKE & SONS	*	1,000.00	1,000.00	005351
10/06/25	00319	9/25/25	761196	202509	320-53800-46300			POOL PLAYGROUND MULCH RUPPERT LANDSCAPE LLC	*	2,698.00	2,698.00	005352
10/06/25	00319	9/25/25	761210	202509	320-53800-46300			SUTHERLAND FOREST 8 ROSES RUPPERT LANDSCAPE LLC	*	495.00	495.00	005353
10/06/25	00319	9/30/25	763726	202509	320-53800-46300			YARDS LANDSCAPE TOP SOIL RUPPERT LANDSCAPE LLC	*	1,962.74	1,962.74	005354
10/06/25	00060	9/25/25	62112788	202509	320-53800-45926			SEP PEST CONTROL AMENITY TURNER PEST CONTROL LLC	*	105.03	105.03	005355
10/06/25	00060	9/25/25	92112602	202509	320-53800-45926			SEP PEST CONTROL TURNER PEST CONTROL LLC	*	115.79	115.79	005356

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/16/25	00240	10/07/25	10072025	202510	320-57200-46000			QUARTERLY MAINTENANCE ABERDEEN AIR, LLC	*	375.00	375.00	005357
10/16/25	00326	8/29/25	INV11787	202508	320-53800-49420			UNIFORMS ORDER BOUNDLESS NETWORK INC	*	124.86	124.86	005358
10/16/25	00286	9/30/25	7353044	202509	310-51300-48000			9/3 FY26 SCHED #11620060 9/30/25 7353044 202509 310-51300-48000 9/15 NTC OF MTG #11613486 GANNETT MEDIA CORP	*	93.12	163.12	005359
10/16/25	00312	10/09/25	194012	202509	310-51300-31100			SEP ENGINEERING SERVICES MATTHEWS DESIGN GROUP LLC	*	1,038.75	1,038.75	005360
10/16/25	00221	10/01/25	3180	202510	320-53800-45919			OCT MAINT & NEWS LETTER ROBERTA G NAGLE	*	150.00	150.00	005361
10/27/25	00146	10/02/25	373628	202509	310-51300-32200			AUDIT FYE 09/30/24 BERGER TOOMBS ELAM GAINES & FRANK	*	3,375.00	3,375.00	005362
10/27/25	00153	10/13/25	52968788	202510	320-57200-46000			FIRST AID/SAFETY SUPPLIES CINTAS FIRE 636525	*	16.70	16.70	005363
10/27/25	00263	8/11/25	0001176	202508	320-57200-46000			ESET ANTIVIRUS SUBSCRIPT 9/15/25 0001195 202509 320-57200-46000 SERVICE CALL CRN JAX LLC	*	135.00	335.00	005364
10/27/25	00259	10/01/25	11094465	202510	320-53800-45921			OCT MANAGEMENT FEE	*	1,244.00		
		10/01/25	11094465	202510	320-53800-45921			OCT GEN MGR PHONE BILL	*	50.00		
		10/01/25	11094465	202510	320-53800-45921			OCT MAINT SUPV PHONE BILL	*	50.00		
		10/10/25	11095865	202509	320-53800-45918			OCT GENERAL MANAGER	*	3,904.56		
		10/10/25	11095865	202509	320-53800-45915			OCT FRONT DESK	*	2,694.36		

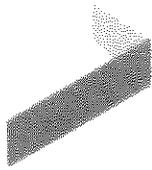
ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/10/25		10/10/25	11095865	202509	320	53800	45506		OCT JANITORIAL	*	1,681.75		
10/10/25		10/10/25	11095865	202509	320	53800	46000		OCT SUPV BUILDING MAINT	*	2,873.08		
10/10/25		10/10/25	11095865	202509	320	53800	45917		OCT BUILDING MAINT	*	2,122.05		
FIRST SERVICE RESIDENTIAL												14,619.80	005365
10/27/25	00183	9/30/25	15383	202509	320	57200	46000		FIRE EXTINGUISHER INSPECT	*	133.00		
ST JOHNS FIRE EQUIPMENT												133.00	005366
10/27/25	00060	10/13/25	62125248	202510	320	53800	45926		OCT PEST CONTROL	*	115.79		
10/13/25		10/13/25	62125404	202510	320	53800	45926		OCT PEST CONTROL AMENITY	*	105.03		
TURNER PEST CONTROL LLC												220.82	005367
10/28/25	00332	8/18/25	50801265	202508	320	57200	49400		REMAIN PMT 11/1 EVENT	*	1,813.37		
BOUNCE IT OUT PARTY RENTALS INC												1,813.37	005368
10/28/25	00327	10/21/25	10212025	202510	320	57200	49400		11/1 3HR ANIMAL RIDERS	*	400.00		
10/21/25		10/21/25	10212025	202510	320	57200	49400		11/1 3HR EVENT DJ	*	250.00		
REBECCA WENGROW FIXEL												650.00	005369
10/28/25	00017	9/15/25	726	202510	310	51300	31000		FY26 ASSESSMENT ROLL CERT	*	5,899.00		
10/01/25		10/01/25	725	202510	310	51300	34000		OCT MANAGEMENT FEES	*	5,190.67		
10/01/25		10/01/25	725	202510	310	51300	35100		OCT INFO TECH	*	177.00		
10/01/25		10/01/25	725	202510	310	51300	31300		OCT DISSEM AGENT SRVCS	*	766.83		
10/01/25		10/01/25	725	202510	310	51300	51000		OFFICE SUPPLIES	*	.54		
10/01/25		10/01/25	725	202510	310	51300	42000		POSTAGE	*	71.70		
10/01/25		10/01/25	725	202510	310	51300	42500		COPIES	*	41.55		
10/01/25		10/01/25	725	202510	310	51300	41000		TELEPHONE	*	10.37		
GOVERNMENTAL MANAGEMENT SERVICES												12,157.66	005370

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/28/25	00309	10/01/25	JAK10250	202510	320	53800	45927		OCT JANITORIAL SERVICES JANI-KING OF JACKSONVILLE	*	1,632.00	1,632.00	005371
10/28/25	00319	9/30/25	761331	202510	320	53800	46200		OCT LANDSCAPE MAINTENANCE RUPPERT LANDSCAPE LLC	*	22,859.61	22,859.61	005372
10/28/25	00303	9/23/25	1209	202509	320	57200	49400		11/1 FACE PAINTING EVENT GINA PEAVEY	*	300.00	300.00	005373
10/31/25	00185	10/30/25	1098	202510	320	53800	45920		DEP HOLIDAY LIGHTING M & G HOLIDAY LIGHTING	*	3,450.34	3,450.34	005374
TOTAL FOR BANK A											125,410.61		
TOTAL FOR REGISTER											125,410.61		

ABER ABERDEEN OKUZMUK



FirstService

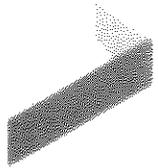
RESIDENTIAL

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

INVOICE

Invoice Number 11075165
Invoice Date 7/18/2025
Terms 15 ePay ACH BP
Period Start 6/28/2025
Period End 7/11/2025
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$12,472.44

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 HOLIDAY	\$42.00	\$386.40
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	72.00 REG	\$42.00	\$3,477.60
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	42.88 REG	\$16.00	\$857.60
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 HOLIDAY	\$20.00	\$200.00
Staff, Front Desk	25.00%	Gibbs, Michayla	78.01 REG	\$20.00	\$1,950.25
				Subtotal	\$3,007.85
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$28.67	\$286.65
Supervisor, Building Maint	25.00%	Parker, Jay	79.65 REG	\$28.67	\$2,853.94
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
				Subtotal	\$3,190.59
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 HOLIDAY	\$21.00	\$210.00
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$21.00	\$2,100.00
				Subtotal	\$2,310.00
				Subtotal	\$12,472.44



FirstService

RESIDENTIAL

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

INVOICE

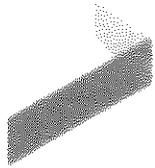
Invoice Number 11075165
Invoice Date 7/18/2025
Terms 15 ePay ACH BP
Period Start 6/28/2025
Period End 7/11/2025

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$12,472.44

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Tax	\$0.00
				Total	\$12,472.44
General Manager, Property Oper	320.53800	.45918			\$3,964.00
Staff, Building Maint	320.53800	.45917			\$2,310.00
Staff, Front Desk	320.53800	.45918			\$3,007.85
Supervisor, Building Maint	320.53800	.46000			\$3,190.59

ks
** Past Due Invoice*
9/29/25

RECEIVED
SEP 29 2025
BY: _____



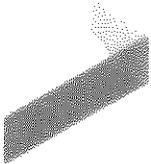
FirstService
RESIDENTIAL

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

INVOICE

Invoice Number 11089430
 Invoice Date 9/12/2025
 Terms 15 ePay ACH BP
 Period Start 8/23/2025
 Period End 9/5/2025
 Customer 100-0SNC
 Account # PAY-0SNC
Total Amount Due: \$13,844.71

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 HOLIDAY	\$42.00	\$386.40
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	16.00 PTO	\$42.00	\$772.80
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	56.00 REG	\$42.00	\$2,704.80
				Subtotal	\$3,864.00
Staff, Front Desk	25.00%	Betts, Hayleigh M	45.85 REG	\$16.00	\$917.00
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 HOLIDAY	\$20.00	\$200.00
Staff, Front Desk	25.00%	Gibbs, Michayla	3.48 OT	\$30.00	\$130.50
Staff, Front Desk	25.00%	Gibbs, Michayla	77.32 REG	\$20.00	\$1,933.00
				Subtotal	\$3,180.50
Staff, Janitorial	25.00%	Oliver, Jason E	8.00 HOLIDAY	\$17.00	\$170.00
Staff, Janitorial	25.00%	Oliver, Jason E	79.05 REG	\$17.00	\$1,679.83
				Subtotal	\$1,849.83
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$28.67	\$286.65
Supervisor, Building Maint	25.00%	Parker, Jay	6.00 PTO	\$28.67	\$214.99
Supervisor, Building Maint	25.00%	Parker, Jay	65.55 REG	\$28.67	\$2,348.74
				Subtotal	\$2,850.38



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11089430
Invoice Date 9/12/2025
Terms 15 ePay ACH BP
Period Start 8/23/2025
Period End 9/5/2025
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,844.71

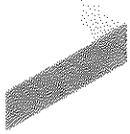
Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 HOLIDAY	\$21.00	\$210.00
Staff, Building Maint	25.00%	Newman, Joshua D	72.00 REG	\$21.00	\$1,890.00
Subtotal					\$2,100.00

Subtotal \$13,844.71
Tax \$0.00
Total \$13,844.71

General Manager, Property Oper 320.53800.45918 \$3,864.00
 Staff, Building Maint - 320.53800.45917 \$2,100.00
 Staff, Front Desk - 320.53800.45915 \$3,180.50
 Staff, Janitorial - 320.53800.45806 \$1,849.83
 Supervisor, Building Maint 320.53800.46000 \$2,850.38

WJ
9.18.25

RECEIVED
SEP 18 2025
BY: _____



FirstService
RESIDENTIAL

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

INVOICE

Invoice Number 11092255
 Invoice Date 9/23/2025
 Terms 15 ePay ACH BP
 Period Begin 9/1/2025
 Customer 100-0SNC
 Account # MED-0SNC
Total Amount Due: \$3,152.00

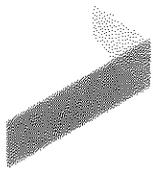
Medical Insurance

Date	Position	Employee	Amount
9/1/2025	Property Manager <i>370.53800.45918</i>	Trivelpiece, Katherine	\$788.00
		Subtotal	\$788.00
9/1/2025	Front Desk <i>370.53800.45915</i>	Gibbs, Michayla	\$788.00
		Subtotal	\$788.00
9/1/2025	Maintenance Crew <i>370.53800.45917</i>	Newman, Joshua D	\$788.00
		Subtotal	\$788.00
9/1/2025	Maintenance Supervisor <i>370.53800.46000</i>	Parker, Jay	\$788.00
		Subtotal	\$788.00

Subtotal \$3,152.00
 Tax \$0.00
Total \$3,152.00

[Handwritten Signature]

RECEIVED
 SEP 26 2025
 BY: _____



FirstService

RESIDENTIAL

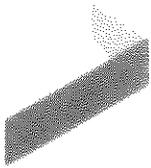
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;

INVOICE

Invoice Number 11093271
Invoice Date 9/26/2025
Terms 15 ePay ACH BP
Period Start 9/6/2025
Period End 9/19/2025

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,233.35

Position	Labor Rate	Employee	Hours	Pay Rate	Amount	
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$42.00	\$3,864.00	
General Manager, Property Oper	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00	
					Subtotal	\$3,964.00
Staff, Front Desk	25.00%	Betts, Hayleigh M	35.82 REG	\$16.00	\$716.40	
Staff, Front Desk	25.00%	Gibbs, Michayla	74.40 REG	\$20.00	\$1,860.00	
					Subtotal	\$2,576.40
Staff, Janitorial	25.00%	Oliver, Jason E	79.65 REG	\$17.00	\$1,692.57	
					Subtotal	\$1,692.57
Supervisor, Building Maint	25.00%	Parker, Jay	71.55 REG	\$28.67	\$2,563.73	
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 VACATION	\$28.67	\$286.65	
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00	
					Subtotal	\$2,900.38
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$21.00	\$2,100.00	
					Subtotal	\$2,100.00
					Subtotal	\$13,233.35
					Tax	\$0.00
					Total	\$13,233.35



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11093271
Invoice Date 9/26/2025
Terms 15 ePay ACH BP
Period Start 9/6/2025
Period End 9/19/2025
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,233.35

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	320.53800	45506			\$3,964.00
Staff, Building Maint	320.53800	45917			\$2,100.00
Staff, Front Desk	320.53800	45915			\$2,576.40
Staff, Janitorial	320.53800	45506			\$1,692.57
Supervisor, Building Maint	320.53800	46000			\$2,900.38

KS

9/29/25

RECEIVED
SEP 29 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

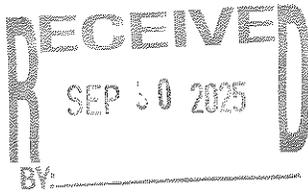
Invoice Number: 91605
 Invoice Date: Sep 30, 2025
 Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Aberdeen01	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	9/16/25	10/30/25

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



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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



Tallahassee, FL 32308
2498 Centerville Rd.

Bill to:

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

Invoice

Invoice #: 431476
Invoice Date: 10/01/2025
Completed: 10/01/2025
Terms: Due on Aging Date
Bid#:

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>2-14151-CCTV-1 - CCTV System - Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave . Saint Johns, FL</i>			
HT OVRC Net Pro	1.00	\$25.00	25.00
Hi-Tech Commercial Video 16	1.00	\$60.00	60.00
Add-on AI Deterrence	1.00	\$64.00	64.00
HT CHekT Custom Site	1.00	\$200.00	200.00
HT CHekT Exterior Secured Camera	1.00	\$250.00	250.00
Hi-Tech Commercial Interactive Plus	1.00	\$59.99	59.99
Hi-Tech Commercial Video 16	1.00	\$60.00	60.00
Add-on AI Deterrence	1.00	\$52.00	52.00
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
HT Comm Access 4	1.00	\$50.00	50.00
Add-on Access 1	1.00	\$20.00	20.00
Add-on Access 1	1.00	\$10.00	10.00
HT OVRC Net Pro	1.00	\$25.00	25.00
Sales Tax			0.00

RECEIVED
OCT 01 2025
BY: _____

*Security Contract
370.53800.45400
KS*

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

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

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

Total	\$895.99
Payments	\$0.00
Balance Due	\$895.99



Tallahassee, FL 32308
2498 Centerville Rd.

Bill to:

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

RECEIVED
SEP 26 2025
BY: _____

*Security Contract
320.53800.45400
WD*

Invoice #: 430142
Invoice Date: 09/18/2025
Completed: 09/18/2025
Terms: Due On Receipt
Bid#:
Job: 8567-7
475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave - Saint Johns, FL</i>			
Bundle ADC-VC729P and TL-PoE170S PoE++ Injector	-4.00	\$480.73	(1,922.92)
Bundle ADC-VC729P and TL-PoE170S PoE++ Injector	-3.00	\$484.13	(1,452.39)
TP Link POE++ Injector	6.00	\$75.00	450.00
ADC 4MP Ethernet Floodlight Cam - DC or PoE++	6.00	\$400.00	2,400.00
TP Link POE++ Injector	1.00	\$75.31	75.31
ADC 4MP Ethernet Floodlight Cam - DC or PoE++	1.00	\$450.00	450.00
<i>2-11151-CCTV-1 - CCTV System - Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave - Saint Johns, FL</i>			
HT OVRC Net Pro	1.47	\$25.00	36.67
Hi-Tech Commercial Video 16	1.47	\$60.00	88.00
Add-on AI Deterrence	1.47	\$64.00	93.87
HT CHEKT Custom Site	1.47	\$200.00	293.33
HT CHEKT Exterior Secured Camera	1.47	\$250.00	366.67
Hi-Tech Commercial Interactive Plus	1.47	\$59.99	87.98
Hi-Tech Commercial Video 16	1.47	\$60.00	88.00
Add-on AI Deterrence	1.47	\$52.00	76.27
Hi-Tech Commercial Access 1	1.47	\$20.00	29.33
HT Comm Access 4	1.47	\$50.00	73.33
Add-on Access 1	1.47	\$20.00	29.33
Add-on Access 1	1.47	\$10.00	14.67
HT OVRC Net Pro	1.47	\$25.00	36.67
Sales Tax			0.00

Tech Resolution Note:
Pro-rated services from 08/18/2025 to 09/30/2025

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

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

Total	\$1,314.12
Payments	\$-366.66
Balance Due	\$947.46



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

Invoice	
Date 9/1/2025	Number JAK09250044
Due Date 9/30/2025	Cust # 126102
Invoice Amount \$1,632.00	Amount Remitted

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
JAK09250044	9/1/2025	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	9/30/2025
Quantity	Description			Unit Price	Extended Price	
1	MONTHLY CONTRACT BILLING AMOUNT FOR SEPTEMBER			\$1,632.00	\$1,632.00	
<p>370.53800.45927 Maint Contract</p> <p>RECEIVED SEP 18 2025</p> <p>BY: _____</p> <p>Pay On-Line: https://linktr.ee/janikingjax Make All Checks Payable to: JANI-KING OF JACKSONVILLE</p>				Amount of Sale	\$1,632.00	
				Sales Tax	\$0.00	
				Total	\$1,632.00	



Invoice

Date
Invoice#

10/1/2025
131295632010

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

Terms	Net 20
Due Date	10/21/2025
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](#)





INVOICE #4259

ISSUED:
Sep 22, 2025

DUE:
Oct 22, 2025

RECIPIENT:

Aberdeen CDD Community

5040 Longleaf Pine Parkway
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
Sep 22, 2025				
Tree Removal	Cut down haul and grind 4 pines trees blocking line of sight for oncoming traffic	1	\$1,800.00	\$1,800.00

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.

Total **\$1,800.00**
Account balance **\$4,750.00**

Pay Now



Tree Work 
 by Mitch Drake & Sons LLC

INVOICE #4260

ISSUED:
 Sep 22, 2025

DUE:
 Oct 22, 2025

RECIPIENT:

Aberdeen CDD Community

5040 Longleaf Pine Parkway
 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
Sep 22, 2025				
Tree Removal	Cut back small trees and underbrush 10 feet further back from road to open up line of sight for oncoming traffic Haul debris	1	\$1,950.00	\$1,950.00

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.

Total **\$1,950.00**
 Account balance **\$5,950.00**

Pay Now



INVOICE #4261

ISSUED:
Sep 22, 2025

DUE:
Oct 22, 2025

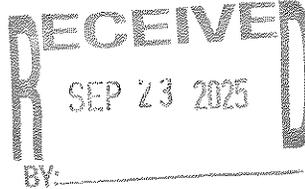
RECIPIENT:

Aberdeen CDD Community

505 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
Sep 22, 2025				
Tree Removal	Cut down and leave in preserve 2.5 dead and leaning pines trees threatening house and fence with lift	1	\$1,000.00	\$1,000.00

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.

Total **\$1,000.00**
Account balance **\$6,950.00**





INVOICE

Date	Invoice#
Sep 25,2025	761196

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	Oct 25,2025	4470012

Description	Price	Total
Playground Mulch Aberdeen Pool Install 35 yards of Playground Mulch Aberdeen Pool Playground.	\$2,698.00	\$2,698.00

RECEIVED

SEP 26 2025

BY: _____

Mount
 Conting.
 370.53000.46200

For billing questions contact Colleen Ryan Tel: 904-778-1030
 For customer service contact Roger Dylan Claxton Tel: 706-983-1150

Thank you for your business!

Subtotal:	\$2,698.00
Sales Tax:	\$0.00
Amount Due:	\$2,698.00

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#
Sep 25,2025	761210

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	Oct 25,2025	4489784

Description	Price	Total
Plantings Sutherland Forest Entrance Add 8 knockout roses (3gal) to the Sutherland Forest entrance (8) 3 gal Knock Out Roses Install <div style="text-align: center;"> <p><i>Mark Conring</i> <i>370.538000.46200</i></p> </div>	\$495.00	\$495.00

For billing questions contact Colleen Ryan Tel: 904-778-1030
 For customer service contact Roger Dylan Claxton Tel: 706-983-1150

Thank you for your business!

Subtotal:	\$495.00
Sales Tax:	\$0.00
Amount Due:	\$495.00

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



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

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

Service Slip/Invoice

INVOICE: 621127882
DATE: 09/25/2025
ORDER: 621127882

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

RECEIVED
 SEP 26 2025
 BY: _____

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
09/25/2025	12:28 PM	ANTS, FIRE ANT, ROA		12:28 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/25/2025		12:45 PM

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

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

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

AMOUNT DUE \$105.03

[Handwritten Signature]

 TECHNICIAN SIGNATURE

 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 per attached invoice.

PLEASE PAY FROM THIS INVOICE



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

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

Service Slip/Invoice

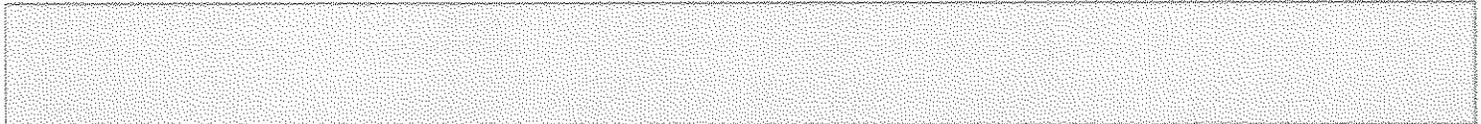
INVOICE: 621126029
DATE: 09/25/2025
ORDER: 621126029

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

RECEIVED
 SEP 26 2025
 BY: _____

Work Date	Time	Target Pest	Technician	Time In
09/25/2025	11:46 AM			11:46 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/25/2025	121:C5	12:19 PM



Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$115.79
SUBTOTAL		\$115.79
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$115.79
AMOUNT DUE		\$115.79

[Handwritten Signature]

 TECHNICIAN SIGNATURE

 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 printed above.

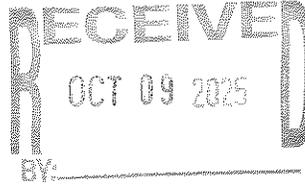
PLEASE PAY FROM THIS INVOICE

HVAC INVOICE

AMOUNT DUE: \$375

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

October 7, 2025



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

Date of service: October 7, 2025

Service performed: Quarterly Maintenance

Total due: \$375.00

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

SERVICE ■ INSTALLATION ■ CONTROLS



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

QUARTERLY HVAC PREVENTATIVE MAINTENANCE

October 7, 2025

AMOUNT DUE: \$375

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

Date of service: October 7, 2025

Maintenance plan includes:

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

UNIT 1 (OLD GYM)

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

UNIT 2 (CLUBHOUSE)

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

UNIT 3 (OFFICE)

AIR HANDLER	MAKE	Bryant
	MODEL	FX4DNF019
	SERIAL	0722F45538
CONDENSOR	MAKE	Bryant
	MODEL	215BNA018A
	SERIAL	0522E03264
FILTER SIZE		Washable filter
BELT		N/A

UNIT 4 (NEW GYM)

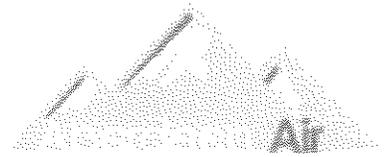
CONDENSOR	MAKE	AAON
	MODEL	CFA013BA8DJ00K
	SERIAL	202010CNCK08659
AIR HANDLER	MAKE	AAON
	MODEL	H3CRB80162C278
	SERIAL	202010CJEC06278
FILTER SIZE		(2) 20x20x2 (1) 16x20x2
BELT		

Filters stock onsite for October 2025 and January 2026 services

Customer Signature / Date

CAC1821470

SERVICE ■ INSTALLATION ■ CONTROLS



For All Your Cooling and Heating Needs

www.aberdeenhvac.com ■ (904) 342-5349



boundless

Invoice # INV117877

Invoice Date: 8/29/2025
Page: 1 of 1

Remit To: Boundless Network Inc.
D8287
PO Box 650002
Dallas, TX 75265

Payable in USD Phone: 512.351.3645



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

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

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

Qty Ordered	Qty Shipped	Description	Item (s)	Size	Item Color(s)	Logo Name	Logo Placement	Unit Price	Ext Price
2	2	Sport-Tek Posi-UV Pro Polo. ST520 Item Color(s):Black Item Size(s):L						\$24.10	\$48.20
2	2	Sport-Tek Posi-UV Pro Polo. ST520 Item Color(s):True Navy Item Size(s):L						\$24.10	\$48.20

Subtotal	\$96.40
Freight	\$28.46
Sales Tax	\$0.00
Total	\$124.86
Payment	\$0.00
Amount Due	\$124.86

Original Order No: Sales Order #5077691

Remit To: Boundless Network Inc.
D8287
PO Box 650002
Dallas, TX 75265

Payable in USD Phone: 512.351.3645



INV117877



Florida
GANNETT

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	INV DATE 09/30/25
INVOICE # 0007353044	INVOICE PERIOD Sep 1- Sep 30, 2025	CURRENT INVOICE TOTAL \$163.12	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$163.12	

BILLING ACCOUNT NAME AND ADDRESS Aberdeen Cdd/Gms SUITE 4 393 Palm Coast Pkwy Sw Palm Coast, FL 32137	PAYMENT DUE DATE: OCTOBER 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.
--	--

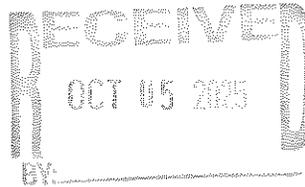
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

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 going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
9/1/25	Balance Forward	\$305.49
9/18/25	PAYMENT - THANK YOU	-\$305.49

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/3/25	11620060	SAG St Augustine Record	FY26 Meeting Schedule		\$93.12
9/15/25	11613486	SAG St Augustine Record	NOTICE OF MEETING		\$70.00



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

Total Cash Amount Due	\$163.12
Service Fee 3.99%	\$6.51
*Cash/Check/ACH Discount	-\$6.51
*Payment Amount by Cash/Check/ACH	\$163.12
Payment Amount by Credit Card	\$169.63

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT NUMBER 764138		INVOICE NUMBER 0007353044		AMOUNT PAID \$163.12
CURRENT DUE \$163.12	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* \$163.12
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$169.63
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

0000764138000000000000000073530440001631267170

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

09/03/2025

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 09/03/2025

Trishell Jacobs
Legal Clerk

Marilee Giles
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$93.12
Tax Amount: \$0.00
Payment Cost: \$93.12
Order No: 11620060 # 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 MEETINGS ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

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

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for each meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the 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
Manager

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

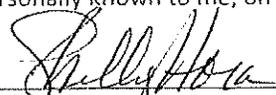
STATE OF WISCONSIN, COUNTY OF BROWN

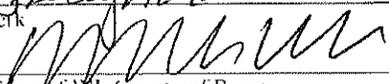
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

SAG St Augustine Record 09/15/2025
SAG staugustine.com 09/15/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/15/2025



Legal Clerk


Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost:	\$70.00	
Tax Amount:	\$0.00	
Payment Cost:	\$70.00	
Order No:	11613486	# 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, September 23, 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

Project Manager Michael Silverstein

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

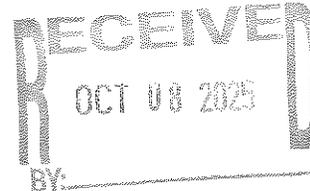
Aberdeen Community Development District
Oksana Kuzmuk
475 West Town Place, Suite 114
St. Augustine, FL 32092

October 09, 2025
Invoice # 194012

Project 0000021848.0000 Aberdeen CDD

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

- CDD Meeting and Preparation
- Public Facilities Report Review
- 778 Shetland Certification Letter



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

Professional Services through September 30, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount
Vice President of Production	.75	290.00	217.50
Division Lead	2.25	275.00	618.75
Project Coordinator 3	1.50	115.00	172.50
Project Administrator	.25	120.00	30.00
Total Labor			1,038.75
		Total Due:	1,038.75

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	1,038.75	20,265.00	21,303.75
Expense	0.00	380.64	380.64
Unit	0.00	1.36	1.36
Totals	1,038.75	20,647.00	21,685.75

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

LICENSE #28535, LB0990, 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.

Invoice



P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
10/1/2025	3180

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
		Total	\$150.00



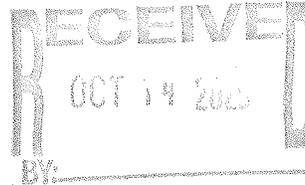
**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

*ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE, STE 114
ST. AUGUSTINE, FL 32092*



*Invoice No. 373628
Date 10/02/2025
Client No. 20127*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2024.

Total Invoice Amount \$ 3,375.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



SVC/BILLING QUESTIONS: (904)562-7000

FAX: (904)562-7020

PAYMENT INQUIRY: (877)275-4933

ROUTE #: LOC #0292 ROUTE 0009 T026

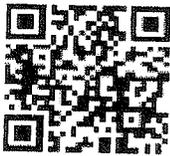
VIEW & PAY YOUR BILLS ONLINE WWW.CINTAS.COMMYACCOUNT

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

INVOICE

PLEASE PAY DIRECTLY FROM THIS INVOICE

View our catalog:



ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
110 FLOWER OF SCOTLAND AVE
ST JOHNS, FL 32259-6937
904-217-0925

INVOICE #: 5296878808
DATE: 2025-10-13
PO #: N/A
STORE #:
CUSTOMER #: 21733123
PAYER #: 21733123
SVC ORDER #: 8045169058
CREDIT TERMS: NET 30 DAYS

MATERIAL #	DESCRIPTION	QTY	UNIT PRICE	EXT PRICE	TAX
24482123	03336826				
110	SERVICE ACKNOWLEDGEMENT	1	\$0.00	\$0.00	N
120	CABINET ORGANIZED	1	\$0.00	\$0.00	N
130	EXPIRATION DATES CHECKED	1	\$0.00	\$0.00	N
132	BBP KIT CHECKED	1	\$0.00	\$0.00	N
62029	BURN CARE PUMP 2 OZ	1	\$16.70	\$16.70	N
COMPONENT SUBTOTAL:				\$16.70	

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

SUB-TOTAL: \$16.70
TAX: \$0.00
TOTAL: \$16.70

SIGNATURE :

DATE :

NAME

(please print clearly) :

Thank you for your business. It's been our pleasure to serve you and get you **Ready for the Workday®**.

TRAINING CENTRAL

trainingcentral.cintas.com

One stop service portal for workplace safety training

*Supplied
370.57200.46000
KS*

RECEIVED
OCT 21 2025
BY: _____

CRN Jax
13245 Atlantic Blvd Suite 4-390
Jacksonville, FL 32225
904-610-0630



Aberdeen CDD
110 Flowers of Scotland Ave
St Johns, FL 32259

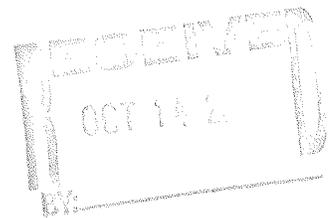
Invoice Number 0001176
Date of Issue 08/11/2025
Due Date 09/10/2025

Amount Due (USD) \$135.00

Description	Rate	Qty	Line Total
ESET Antivirus ESET Protect Entry 1 year subscription renewal (April 2025)	\$45.00	3	\$135.00
	Subtotal		135.00
	Tax		0.00
	Total		135.00
	Amount Paid		0.00
	Amount Due (USD)		\$135.00

Terms
Please call me at 904-610-0630 or email me at AJ@CRNJax.com with any issues/questions.
Thank you for your business!

RSM
370.572.46000



CRN Jax
13245 Atlantic Blvd Suite 4-390
Jacksonville, FL 32225
904-610-0630



Aberdeen CDD
110 Flowers of Scotland Ave
St Johns, FL 32259

Invoice Number 0001195
Date of Issue 09/15/2025
Due Date 10/15/2025

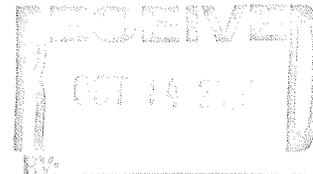
Amount Due (USD) \$200.00

Description	Rate	Qty	Line Total
Service call Got Kate's new laptop set up for proper use, fixing connections to OneDrive and Email/Office issues. Also set up a new laptop for JP, transferred everything from his old laptop to the new one.	\$100.00	2	\$200.00
	Subtotal		200.00
	Tax		0.00
	Total		200.00
	Amount Paid		0.00
	Amount Due (USD)		\$200.00

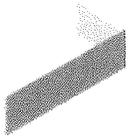
Terms

Please call me at 904-610-0630 or email me at AJ@CRNJax.com with any issues/questions.

Thank you for your business!



RJM
370.572.46000
CS



FirstService
RESIDENTIAL

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

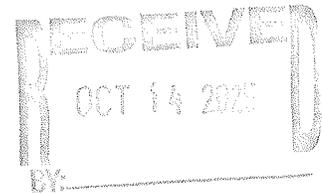
INVOICE

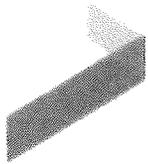
Invoice Number 11094465
Invoice Date 10/1/2025
Terms 15 ePay ACH BP
Service Period 10/1/2025
Customer 100-OSNC

Invoice Type MGFE
Account # MGF-OSNC
Total Amount Due: \$1,344.00

Description	Total
Management Fee	\$1,244.00
Allowance Cell Phone Allowance for General Manager & Maintenance Supervisor	\$100.00
Subtotal \$1,344.00	
Tax \$0.00	
Total \$1,344.00	

Mgr. Fee
320.53800.45912
100





FirstService

RESIDENTIAL

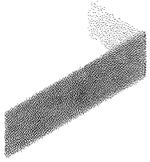
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;

INVOICE

Invoice Number 11095865
Invoice Date 10/10/2025
Terms 15 ePay ACH BP
Period Start 9/20/2025
Period End 10/3/2025

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,275.80

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	56.00 REG	\$42.00	\$2,704.80
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	24.00 REG	\$43.47	\$1,199.76
Subtotal					\$3,904.56
Staff, Front Desk	25.00%	Betts, Hayleigh M	35.32 REG	\$16.00	\$706.40
Staff, Front Desk	25.00%	Gibbs, Michayla	17.67 REG	\$20.70	\$457.21
Staff, Front Desk	25.00%	Gibbs, Michayla	46.95 REG	\$20.00	\$1,173.75
Staff, Front Desk	25.00%	Gibbs, Michayla	6.00 VACATION	\$20.00	\$150.00
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 VACATION	\$20.70	\$207.00
Subtotal					\$2,694.36
Staff, Janitorial	25.00%	Oliver, Jason E	8.00 PTO	\$17.00	\$170.00
Staff, Janitorial	25.00%	Oliver, Jason E	16.02 REG	\$17.60	\$352.34
Staff, Janitorial	25.00%	Oliver, Jason E	54.56 REG	\$17.00	\$1,159.41
Subtotal					\$1,681.75
Supervisor, Building Maint	25.00%	Parker, Jay	8.97 REG	\$29.67	\$332.66
Supervisor, Building Maint	25.00%	Parker, Jay	56.40 REG	\$28.67	\$2,021.23
Supervisor, Building Maint	25.00%	Parker, Jay	14.00 VACATION	\$29.67	\$519.19



FirstService

RESIDENTIAL

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

INVOICE

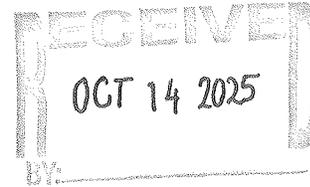
Invoice Number 11095865
Invoice Date 10/10/2025
Terms 15 ePay ACH BP
Period Start 9/20/2025
Period End 10/3/2025
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,275.80

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$2,873.08
Staff, Building Maint	25.00%	Newman, Joshua D	24.00 REG	\$21.74	\$652.05
Staff, Building Maint	25.00%	Newman, Joshua D	56.00 REG	\$21.00	\$1,470.00
				Subtotal	\$2,122.05

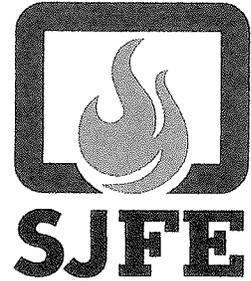
Subtotal \$13,275.80
Tax \$0.00
Total \$13,275.80

General Manager, Property Oper *320.53800.45918* \$3,904.56
 Staff, Building Maint *320.53800.45917* \$2,122.05
 Staff, Front Desk *320.53800.45915* \$2,694.36
 Staff, Janitorial *320.53800.45506* \$1,681.75
 Supervisor, Building Maint *320.53800.46000* \$2,873.08

WS



St. John's Fire Equipment, Inc.
50 Muller Dr Unit 3
Saint Augustine, FL 32084 US
+19043259010
ar.sjfe@gmail.com
www.stjohnsfireequipment.com



INVOICE

BILL TO

Kate Trivelpiece
Aberdeen Amenities Center
110 Flower of Scotland Ave.
St. Johns, Florida 32259

INVOICE # 15383

DATE 09/30/2025

DUE DATE 10/07/2025

TERMS Payment Terms

PMT METHOD

Credit Card

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/30/2025	Extinguisher: F EX INSP Fire Extinguisher Inspection	4	12.00	48.00
09/30/2025	Service: SC Service Charge	1	85.00	85.00

Preferred Payment Options:

1) Credit or Debit Card, Please process via:
<https://stjohnsfire.securepayments.cardpointe.com/pay>

2) ACH E-Check: Please click on the "Review & Pay" box in the invoice email.

3) PHONE: Please call 904-325-9010 extension 1.

SUBTOTAL	133.00
TAX	0.00
TOTAL	133.00
BALANCE DUE	\$133.00

Pay invoice

Rim
370.572.46000
ES



ALL SALES ARE FINAL

Thank you for your business!
License # FED24-000037
License # FED16-000036



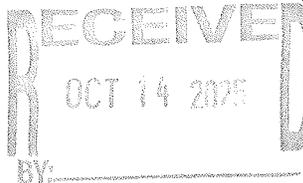
PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 621252481
DATE: 10/13/2025
ORDER: 621252481

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
10/13/2025	12:48 PM			12:48 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/13/2025	121:C5	01:06 PM

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

CPCM	Commercial Pest Control - Monthly Service	\$115.79
SUBTOTAL		\$115.79
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$115.79

AMOUNT DUE \$115.79

TECHNICIAN SIGNATURE

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.

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

PLEASE PAY FROM THIS INVOICE



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

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

Service Slip/Invoice

INVOICE: 621254043
DATE: 10/13/2025
ORDER: 621254043

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
10/13/2025	01:09 PM	ANTS, FIRE ANT, ROA		01:09 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/13/2025		01:20 PM

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

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

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

AMOUNT DUE \$105.03

 TECHNICIAN SIGNATURE

 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



P.O. Box 21197 St Simons Island, GA, 31522
Phone: (912) 506-3183

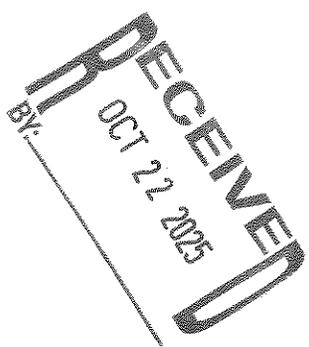
Invoice: 50801265

Order Date: 8/18/2025

Event Location

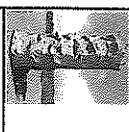
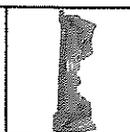
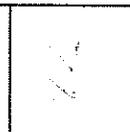
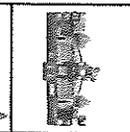
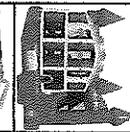
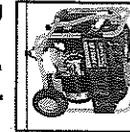
Aberdeen CDD
Kate Trivelpiece
110 Flower Of Scotland Ave
St. Johns, FL 32259
phone: (904) 217-0925

Start Date: 11/1/2025 10:00am
End Date: 11/1/2025 3:00pm
Delivery method: Corporate



* Check Request. Balance
for Remaining

Special Events
320.512.49400
P

	Name	Qty	Total
	Mobile Rock Wall with Staff	1	\$1,495.00
	Wipeout Big Baller	1	\$695.00
	60" Round Table	6	\$96.00
	White Plastic Chairs	36	\$72.00
	Toy Town Playland	1	\$250.00
	Castle A Frame 5n1 Wet	1	\$250.00
	Generator	2	\$250.00

Rentals subtotal \$3,108.00
Surface Fee E \$40.00
Distance Charges E \$478.73
Payment Convenience Fee E \$63.47
Sales Tax Exempt \$0.00
 0%

Total **\$3,690.20**
Deposit Due \$0.00
Amount Paid \$1,876.83
Balance Due \$1,813.37

*
 Remaining
 Balance

FIRST COAST VENDOR VILLAGE

INVOICE

October 21, 2025

First Coast Vendor Village!
Rebecca Fixel
3068 Jacob Fixel Court
Jacksonville, Florida 32257

Aberdeen CDD
ATTN: Kate Trivelpiece
110 Flower of Scotland Avenue
St. Johns, Florida 32259

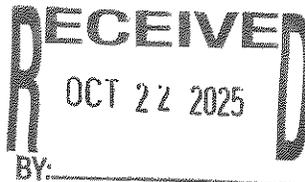
FALL FESTIVAL
11-1-25
11AM - 2PM

Animal Riders (3 hours, signs, track and handler included) \$ 400.00

Event DJ (3 hours) \$ 250.00

Tables and benches, Stanchions for line control, Connect Four,
Cornhole, and giant Jenga no charge

TOTAL: \$ 650.00



Make checks payable to: First Coast Vendor Village
3068 Jacob Fixel Court
Jacksonville, Florida 32257

*320.572.49400
Special Events
* Check
Request*

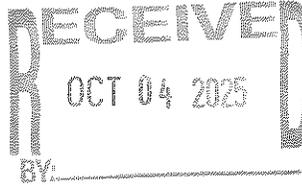
DUE UPON RECEIPT

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

Invoice

Invoice #: 725
Invoice Date: 10/1/25
Due Date: 10/1/25
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 - October 2025		5,190.67	5,190.67
Information Technology - October 2025		177.00	177.00
Dissemination Agent Services - October 2025		766.83	766.83
Office Supplies		0.54	0.54
Postage		71.70	71.70
Copies		41.55	41.55
Telephone		10.37	10.37
Total			\$6,258.66
Payments/Credits			\$0.00
Balance Due			\$6,258.66

Governmental Management Services, LLC

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

Invoice

Invoice #: 726

Invoice Date: 9/15/25

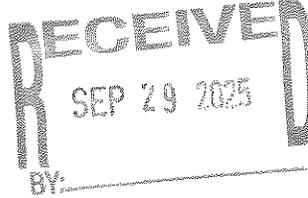
Due Date: 9/15/25

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		5,899.00	5,899.00
Total			\$5,899.00
Payments/Credits			\$0.00
Balance Due			\$5,899.00



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

Invoice	
Date 10/01/2025	Number JAK10250042
Due Date 10/31/2025	Cust # 126102
Invoice Amount \$ 1,632.00	Amount Remitted

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	Sismn No	PO Number	Franchisee	Due Date
JAK10250042	10/01/2025	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	10/31/2025

Quantity	Description	Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR OCTOBER	1632.00	1632.00
Amount of Sale			\$ 1,632.00
Sales Tax			\$ 0.00
Total			\$ 1,632.00

RECEIVED
 SEP 26 2025
 BY: _____

Cleaning Contract
 320.53800.45927

Pay On-Line: <https://linktr.ee/janikingjax>
 Make All Checks Payable To:
 JANI-KING OF JACKSONVILLE



INVOICE

Date	Invoice#
Sep 30,2025	761331

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	Oct 30,2025	

Description	Price	Total
Landscape Management For September As Per Contract, Due Oct 30, 2025	\$22,859.61	\$22,859.61

RECEIVED
 SEP 26 2025
 BY: _____

Landscape Contract
320.53800.46200

For billing questions contact Colleen Ryan Tel: 904-778-1030
 For customer service contact Roger Dylan Claxton Tel: 706-983-1150

Thank you for your business!

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

Subtotal:	\$22,859.61
Sales Tax:	\$0.00
Amount Due:	\$22,859.61

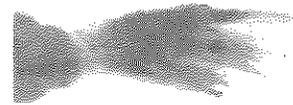
INVOICE

Wacky and Whimsical LLC
20 Clan Crest Pl
Saint Johns, FL 32259

gina@wackyandwhimsical.com
+1 (845) 699-4066
www.wackyandwhimsical.com

Wacky and Whimsical

Making your Party Wacky or Whimsical



Bill to

Aberdeen CDD
110 Flower of Scotland Ave
Saint Johns
FL
32259

Ship to

Aberdeen CDD
110 Flower of Scotland Ave
Saint Johns
FL
32259

Invoice details

Invoice no.: 1209
Invoice date: 09/23/2025
Due date: 11/01/2025

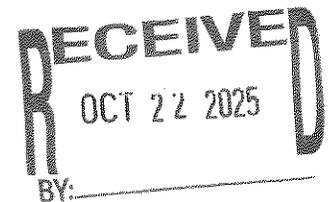
#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/01/2025	Face Painting Event	Line buster face painting	1	\$200.00	\$200.00
2.	11/01/2025	Face Painting Event additional hour	each additional event hour	1	\$100.00	\$100.00

Total \$300.00

Ways to pay



View and pay



* Check Request
to be picked up.
Special Events
320.572.49400
ks

INVOICE

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

*Holiday
Decorations
* Deposit Due
ASAP*

Invoice details

Invoice no.: 1098
Terms: Net 30
Invoice date: 10/30/2025
Due date: 11/29/2025



#	Date	Product or service	Description	Qty	Rate	Amount
1.		Holiday Lighting Reinstall	Tower- Front Entrance- Install WW minis on the 4 palm trees at main entrance tower	0.5	\$630.00	\$315.00
2.		Holiday Lighting Reinstall	Install 3 pre-lit 48" wreaths w/bows to Tower	0.5	\$354.75	\$177.38
3.		Holiday Lighting Reinstall	Install WW minis on 8 palm trees at the main Clubhouse	0.5	\$1,260.00	\$630.00
4.		Holiday Lighting Reinstall	Install pre-lit 48" wreath w/ bow at the Clubhouse	0.5	\$118.50	\$59.25
5.		Holiday Lighting Reinstall	Install pre-lit 48" wreath w/bow on Fitness Center	0.5	\$310.65	\$155.33
6.		Holiday Lighting Reinstall	Install WW minis on 2 Palm trees by Fitness Center	0.5	\$315.00	\$157.50
7.		Take Down	Removal of all lights and Greenery	0.5	\$656.25	\$328.13
8.		Equipment Charge	Boom equipment for install and take down	0.5	\$600.00	\$300.00
9.		Storage	Storage of all lights and greenery	0.5	\$150.00	\$75.00
10.						

New Install

26 24" wreaths and 26 12" red and gold bows applied to community monuments

0.5 \$2,505.50 \$1,252.75

Ways to pay

VISA   BANK  

[View and pay](#)

Total

\$3,450.34

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/27/25	00196	9/24/25 430971	202509 600-53800-60100	MELR KIT CORBIN RUSSWIN	*	1,975.00	
							1,975.00 000179
TOTAL FOR BANK B						1,975.00	
TOTAL FOR REGISTER						1,975.00	



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

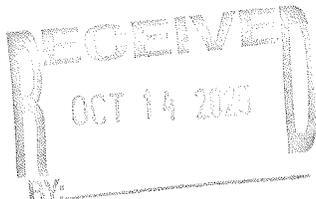
Invoice #: 430971
Invoice Date: 09/24/2025
Completed: 09/24/2025
Terms: Due On Receipt
Bid#: 0
Job: 9844-1

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
<i>Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns. FL</i>			
Installation	5.00	\$95.00	475.00
MELR Kit 36" Narrow Corbin Russwin	1.00	\$1,500.00	1,500.00
Sales Tax			0.00



R.S.M
370.572.46000
CS

Tech Resolution Note:
Crashbar replacement motor

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

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

Total	\$1,975.00
Payments	\$0.00
Balance Due	\$1,975.00