

Aberdeen

Community Development District

January 27, 2026

Aberdeen Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

January 20, 2026

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, January 27, 2026 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 Ranking of Proposals Received in Response to the RFP
 - A. Grau & Associates
 - B. Dimov Audit
- III. Other Business
- IV. Adjournment

Regular Meeting

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2025
- IV. Consideration of Resolutions:
 - A. 2026-02, General Election Resolution
 - B. 2026-03, Authorizing the Disbursement of District Funds and Setting Monetary Thresholds

- V. Consideration of Vending Machine Agreement
- VI. Consideration of Proposal for Lifeguards
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - 1. Pond Bank Inspection Punch List Reports
 - 2. Public Facilities Report
 - C. Manager – Egis Site Visit
 - D. Operation Manager
 - E. Amenity Center Manager - Report
- VIII. Supervisor’s Request and Public Comments
- IX. Approval of Consent Agenda
 - A. Approval of the Minutes of the November 25, 2025 Meeting
 - B. Acceptance of the Minutes of the November 25, 2025 Audit Committee Meeting
 - C. Balance Sheet as of December 31, 2025, and Statement of Revenues and Expenses for the Period Ending December 31, 2025
 - D. Assessment Receipt Schedule
 - E. Approval of Check Register
- X. Next Scheduled Meeting – February 24, 2026 @ 4:00 p.m. @ Aberdeen Amenity Center
- XI. Adjournment

Board Oversight

Landscape Maintenance: *Supervisor Fogel*

Amenity Center: *Supervisor Egleston*

Security: *Supervisor Marmo*

Pond Maintenance: *Supervisor Perez*

Finance & Accounting: *Supervisor Clarke*

District Websites: www.aberdeencdd.org and www.aberdeencdd.com

SECOND ORDER OF BUSINESS

A.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

ABERDEEN

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: November 17, 2025
5:00PM

Submitted to:

Aberdeen
Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

November 17, 2025

Aberdeen Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Aberdeen Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



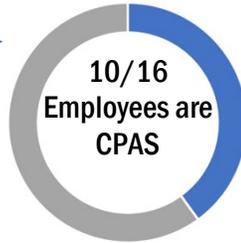
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



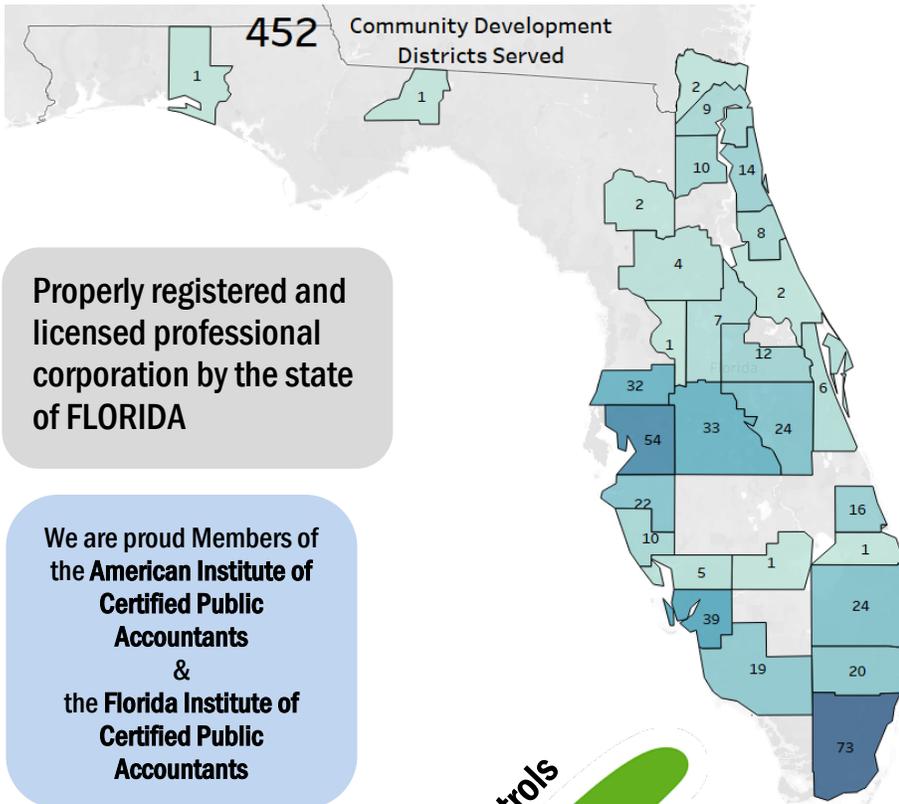
3 Partners
11 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Quality Controls



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

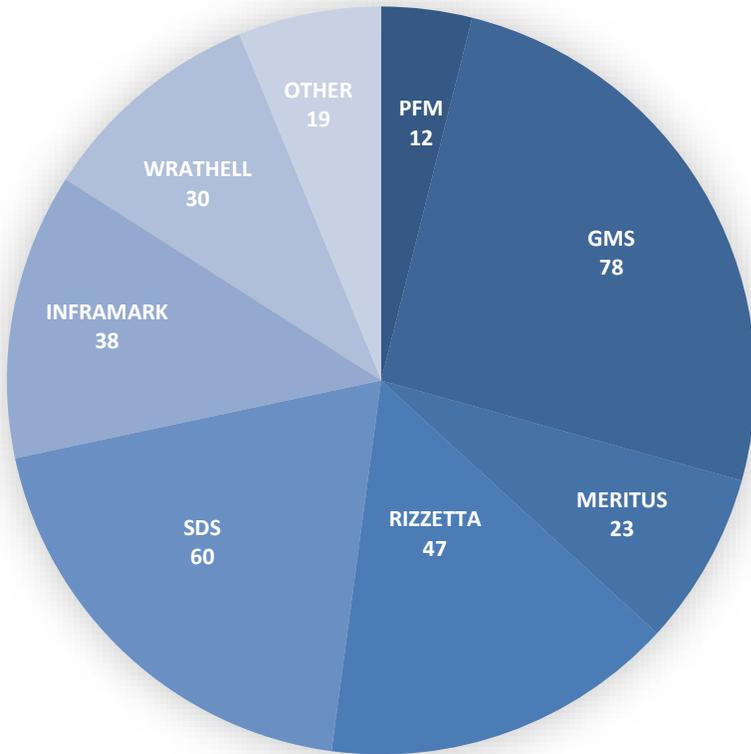
119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

*Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

David Caplivski, CPA (Partner)

*Years Performing Audits: 13+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

- | | |
|------------------------------------------------------|--------------------------------------------------|
| Bayside Improvement Community Development District | St. Lucie West Services District |
| Dunes Community Development District | Ave Maria Stewardship Community District |
| Fishhawk Community Development District (I,II,IV) | Rivers Edge II Community Development District |
| Grand Bay at Doral Community Development District | Bartram Park Community Development District |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| | |
| Boca Raton Airport Authority | |
| Greater Naples Fire Rescue District | |
| Key Largo Wastewater Treatment District | |
| Lake Worth Drainage District | |
| South Indian River Water Control | |

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
 Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderhill GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

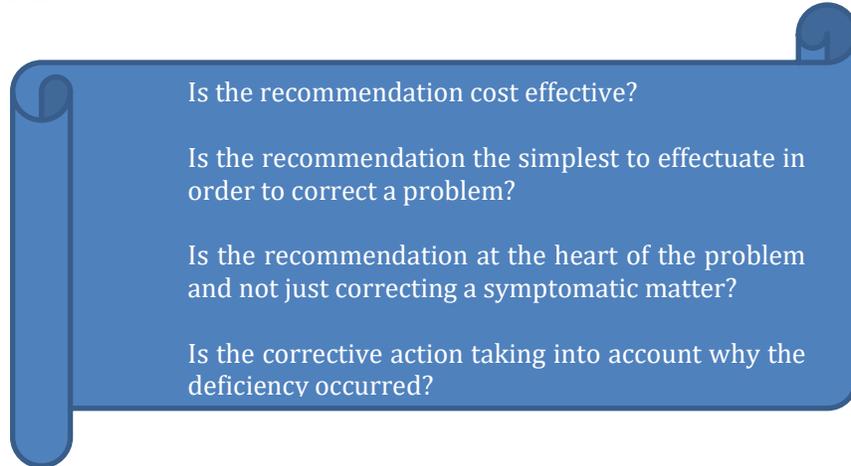
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2029 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2025	\$4,200
2026	\$4,300
2027	\$4,400
2028	\$4,500
2029	<u>\$4,600</u>
TOTAL (2025-2029)	<u>\$22,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current
Arbitrage
Calculations

We look forward to providing Aberdeen Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

B.



Proposed by
Independent qualified
CPA licensed
Accounting Firm

RFP:
**Annual Audit Services
for FY ending September 30, 2025
with option for four annual renewals**

Due Date:
November 17, 2025

Contact Person: George Dimov

Dimov Audit / Dimov Associates LLC
401 NW 31ST AVE
MIAMI FL 33125-4228
proposals@dimovtax.com
Tel: 855-622-9009



PROPOSAL FOR ANNUAL AUDIT SERVICES FOR THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Dimov Audit

401 NW 31ST AVE MIAMI

FL 33125-4228

Phone: 855-622-9009

Fax: (305) 123-4567

Email: proposals@dimovtax.com

dimovaudit.com

Youtube: @GeorgeDimovTax

November 14, 2025

Marilee Giles

District Manager

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

475 West Town Place, Suite 114,

St. Augustine, Florida

Subject: Letter of Transmittal – Proposal for Annual Audit Services

Dear Mr. Greenwood,

Dimov Audit, a DBA of Dimov Associates LLC, is pleased to submit our proposal in response to the Request for Annual Audit Services for Aberdeen Community Development District. **As an established CPA firm** with over 16 years of experience, we have a proven track record in delivering comprehensive, high-quality, and compliant audit services for **member-controlled organizations and non-profit entities with grant funding, restrictions and compliance requirements.**

Firm Information

- **Firm Name:** Dimov Audit (DBA of Dimov Associates LLC)
- **Business Address:** 401 NW 31ST AVE MIAMI FL 33125-4228
- **Phone:** 855-622-9009
- **Fax:** (305) 123-4567
- **Email:** proposals@dimovtax.com

Authorized Signer & Primary Contact

The undersigned, **Dimov Associates LLC**, Founder and Lead Audit Partner, is authorized to bind Dimov Audit contractually. I will also serve as the primary contact for this engagement. I can be reached directly at:

- **Phone:** 855-622-9009
- **Email:** george@dimovtax.com

Statement of Commitment

Dimov Audit hereby acknowledges that all documents submitted pursuant to this RFP process will become a matter of public record. Our proposal is a **firm and irrevocable offer, valid for ninety (90) days** from the submission date.

We are fully prepared and committed to performing the audit services outlined in **Aberdeen Community Development District** for the fiscal year 2025.

Scope of Services & Deliverables

- Audit of Aberdeen CDD's basic financial statements for the fiscal year ending September 30, 2025, in accordance with U.S. Generally Accepted Government Auditing Standards (GAGAS), Government Auditing Standards, and Florida Statutes (Section 218.39), including applicable rules of the Florida Auditor General.
- Report on internal control over financial reporting and compliance.
- Management Letter containing recommendations for operational and accounting improvements.
- Submission of the final Independent Auditor's Report and all required audit reports no later than June 30, 2026, with coordination with District management throughout the engagement.
- Option for annual renewal of audit services in subsequent fiscal years, subject to mutual agreement. Proposed pricing includes one base year (FY 2025) and four optional renewal years (FY 2026–FY 2029).

Our team of Certified Public Accountants has extensive experience with audits for compliance with government requirements, grants and federally funded programs, ensuring clear, timely, and actionable results for the District.

Compliance & Resources

Dimov Associates LLC holds an **active Florida CPA license**, and our key personnel are in good standing. We confirm that all forms, certificates, and compliance statements required by the District are included in our proposal. We have the staffing, technology, and processes to meet all deliverables and timelines.

We appreciate the opportunity to present our qualifications and demonstrate our dedication to excellence, accuracy, and transparency in serving Aberdeen CDD. We look forward to partnering with you to support the District financial stewardship and compliance.



George Dimov CPA

Founder & Lead Audit Partner

Dimov Audit

Phone: 855-622-9009

Email: george@dimovtax.com

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01

OUR VALUE PROPOSITION TO THE DISTRICT

Our proven quality, specialized expertise, and cost-conscious pricing make us the best choice to serve The Aberdeen Community Development District.

Context and Objectives



Aberdeen Community Development District is a special-purpose local government responsible for financing, operating, and maintaining public infrastructure serving the Aberdeen community. The District manages recreational facilities, landscaped common areas, stormwater systems, and the long-term debt obligations tied to its Series 2018 and Series 2020 Special Assessment Bonds. Its operations span a sizable general fund, two active debt service funds, and a capital reserve program that supports major repairs and asset renewal.



The objective of the audit is to confirm that the District's budget execution, special assessment revenue, capital activity, reserve management, and long-term debt obligations are recorded and presented in accordance with generally accepted accounting principles and applicable Florida requirements. Timely audit completion is essential to support annual filings, maintain bondholder confidence, and demonstrate continued fiscal stewardship to residents and state oversight bodies.

What We Will Deliver



- **An audit of the District's financial statements** in accordance with U.S. Generally Accepted Auditing Standards and Government Auditing Standards
- **Internal Control and Compliance Report**
- **Management Letter:** in accordance with Florida Auditor General Rules (Chapter 10.550)
- An examination of the District's **compliance with Florida's Section 218.415** investment requirements for governmental entities.
- **Completed Audit Package:** Delivery of the audited financial statements, required reports, and all accompanying letters for the District's annual filing obligations.

Dimov Audit is a young dynamic team of auditors

Dimov Audit is a young, **hard-working team of 6 Senior Auditors within a 90-person accounting firm** built from the ground up by George Dimov, who grew a solo practice into a nationwide operation through persistence and integrity. Each engagement reflects the spirit that built this firm: timely and clear communication, diligent work, and a commitment to doing things right and to a high standard.

+526

Audits conducted

+16

Years of experience

+6

Senior Auditors



How We Will Work With the District

Our approach is designed to remove predictable friction points for lean teams:

- **Transparent, fixed fees**
- **Consistent communication:** written updates; responses within 24 hours .
- **Short, purposeful PBC lists** reviewed by the auditor doing the work
- **Readable reporting:** with clarity and practical next steps
- **Progress visibility:** simple status tracking
- **Secure document exchange**

Our Fixed Fees

We noted that your FY 2025 budget for the audit expenses is \$3,475. Following our review of your firm's financial and audit status, **we propose a baseline audit at a professional fee of \$3,200** (for scope definition please see Fees section of this proposal). The baseline audit fee assumes timely access to records, standard audit schedules, and no material changes in operations or reporting requirements. If the scope exceeds a baseline audit, fees will be adjusted accordingly, with your prior approval (for details please refer to our Fee Proposal)

02 PERSONNEL EXPERTISE AND QUALIFICATIONS

The senior leadership team at Dimov Audit brings together decades of expertise across audit, financial management and taxation.

Our audit team brings together a group of audit professionals who combine **technical proficiency, broad accounting expertise, and a commitment to excellent client service**. Each member of the proposed engagement team has extensive experience performing financial statement audits for member-controlled organizations and non-profit entities throughout the United States. The team has been carefully selected to ensure an ideal balance of senior-level oversight, technical accuracy, and efficient execution.

Our managing partner, George Dimov, is a Florida CPA, who will provide overall leadership and ensure that the audit is conducted in full accordance with **Government Auditing Standards and Section 218.39, Florida Statutes**.

We present our senior team on the following pages. The team has worked together for over 8 years and this team continuity will promote close collaboration, proactive communication, and responsiveness to the District management. Each professional is committed to delivering a transparent, efficient audit process and recommendations for enhancing internal controls.

Our proposed audit team is ready and fully capable of meeting the Aberdeen CDD's expectations with integrity, diligence, and precision. Together, they represent not just technical excellence, but a partnership grounded in reliability and accountability.

We confirm the availability of both senior and junior staff for this engagement and will be able to assign specific team members within 14 days of the award.



**George Dimov CPA
Managing Partner**

**Licensed CPA in Florida
(License AC62211),
with over 16 years of
experience in audit,
taxation, and financial
management**

George Dimov is the founder of Dimov Tax & Accounting, a dynamic entrepreneur with over 16 years of experience in tax, audit, and financial services. His passion for excellence in serving accounting clients has led to his practice to grow from a solo venture into a **90-strong team**, and he oversees all audit engagements personally.

George brings years of proven experience in navigating **complex financial landscapes, including audit and attestation services**, multi-state taxation, and wealth preservation. His background includes high-level financial services in hedge fund accounting, M&A advisory, and business valuations. With a Master's in Accountancy from Baruch College and an impressive record of 5-star client reviews, George is leading the firm to delivering exceptional results.

George's area of special interest is preservation of wealth through optimized taxation, and his latest endeavour, Tax Talk with Dimov youtube podcast is dedicated to sharing expert knowledge and insights with the wealth building community. You can meet him virtually at **@GeorgeDimovTax**.

SENIOR TEAM MEMBERS



Alexander Chertok
Audit Manager

Alexander **manages the audit team** and oversees the full cycle of audits performed under **GAGAS (Yellow Book), Single Audit (Uniform Guidance), GAAS (Generally Accepted Auditing Standards) and PCAOB standards.**

He has **over 20 years of experience in accounting and finance**, with a strong focus on external audit, budgeting, management accounting, and financial control. Over the past decade, he has specialized in senior audit roles across diverse sectors, such as retail, IT, manufacturing, and nonprofits.

Alexander's qualifications include: **DiplFR, ACCA; certification in Government Auditing Standards (GAGAS / The Yellow Book); annual CPE in accounting, auditing, and ethics.**

Alexander draws on insights from thought leaders at **CPA Magazine and the Institute of Internal Auditors (IIA)**, guiding his team toward effective audit execution and the highest standards of excellence.

“I have been working with the Dimov team for the past 3 years and have been very satisfied with the services they provided thus far for the 501c3 non-profit organization I run...”



Bobojon Bobojonov
Senior Auditor

Bobojon **leads audit fieldwork** and supports end-to-end engagements under IFRS and US GAAP frameworks, coordinating with client management to remediate control gaps and strengthen internal controls.

He brings experience in public accounting and risk management, including roles at George Dimov, CPA (Senior Auditor), KPMG (Audit Specialist), and Baker Tilly (Audit Specialist). His work covers analytical and detailed testing, variance analysis, evaluation of internal controls, and the preparation of clear, actionable management letters.

Bobojon's toolkit includes advanced Excel, QuickBooks, SQL, and R, which he uses to perform data-driven testing and reporting. He holds a Master's in Financial Markets and Institutions.

He is known for structured, evidence-based audit execution, helping clients align practice with policy and tighten control environments.

“...I have been working with the Dimov team since 2019. They are always on time, affordable, informative, and their work is high quality...”

SENIOR TEAM MEMBERS (cont'd)



Irina Kovalchuk
Audit Manager

Irina Kovalchuk **leads audit teams** in full-cycle audits for profit and nonprofit companies under **GAAS, GAGAS (Yellow Book), Single Audit (Uniform Guidance), PCAOB, and IFRS standards.**

She has **over 14 years of experience in audit and financial management**, with strong expertise in **IFRS and GAAP reporting**, budgeting, and financial control across diverse sectors

Her qualifications include **DipIFR (ACCA), DipNRF(ACCA), CIMA P1, certification in Government Auditing Standards** and ongoing professional education with annual CPE in accounting, auditing, and ethics.

She combines international audit expertise with hands-on ERP implementation experience (SAP), bridging financial systems with reporting and compliance requirements.

Irina is expanding her focus on Data Analytics and Audit Technology, applying AI-driven tools and dashboards to identify anomalies and anticipate risks. By integrating technical fluency with audit excellence, she guides her teams toward efficient execution and the highest standards of quality.

”..I've worked with George Dimov and his team for several years and they have been nothing short of amazing...”



Xintian Wang, CPA
Senior Tax Manager

Xintian brings to the audit team her experience with **tax planning, multi-state taxation, and equity compensation.** She advises clients on optimal tax strategies, while navigating complex areas such as restricted stock unit (RSU) compensation and alternative minimum tax (AMT) calculations.

She has nearly **seven years of experience as a Senior Tax Manager** at George Dimov, CPA, she brings an international perspective to her work and fosters strong client relationships across diverse backgrounds.

Xintian's qualifications include: Certified Public Accountant (CPA); Advanced VITA Certificate and Master's Degree in Accounting from Fordham Gabelli School of Business.

Drawing on **insights from leaders in tax policy and financial planning**, Xintian ensures her clients and team benefit from strategies grounded in both technical rigor and forward-looking perspective.

”I've been a client of Dimov Tax Specialists in Washington DC since 2022, and they've consistently provided exceptional service.”

SENIOR TEAM MEMBERS (cont'd)



Mikayel Sargsyan
Senior Auditor

Mikayel Sargsyan is a Senior Auditor with deep expertise in **financial reporting, internal controls, and compliance assurance**.

He leads audit engagements by designing and executing effective testing strategies, ensuring the accuracy of financial statements and the integrity of reporting processes.

With a strong command of IFRS and GAAS standards, Mikayel applies risk-based audit methodologies to deliver **reliable insights to clients and stakeholders**.

Mikayel graduated from **University of California** with a BA in Business, his professional experience includes **senior audit roles** at Dimov CPA Services and BDO.

As a senior member of his team, he contributes to knowledge sharing, mentors junior colleagues, and upholds the **highest standards of quality and professionalism** in every audit engagement.



Andrew Nartovich
Senior Auditor

Andrew Nartovich is a Senior Auditor with 15+ years in **financial reporting, internal controls, and compliance** across Big Four and mid-market firms.

He leads complex audits end-to-end—scoping, risk assessment, testing, and issue remediation—using risk-based approaches. His work spans consolidations, revenue, inventories, estimates, and disclosures, with clear communication to management and external stakeholders.

Fluent in IFRS/IAS and US GAAP, Andrew executes ISA/GAAS-aligned procedures. He holds a degree in Accounting, Analysis, and Audit, DipIFR and is pursuing ACCA.

Andrew's experience includes senior roles at Deloitte and KPMG, Senior Auditor at George Dimov CPA, plus prior positions at BDO and EPAM. He mentors teams and champions audit quality.

TEAM CONTINUITY STATEMENT

Our firm is **committed to team stability**, with exceptionally low turnover over the past three years. Through ongoing training and mentorship, we ensure clients benefit from consistent professionals who understand their history and objectives.

None of the individuals we are proposing have had complaints filed with the state board of accountancy or any other regulatory authority. We uphold the highest ethical standards through strong internal controls and address any concerns with transparency, urgency, and accountability—protecting client trust while reinforcing professional excellence.

03 DIMOV AUDIT EXPERIENCE

Dimov Audit commits to delivering comprehensive, compliant audits with strong expertise in financial transparency and regulatory standards.

Dimov Audit is an audit division of Dimov Associates LLC, an accounting firm with a team of 90 professionals who specialize in delivering comprehensive audit and financial services. George Dimov, CPA is a licensed firm with a dedicated audit and tax divisions that have **completed more than 95 audits** in the past two years, including **over 62 nonprofit and grant-funded audits**. Nonprofit organizations are a core segment of our clients, and we have developed deep expertise in addressing the unique financial complexities they face—particularly those linked to compliance with donor restrictions, government grants, and Uniform Guidance requirements.

Dimov Audit team offers a **full range of services**, including:

- **Financial Statement Audit Service:** Comprehensive and meticulous financial statement audits to ensure accuracy and compliance with regulatory standards.
- **Financial Statement Review:** Analytical review services offering a high-level assessment of financial statements for accuracy and plausibility.
- **Compiled Financial Statements:** Professional compilation services to assist in the preparation of financial statements in accordance with applicable frameworks.

Our team has **extensive experience conducting audits under GAAS, GAGAS (Yellow Book), Uniform Guidance (Single Audit), PCAOB, IFRS** and other US as well as international standards across a variety of industries, including private and public sectors. Our ability to navigate complex regulatory environments and our use of advanced technology to streamline audit processes position us as an ideal partner for customers.

Quality Assurance

Dimov Audit maintains rigorous adherence to professional standards, as confirmed by our most **recent AICPA Peer Review**, in which we received a **"Pass" rating with no deficiencies**. This independent verification affirms the quality of our systems of control and the reliability of our work.

Our team holds **membership in the American Institute of Certified Public Accountants (AICPA)**, aspiring to uphold the highest standards of ethics and professional integrity. By drawing on the organization's continuing education, research, and technical guidance, we ensure our staff stay consistently up to date with the latest accounting knowledge and best practices.

We take pride in quick communication, seamless service delivery, and accurate work. We offer comprehensive consulting, assuring trust and transparency with each audit conducted.

DIMOV AUDIT EXPERIENCE (cont'd)

Experience with Membership Entities and Community Focused Audits

Dimov Associates LLC brings extensive experience auditing nonprofit, and community-focused entities—**organizations accountable to public stakeholders and subject to rigorous reporting and compliance requirements**. Our recent work demonstrates our ability to perform financial statement audits in accordance with **U.S. Generally Accepted Auditing Standards (GAAS), Generally Accepted Government Auditing Standards (GAGAS, Yellow Book), and, where applicable, Uniform Guidance**.

In 2023–2024, our firm completed more than ninety-five (95) audit engagements, including numerous projects for **entities funded through public and grant programs**. Among these was the audit of **Private School Axis**, which involved a financial statement audit under a special-purpose cash basis framework. The organization, which provides educational opportunities for underserved communities, required careful evaluation of restricted and unrestricted fund activity, revenue recognition timing, and donor compliance. The audit produced an unmodified opinion and enhanced stakeholder confidence in the organization's governance and reporting.

Dimov Associates also conducted an independent audit for **Coding Clarified LLC**, an educational and training entity subject to detailed reporting under GAAP. The audit evaluated internal controls, accounting policies, and transparency of financial reporting. The result was a clean opinion with no findings, reinforcing the entity's fiscal soundness and reliability.

Across these engagements, Dimov Associates demonstrated consistent capacity to **meet demanding deadlines, navigate multi-source funding structures, and ensure full compliance with applicable federal, state, and local audit standards**. Dimov Audit's experience auditing community-focused and member-based organizations is directly relevant to the Aberdeen CDD. The firm's familiarity with Florida statutory reporting under §218.39 and Chapter 190 enables precise compliance with CDD audit requirements.

Comparable Association and Membership Entities

Beyond nonprofits, we routinely support membership-based and association-like organizations, including housing associations and, by streamlining reporting packages for member meetings and annual budgets, strengthening internal controls, and enhancing clarity and transparency so boards can make well-informed decisions and members maintain confidence year-round.

Breadth of Audit and Tax Services

Our services include financial statement audits, compliance audits, reviews, compilations, and ongoing bookkeeping and tax support. For organizations like the **Science for All Foundation** and its subsidiary KXI Research and Consulting, LLC, our audits not only confirmed compliance but also identified operational efficiencies and improved investor confidence. This dual emphasis on compliance and practical outcomes is consistent across our engagements, allowing us to provide value beyond the audit report.

04 UNDERSTANDING OF THE SCOPE OF WORK

Dimov Audit is fully aware of the purpose, constraints, and statutory environment of the Aberdeen Community Development District

Dimov Audit understands the statutory and operating environment of the Aberdeen Community Development District (“the District”). Aberdeen CDD is a local unit of special-purpose government established under Chapter 190, Florida Statutes, to finance, construct, operate, and maintain public infrastructure and related improvements serving the community in St. Johns County, Florida. The District is governed by a five-member Board of Supervisors and is subject to Florida’s public accountability requirements for open meetings, public records, budgeting, and financial reporting.

The annual audit provides independent assurance that the District’s financial statements are fairly presented in all material respects and that required considerations of internal control and compliance have been made in accordance with applicable standards. Our engagement will be performed in accordance with Section 218.39, Florida Statutes, the Rules of the Florida Auditor General (Chapter 10.550), and Government Auditing Standards (GAGAS), as well as generally accepted auditing standards (GAAS). As required, the audit will include an independent auditors’ report on the financial statements, a report on internal control over financial reporting and on compliance and other matters in accordance with Government Auditing Standards, and the independent accountants’ report on compliance with Section 218.415, Florida Statutes.

Dimov Audit recognizes that Community Development District audits differ from commercial and nonprofit engagements. For Aberdeen CDD, the accounting environment includes a General Fund and debt service funds related to its outstanding special assessment bonds, as well as any capital project or reserve funds established by the Board. Our audit procedures will be planned and performed to obtain reasonable assurance about whether the financial statements are free from material misstatement, and to address internal control and compliance to the extent required by GAAS, GAGAS, Section 218.39, Florida Statutes, and the Rules of the Auditor General.

In addition to expressing an opinion on the financial statements, Dimov Audit will, as required by applicable standards and Florida law:

- Consider the District’s internal control over financial reporting and compliance in planning and performing the audit, and issue the required Government Auditing Standards report on internal control and compliance.
- Test compliance with applicable Florida statutes, Auditor General rules, and relevant provisions of bond documents to the extent necessary to support the required compliance reporting and management letter.
- Perform audit procedures related to the District’s special assessment revenues and debt service activity sufficient to support our opinion on the financial statements and the required reports under Government Auditing Standards and Florida law.
- Coordinate audit timing, information requests, and draft deliverables with the District Manager and other parties (such as the trustee and dissemination agent) as needed to complete the audit in accordance with the applicable standards and statutory deadlines.

This scope is limited to the services required for the annual financial audit under Florida law and applicable auditing standards and does not include separate consulting, advisory, or other non-audit services.

05 AUDIT PLAN FOR THE ABERDEEN CDD

To outline our firm's approach to The Aberdeen CDD audit, we provide a scope of audit and audit plan below

Standards & independence.

The audit will be conducted in accordance with the **U.S. Generally Accepted Auditing Standards (GAAS), Government Auditing Standards (GAS or 'Yellow Book')**, and the applicable provisions of **Florida Statutes Chapter 218.39 governing annual financial audits of local governmental entities**. **Our firm meets all independence and peer review requirements under the rules of the Florida Board of Accountancy and the AICPA Code of Professional Conduct.**

1. Methodology overview

Risk assessment & materiality.

We will evaluate financial reporting risks associated with debt service, assessments, reserve funding, and infrastructure maintenance. Materiality will be determined based on both quantitative measures (total revenues and expenses) and qualitative factors such as bond covenant compliance and statutory requirements.

Internal control understanding.

We will perform walkthroughs of key transaction cycles—assessment billing and collection, cash disbursements, debt service payments, and financial reporting. These procedures will identify control strengths and areas for improvement.

Substantive testing.

We will perform the substantive procedures required under Florida Statutes §218.39 and the Rules of the Florida Auditor General, including appropriate analytical and test procedures over significant accounts such as assessments, cash, investments, payables, and reserves. These will include reconciling the District's Series 2019 Special Assessment Revenue Bonds to trustee confirmations and District records.

Compliance focus.

Testing will verify compliance with Florida Statutes, bond indenture agreements, and applicable state reporting requirements. This includes verification of compliance with Section 218.39(3)(c), Florida Statutes, regarding the submission of the audit to the Auditor General.

Quality control.

A concurring review partner will perform an independent quality review before issuance to ensure adherence to professional standards

2. Work Plan, Timing, and Staffing

Phase	Key Activities (non-exhaustive)	Time Estimate*	Team
Planning	Engagement setup; prior-year review; obtain bond and budget documents; establish materiality; risk identification.	1 week	Partner, Senior Manager, Seniors
Interim Testing	Walkthroughs of control systems; testing assessment billings and collections; verify internal control implementation.	1-2 weeks	Seniors, Staff
Fieldwork	Substantive testing of accounts and disclosures; verification of assessment revenue, debt service payments, reserves, and expenditures.	2 weeks	Senior Manager, Seniors, Staff
Reporting	Preparation of draft financial statements and reports; review with management and the Board; final issuance and submission per Florida Statutes.	1 week	Partner, Senior Manager

*Time estimates are approximate and subject to scope and client readiness.

3. Work to be accomplished

The audit will be conducted in accordance with Government Auditing Standards, Generally Accepted Auditing Standards (GAAS), Florida Statutes §218.39, and the Rules of the Auditor General of Florida. Deliverables will include:

- Independent Auditor's Report
- Management's Discussion & Analysis review
- Government-wide and Fund financial statements
- Internal Control and Compliance Report
- Management Letter per Chapter 10.550 Rules of the Auditor General
- Independent Accountant's Report on Investment Compliance (§218.415 F.S.)
-

4. Collaboration & communication

- Kick-off and PBC coordination: A detailed prepared-by-client list will be issued with clear deadlines for documentation delivery.
- Status meetings: Weekly check-ins during fieldwork to discuss progress and open items.
- Exit meeting: Discussion of audit results with management and, upon request, presentation to the Board of Supervisors.

5. Success prerequisites & assumptions

- Timely access to financial records, budgets, and bond documentation.
- Availability of District Management for discussion and review of findings.
- Accuracy and completeness of the accounting system and underlying records.
- Cooperative communication throughout the engagement to meet statutory deadlines.

06 REFERENCES

We operate nationwide and have earned a strong reputation, reflected in **numerous 5-star reviews across multiple platforms**, which we share below - please click on the platform name to view.

[Yelp](#) [Google](#) [Proadvisor](#) [Expertise](#) [LinkedIn](#) [Thumbtack](#)

Additionally, we have successfully **served clients in Florida**, including **Dunham-Bush USA LLC**, where we conducted a financial statement audit, which resulted in a clean opinion confirming fair financial presentation and strong financial management. The owner, Eric Hogan, has kindly consented to serve as a reference.

Dunham-Bush USA LLC

1800 SE 38th Ave, Homestead, FL 33035.

Project Overview:

We conducted an audit of Dunham-Bush USA LLC's financial statements for the year ended December 31, 2018. The company operates in the sale of heating, ventilating, air conditioning units, and refrigeration equipment, with a focus on manufacturing and distribution.

Services Provided:

- Independent audit of the company's financial statements, including the statement of financial position, profit or loss, changes in equity, and cash flows.
- Evaluation of the company's adherence to International Financial Reporting Standards (IFRS).
- Analysis of the company's internal control systems, ensuring compliance with financial regulations and best practices.

The Result

The audit concluded that the financial statements presented fairly, in all material respects, the company's financial position. The positive outcome enhanced the company's financial transparency and demonstrated robust financial management, supporting stakeholder confidence and the company's ongoing business operations.

Contact person:	Eric Hogan <i>Title: Owner</i>
Phone number and email:	Eric@dbamericas.com <i>Phone: 786-420-6403</i>

REFERENCES (cont'd)



CODING CLARIFIED LLC

Project Overview:

We conducted an independent audit of the financial statements for Coding Clarified LLC, an online medical coding school offering self-paced courses to prepare individuals for certification exams. The audit covered the financial statements for the year ended December 31, 2023.

Services Provided:

- Conducted a full audit of the company's financial statements, including the balance sheet, income statement, and statement of cash flows.
- Evaluated the company's financial position, ensuring compliance with U.S. Generally Accepted Accounting Principles (GAAP).
- Reviewed internal controls and accounting practices to ensure the accuracy of financial reporting.

Timeframe:

The audit was completed for the fiscal year ending December 31, 2023, and the report was finalized on July 19, 2024.

Positive Outcome:

The audit concluded that the financial statements presented fairly, in all material respects, the financial position of Coding Clarified LLC. The result reinforced the company's credibility and transparency in its financial reporting, instilling confidence among stakeholders and positioning the company for continued success.

Contact person:	Janine Mothershed <i>Title: Founder</i>
Phone number and email:	Email:janine@codingclarified.com Phone: (833) 633 2633

REFERENCES



BACKCOUNTRY BROADBAND LLC

Project Overview:

We conducted an independent audit for Backcountry Broadband LLC, a startup regional Internet Service Provider (ISP) based in Colorado that focuses on delivering high-speed fiber-optic internet to underserved mountain communities. The audit covered the financial statements for the year ended December 31, 2022.

Services Provided:

- Conducted a comprehensive audit of the financial statements, including the balance sheet, income statement, and cash flow statement.
- Ensured compliance with U.S. Generally Accepted Accounting Principles (GAAP).
- Evaluated the company's internal financial processes, focusing on areas such as revenue recognition, property and equipment depreciation, and liabilities.

Timeframe:

The audit was completed for the fiscal year ending December 31, 2022, and the report was finalized on March 19, 2024.

Positive Outcome:

The audit confirmed that the financial statements fairly presented the financial position of Backcountry Broadband LLC. Although the company operated at a net loss, it successfully secured financing and made significant investments in infrastructure to facilitate future growth.

This audit strengthened the company's financial transparency, which is essential for its continued expansion and credibility with investors and stakeholders.

Contact person:	Thomas Amundsen <i>Title: CEO</i>
Phone number and email:	<i>Email: ramundsen@americanbath.us</i> <i>Phone: (702) 881 9270</i>

07

LICENSES AND INSURANCE

CPA LICENSING

Dimov Associates LLC is duly licensed under Chapter 473, Florida Statutes, and fully authorized to practice public accountancy in the State of Florida. The firm maintains an active license in good standing with the Florida Board of Accountancy and is qualified to perform audits in accordance with "Government Auditing Standards" as adopted by the Florida Board of Accountancy and the rules of the Florida Auditor General. The managing partner, George Dimov CPA, assigned to this engagement holds a valid Florida CPA license and the team meets the independence and competency requirements established under Florida law and applicable governmental auditing standards.

Florida CPA firm license No. AD72289

CPA Firms #AD72289		Logged in as Dimov, George
License Menu Select the function you wish to perform. Press "Back" to return to the main menu.		
		License Issued To: DIMOV ASSOCIATES LLC License Status: Current Originally Licensed On: 10/28/2025 (mm/dd/yyyy) Expires On: 12/31/2027 (mm/dd/yyyy) Modifiers: Corporation 10/28/2025 (mm/dd/yyyy)
Functions Address Change Print License Certificate Request License Certification Transfer existing firm license to Corporation Transfer existing firm license to Partnership Transfer existing firm license to Sole Proprietor Remove This License From My Account		
		Back

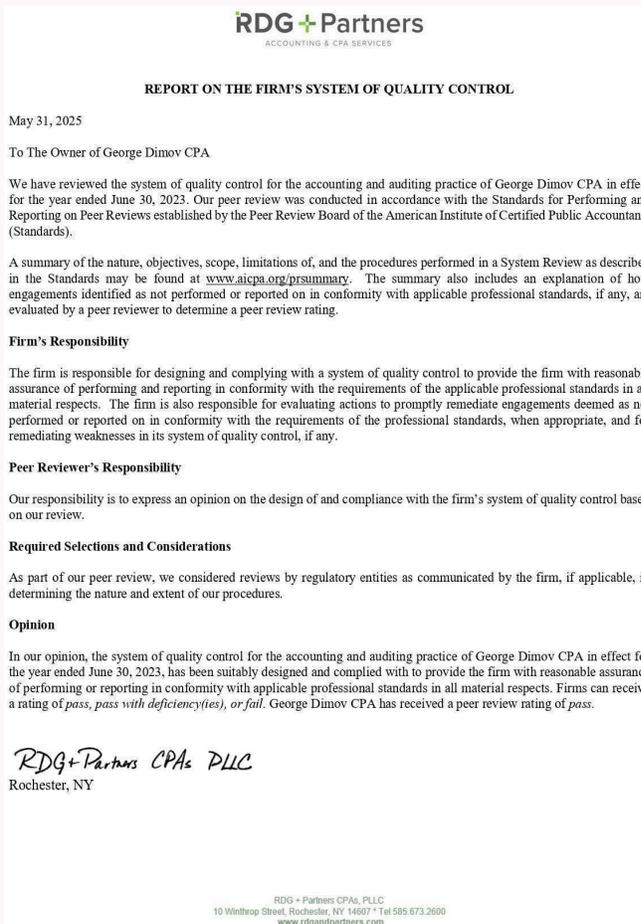
George Dimov, a Florida Certified Public Accountant (License No. AC62211), will sign the auditor's report and all related deliverables.



LICENSES AND INSURANCE (con't)

PEER REVIEW

We are proud to have successfully completed a **rigorous independent peer review, affirming our commitment to audit quality, integrity, and continuous improvement.**



INSURANCE

Dimov Associates LLC maintains the following **active liability coverages**: Commercial General Liability; Automobile Liability; Umbrella/Excess Liability; Accountants Professional Liability; Employment Practices Liability; Directors & Officers Liability; and Cyber Liability. A current ACORD 25 certificate of insurance is available and will be provided upon request.

08 OUR FEE PROPOSAL TO THE DISTRICT

Our pricing model is flexible: we offer a transparent base fee with optional services, giving the district choice to tailor the scope and cost to its priorities.

Focused Audit Engagement — Baseline Option

Having reviewed the District's audit history, we recognize that the District undergoes annual audits and is familiar with the routine requirements of the process. Accordingly, we are proposing a focused, standards-based engagement designed to meet statutory requirements efficiently and professionally.

The base engagement includes:

- **Independent Auditor's Report** in accordance with GAAS and Government Auditing Standards.
- **Statutory compliance procedures** required for filing (minimum sampling and procedures required by applicable Florida rules).
- **Substantive testing** sufficient to support year-end balances and disclosures.
- **Preparation of required financial statements and the management letter** limited to matters required by statute.
- **Communication with management and those charged with governance** on any required matters.

Additional advisory services, expanded testing, or operational reviews are outside the base engagement and will be performed only upon separate authorization.

Non-Standard / Optional Services (Beyond the Baseline Option)

The following services are excluded from the baseline engagement and will be performed only upon written client authorization and under a separately agreed scope and fee:

- Detailed **bond-issuance and trustee accounting/testing**, including application of bond proceeds and amortization schedules.
- **Comprehensive construction-in-progress testing**, including contract review, draw schedule verification, change-order testing, and developer contribution analysis.
- **Expanded investment attestations** or larger sample sizes beyond statutory minimums, and any **agreed-upon procedures** engagement related to investments.
- **In-depth review of related-party or management-company transactions**, including compensation testing and cost allocations.
- Any **advisory, consulting, or operational improvement** work, such as expanded management-letter recommendations, process redesign, or forensic testing.

Our fees for a baseline audit as specified in above are as follows:

\$3,200	GAAS Audit for FY ending September 30, 2025 Includes: Audit of Aberdeen CDD’s basic financial statements, report on internal controls, management letter, and submission of the final Independent Auditor’s Report and all required audit reports.
	Responses within 24 hours .
	Short, purposeful PBC list
	Secure document exchange
	Minor adjustments to deliverables - up to 2 hrs of staff time Minor, directly related adjustments to deliverables under the flat-fee engagement. Time exceeding 2.0 hours will be billed at the blended rate stated below.
\$3,200	One-year engagement total

Additional fees:

\$250	Ad-Hoc Professional Services (Blended Rate) Scope: Audit-related services outside the baseline. Billed in 0.25-hour increments.
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Notes:

1. The District may **renew** this engagement for up to four (4) additional one-year terms, subject to mutual agreement, at the following annual rates: FY2026 – \$4,200 | FY2027 – \$4,300 | FY2028 – \$4,400 | FY2029 – \$4,500
2. **Fees are inclusive of all expenses** associated with conducting the baseline audit in accordance with Government Auditing Standards and Section 218.39, Florida Statutes, as outlined in this section of the proposal.
3. **Payment Terms:** 100% of the engagement fee is payable before work begins. Flexible arrangements may be considered upon request.
4. **Prepared by Client (PBC):** Fee assumes timely delivery of standard PBC items (trial balance, subledgers, aging, WIP schedules, lease listings, bank/legal contacts) at least 10 business days before fieldwork. Delays or substantial rework may require a change order agreed in advance.
5. **Financial Statement Drafting:** Dimov may assist in drafting financial statements and disclosures at an additional fee; management retains full responsibility for the financial statements and internal control.
6. **Location:** Work and all meetings will be performed remotely.
7. **Out-of-Scope Items:** as per the this section of the proposal
8. **Change Management:** Any change in scope will be discussed promptly and priced in a written amendment before work proceeds.
9. **Ad-Hoc Services Cap — 15% of Engagement Fee:** Ad-hoc services performed without prior written authorization are capped at 15% of the total audit engagement fee per engagement.

FOURTH ORDER OF BUSINESS

A.

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Aberdeen Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Johns County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Thomas Marmo, Seat 3, currently held by Susie Clarke and Seat 5, currently held by Paul Fogel, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 27th day of January, 2026.

ATTEST:

**ABERDEEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Form of Notice

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Aberdeen Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101 St. Augustine, Florida 32095, Phone (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Aberdeen Community Development District has three (3) seats up for election, specifically seats 1, 3, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

Publish on or before May 25, 2026.

B.

RESOLUTION 2026-03

A RESOLUTION OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AUTHORIZING THE DISBURSEMENT OF FUNDS OF THE DISTRICT WITHOUT PRIOR APPROVAL OF THE DISTRICT'S BOARD OF SUPERVISORS ("BOARD"); SETTING CERTAIN MONETARY THRESHOLDS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, Rule 1.1(2) of the District's Rules of Procedure contemplates that the Board may delegate authority to others to contract or make expenditures on behalf of the District; and

WHEREAS, the Board hereby determines that for purposes of administrative and accounting necessity, it is in the best interests of the District, and necessary for the conduct of District business, to establish a policy governing the disbursement of funds without prior approval of the Board, as set forth below.

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

Section 1. Payment of Expenses.

A. Continuing Expenses. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

- 1.** The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
- 2.** The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.
- 3.** The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

- B. Non-Continuing Expenses.** The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required or appropriate for the District to maintain orderly, efficient and effective operations, maintenance and replacement of the District's facilities and infrastructure, 2) required to provide for the health, safety, and welfare of the residents within the District; or 3) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

Non-Continuing Expenses Not Exceeding \$2,500/month for general maintenance, not including new projects or enhancements, with approval of the GM/Lifestyle Director or Facility Manager, such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

Non-Continuing Expenses Not Exceeding \$5,000/month for general maintenance, not including new projects or enhancements, with approval of the District Manager and Chairperson, or Vice Chairperson in his or her absence, of the Board of Supervisors, if in the judgment of the District Manager and Chairperson, or Vice Chairperson, such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

Before any expenditure is made, the District Manager shall confirm that there are available funds in the budget to pay the expense, either in the line item most germane to the expense or in another budget line item that has the capacity to be used for the expense.

- C. Emergency Expenses.** For emergency expenses exceeding the authorization in section 1.B. above, and in the event that an emergency meeting of the Board cannot timely be convened pursuant to the District's Rule 1.3(6) and Florida law, the Board hereby authorizes the disbursement of funds in an amount not to exceed \$10,000 for emergency repairs and \$20,000 for natural disaster repairs, but only with the prior written approval of (i) the District Manager and (ii) the Chairperson of the Board of Supervisors, or in his or her absence, the Vice Chairperson. For purposes of this Resolution, the term "emergency expense" means a purchase or payment necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the delay of

waiting for a board meeting would be detrimental to the interests of the District. This includes, but is not limited to, instances where delay will jeopardize the funding for the project, will materially increase the cost of the project, will likely cause damage to property, will prejudice the District's interest in a project already in progress, or will create an undue hardship on the public health, safety, or welfare.

Section 2. Board Consideration. Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for review and ratification. Copies of any disbursements made under the authority of this Resolution shall be included in the agenda package for the scheduled meeting or otherwise distributed to the Board at the meeting.

Section 3. 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.

Section 4. Effective Date; Conflicts. This Resolution shall take effect upon the passage and adoption by the Board and shall remain in effect unless rescinded or repealed. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Introduced, considered favorably, and adopted this 27th day of January 2026.

ATTEST:

**ABERDEEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FIFTH ORDER OF BUSINESS

SIXTH ORDER OF BUSINESS

**NON-EXCLUSIVE LICENSE AGREEMENT BETWEEN ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT AND CARDINAL VENDING AND MARKETS, LLC
D/B/A FLORIDA FRESH VENDING & MARKETS
REGARDING VENDING MACHINE SERVICES**

THIS LICENSE AGREEMENT (“License Agreement”) is made and entered into this 27th day of January 2026, by and between:

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”), and

CARDINAL VENDING AND MARKETS, LLC D/B/A FLORIDA FRESH VENDING & MARKETS, a Delaware limited liability company, with a mailing address of 10117 Princess Palm Ave, Suite 340, Tampa, FL 33610 (“Licensee”).

RECITALS

WHEREAS, the District owns, operates, and/or maintains various amenity facilities, including, but not limited to, the Amenity Facility, located within the boundaries of the District (“**Amenity Facilities**”); and

WHEREAS, the Licensee is a company involved in the sale of beverages through vending machines (“**Vending Machines**”) and desires to operate the Vending Machines at the Amenity Facilities; and

WHEREAS, the District desires to provide an opportunity for its residents to have access to vending machine services and is willing to allow the Licensee to operate the Vending Machines at the Amenity Facilities; and

WHEREAS, the District and the Licensee warrant and agree that they have all right, power, and authority to enter into and be bound by this License Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

2. GRANT OF LICENSE. The District hereby grants to the Licensee a non-exclusive license to place one Vending Machine at the Amenity Facilities located at 110 Flower of Scotland Ave, Saint Johns, FL 32259, (“**License**”), for the sole purpose of selling beverages in full compliance with this Agreement, and other laws, regulations, and codes.

3. CONDITIONS ON THE LICENSE. The License granted in Section 2, above, is subject to the following terms and conditions:

A. The Vending Machine shall be installed at the Amenity Facilities at locations that are designated by the District Manager and his/her on-site management designee (collectively, “**District Representative**”).

B. Licensee’s access to the Amenity Facilities for use of the License is limited to reasonable ingress and egress to the Vending Machines located therein.

C. Beverages sold in the Vending Machines shall not include glass bottles or any alcoholic beverages.

D. Licensee shall be solely responsible for providing regular maintenance checks during the term of the License to ensure that the Vending Machines are clean, in good working order, the inventory does not include expired goods, and that proper inventory levels are maintained. All installation, maintenance, and repair activities shall be at the sole expense of the Licensee. Notwithstanding the prior sentence, any electrical work required pursuant to this License, shall be completed by a vendor selected or approved by the District Representative, in the District Representative’s sole discretion. The District shall promptly notify the Licensee of any need for repair or service, or any consumer complaints with regards to the Vending Machines.

4. EFFECTIVE DATE; TERM. This License Agreement shall become effective on the date first written above through September 30, 2026, unless revoked or terminated earlier in accordance with Section 5 below. The License Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

5. REVOCATION, SUSPENSION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide Licensee written notice of the suspension or revocation, which shall be effective immediately upon receipt by Licensee of the notice. Licensee shall remove the Vending Machines, at its sole cost, within five (5) days of its receipt of a notice of termination. Licensee may terminate this License Agreement upon written notice to the District. Licensee shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement. The provisions of Sections 7 and 8, below, shall survive any revocation, suspension or termination of this License Agreement.

6. COMPLIANCE WITH LAWS, RULES AND POLICIES. Licensee represents that it is qualified to provide the services permitted pursuant to the License. Licensee shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in provision of the services permitted pursuant to the License. Licensee shall comply at all times with relevant statutes and regulations governing the operation of the Business and License and shall, upon

request of the District, provide proof of such compliance. Licensee shall comply in all material respects with the District's rules and policies.

7. CARE OF PROPERTY. Licensee agrees to use all due care to protect the property of the District, its Patrons (as that term is defined in the Policies Regarding District Amenity Facilities) and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's use of the Amenity Facilities under this License Agreement, including any damage caused by either the installation or removal of the Vending Machines. Licensee assumes all risk of damage to the Vending Machines, including but not limited to damage caused by inclement weather, electricity surge, accident, vandalism, or misuse of the Vending Machines. Licensee shall repair any damage resulting from its operations at the Amenity Facilities within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District. The provisions of this Section 7 shall survive termination of this License Agreement.

8. INDEMNIFICATION.

A. Licensee agrees to indemnify, defend, and hold harmless the District and its respective officers, agents, employees and contractors from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, Licensee's use of the Amenity Facilities in connection with this License Agreement.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees, and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

9. INSURANCE. Licensee shall maintain, throughout the terms of this License Agreement, Commercial General Liability Insurance covering the Licensee's legal liability for bodily injuries with a limit of not less than One Million Dollars (\$1,000,000), property damage liability with a limit of not less than One Hundred Thousand Dollars (\$100,000) and commercial automobile coverage with coverages deemed acceptable to the District.

The District, its staff, consultants, officers and supervisors, shall be named as certificate holders and additional insured parties. Licensee shall furnish the District with the certificate of insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective without at least ten (10) days written notice to the District. Insurance coverage shall be from an insurance carrier licensed to conduct business in the state of Florida.

10. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this License Agreement by court proceedings or otherwise, then if successful, the District shall be

entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs.

11. DEFAULT. A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

12. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement.

13. AMENDMENT. Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

14. ASSIGNMENT. Neither the District nor the Licensee may assign their rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

15. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Licensee shall act as an independent contractor. Neither Licensee nor any individual employed by Licensee in connection with the use of the Amenity Facilities are employees of the District under the meaning or application of any federal or state laws. Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees in the use of the Amenity Facilities. Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

16. NOTICES. All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Aberdeen Community
Development District
110 Flower of Scotland Ave
St. Johns, FL 32259
Attn: Kate Trivalpiece

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301
Attn: District Counsel

B. If to the Licensee: Cardinal Vending and Markets, LLC d/b/a
Florida Fresh Vending & Markets
10117 Princess Palm Ave, Suite 340,
Tampa, FL 33610

Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

17. INTERFERENCE BY THIRD PARTY. The District shall be solely responsible for enforcing its rights under this License Agreement against any interfering party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this License Agreement.

18. COMPLIANCE WITH PUBLIC RECORDS LAWS. Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Licensee acknowledges that the designated public records custodian for the District is **Marilee Giles** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Licensee, the Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MGILES@GMSNF.COM OR 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092

19. CONTROLLING LAW AND VENUE. This License Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

20. ARM'S LENGTH NEGOTIATION. This License Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

21. THIRD PARTY BENEFICIARIES. This License Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of any third party not a formal party to this License Agreement. Nothing in this License Agreement expressed or implied is intended nor shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this License Agreement or any of the provisions or conditions of this License Agreement; and all of the provisions, representations, covenants and conditions contained in this License Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

22. AUTHORIZATION. The execution of this License Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this License Agreement.

23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this License Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this License Agreement.

25. COUNTERPARTS. This License Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

26. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Licensee agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

27. SCRUTINIZED COMPANIES STATEMENT. Licensee certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Licensee is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this License Agreement.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties execute this License Agreement the day and year first written above.

Attest:

**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

**CARDINAL VENDING AND MARKETS, LLC
D/B/A FLORIDA FRESH VENDING &
MARKETS**

Licensee

SIXTH ORDER OF BUSINESS

Riverside Management Services, Inc.

50 Ellis Street, Suite 208 St. Augustine, FL 32095

PROPOSAL FOR ABERDEEN COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026 LIFEGUARDS

Riverside Management Services, Inc. (“RMS”) was established in 2009 to provide master planned communities a level of amenity management/staffing, facility operations, maintenance, and lifeguard/gate monitor services that exceed homeowners’ expectations. As a company, RMS provides lifeguard services to several communities including Bartram Springs CDD, Meadow View at Twin Creeks CDD, Turnbull Creek CDD, Rolling Hills CDD, Pine Ridge Plantation CDD and Ridgewood Trails CDD.

Lifeguards:

- Riverside Lifeguards are American Red Cross certified in Lifeguarding, Water Park Lifeguarding, CPR, First Aid and AED for Adults, Infants and Children.
- Responsibilities include but are not limited to the following:
 - Prevent drowning and other injuries from occurring through continuous surveillance, eliminating hazardous behaviors, enforcing facility rules and regulations, recognizing and responding quickly to emergencies and working as a team with facility staff and management.
 - RMS Lifeguards will be “Rescue Ready” at all times and report unsafe conditions to the Facility Supervisor.
 - Complete daily pool logs, equipment checklist and necessary forms that correspond with daily activities and incidents
 - In-service training to review EAP, CPR, First Aid, AED, on-land and in-water rescue procedures
 - Straightening pool deck furniture, wipe tables, removing debris from pool deck area and walkways, replacing trash can liners (as time permits) and maintaining restroom cleanliness and stocking of supplies are all secondary responsibilities of RMS Lifeguards
 - Inspecting the slide and the slide structure before opening pool
 - Testing pH and chlorine levels to maintain Health Department requirements (Twice daily)
- Coverage includes
 - **Spring Break:** Saturday, March 14, 2026 - Sunday, March 22, 2026
 - Monday: 1:00pm-6:00pm (3 Lifeguards)
 - Tuesday-Sunday: 11:00am-6:00pm (3 Lifeguards)
 - **Pre-Season:** Saturday, April 4, 2026 – Monday, May 25, 2026
 - Saturday, Sunday: 11:00am-6:00pm (3 Lifeguards)
 - Memorial Day - Monday, May 25, 2026: 11:00am-6:00pm (4 Lifeguards)
 - **Summer:** Saturday, May 30, 2026 – Sunday, August 9, 2026
 - Monday: 1:00pm-6:00pm (3 Lifeguards)
 - Tuesday-Sunday: 11:00am-6:00pm (3 Lifeguards)
 - Independence Day – Saturday July 4, 2026: 11:00am-6:00pm (4 Lifeguards)
 - **Post-Season:** Saturday, August 15, 2026 – Monday, September 7, 2026

- Saturday, Sunday: 11:00am-6:00pm (3 Lifeguards)
 - Labor Day - Monday, September 7, 2026: 11:00am-6:00pm (4 Lifeguards)
- The District shall only be invoiced for actual hours of service
 - The District to reimburse for miscellaneous lifeguard supplies

General Provisions:

- RMS shall provide, at no charge to the District, company uniforms to all personnel providing these services.
- All RMS employees are subject to a background check, drug screening and physical.

Pricing:

	FY2026 <u>Amount</u>
Lifeguards (Invoiced at \$24.00/hr)	\$52,344

Chairman, Aberdeen CDD

Date

Riverside Management Services, Inc.

Date

SEVENTH ORDER OF BUSINESS

B.

1.



Engineering - Landscape Architecture - Surveying

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

mdg.cei@dccm.com

LICENSE #26535, LB8590, LA6666877

General Information

Project Name	23254 Aberdeen		
Prepared By	Mike Silverstein		
Date Of Visit	12/05/2025 11:17 AM EST		
Date Prepared	12/05/2025 EST		
Weather	Cloudy	Temp	74
Site Conditions		Date of Last Report	N/A
Present at Site			

Site Notes

N/A

Corrected since last report

N/A

Observations

Storm

24 Pond banks ok.

25 MES is in good condition.

26 MES is under water.

27 Pond bank is good.

28 MES under water. What can be seen is good.

Observations

30 Spillway is in good condition.

31 MES is under water. What can see is good condition.

32 Pond bank in good condition.

33 MES under water. No erosion above it.

34 MES is under water. No erosion above it.

35 MES is under water. No erosion above it.

36 MES is under water. No erosion above it.

37 MES is under water. No erosion above it.

38 MES is under water. No erosion above it.

39 MES is under water. No erosion above it.

40 MES is under water. No erosion above it.

41 Pond bank is in good condition.

42 Pond bank is in good condition.

44 MES is under water. No erosion above it.

Observations

45 MES is under water. No erosion above it.

46 Pond bank is in good condition.

47 MES is under water. No erosion above it.

48 Pond bank is in good condition.

49 MES is under water. No erosion above it.

50 MES is in good condition.

51 MES is under water. No erosion above it.

52 MES is under water. No erosion above it.

54 MES is under water. No erosion above it.

55 MES is under water. No erosion above it.

56 MES is under water. No erosion above it.

57 Pond bank is in good condition.

58 New MES and in good condition.

59 Pond bank is in good condition. MES are under water.

Observations

60

Pond bank is in good condition. MES are under water. No erosion above MESs.

61

Pond bank is in good condition. MES is under water, no erosion above them.

62

Pond bank is in good condition. MESs are in good condition.

64

Pond bank is in good condition. MESs are under water. No erosion above them.

65

Pond bank is in good condition. MES is under water, no erosion above it.

66

Pond bank is in good condition. MESs, what seen, are in good condition, no erosion above them.

68

Pond bank is in good condition. MESs are above water, no erosion above them.

70

Pond bank is in good condition. MES is under water, erosion above it.

71

Pond bank is in good condition. MESs are under water, no erosion above them.

72

Pond bank has some minor erosion along edge of water. Two new MESs added and in good condition. No erosion above MESs.

73

Pond bank is in good condition. MESs visible and in good condition. No erosion above them.

74

Pond bank is in good condition. MESs under water, no erosion above them. New pond.

75

Control Structure is in good condition.

76

Pond bank is in good condition. No visible MES. No pond bank erosion.

Observations

78

Pond bank is in good condition. MESs under water, no erosion above MES.

79

Pond bank is in good condition. MESs under water, no erosion above them.

80

Control Structure is in good condition. No erosion around it.

81

Pond bank is in good condition. MESs visible and are in good condition. No erosion above them.

82

Pond is in good condition. MESs visible and in good condition. No erosion above MESs.

83

Pond bank is in good condition. MESs visible and in good condition. No erosion above them.

84

Pond bank has some erosion from manhole. MES above water, no erosion.

85

Pond bank has some erosion from manhole. MESs below water, no erosion above them.

86

Pond bank has some small erosion. Some MESs above water and in good condition.

87

Pond bank is in good condition.

88

Pond bank is in good condition. MESs under water, no erosion above them.

89

Pond bank is in good condition. MESs above water, no erosion above them.

90

Pond bank is in good condition. MESs below water, no erosion above them.

91

Pond bank is in good condition. MESs under water, no erosion above them.

Observations

94

Pond bank is in good condition. MESs under water, no erosion above them.

96

Pond bank is in good condition. MESs under water, no erosion above them.

97

Control Structure is in good condition.

101

Control Structure has erosion around outfall pipe. Monitor for worsening condition, area seems stable at the time of the inspection.

103

Control Structure is in good condition.

107

Control Structure is in good condition.

108

Control Structure has some erosion from manhole. Monitor for worsening condition.

109

Control Structure is in good condition.

110

Control Structure is good condition.

111

Control Structure is in good condition.

118

Control Structure is in good condition.

119

Control Structure is in good condition.

Needs Action

Erosion

43

MES is under water. Some erosion above it. Monitor for worsening condition, no immediate action required.

Needs Action

Storm

- 29 Control Structure has large rock inside skimmer. Remove and verify drawdown pipe is not damaged.
- 43 MES is under water. Some erosion above it. Monitor for worsening condition, no immediate action required.
- 53 MES under water. Some erosion above it. Monitor for worsening condition. No immediate action required.
- 63 Pond bank is stable, no erosion. MES is under water, some erosion above it. Some area along the roadway has slope steeper than 4:1.
- 67 Pond bank has erosion. MESs are under water, no erosion above them. Monitor for worsening condition, no immediate action required.
- 69 Pond bank has some erosion along the resident side. MESs are in good condition. No erosion above them. Monitor for worsening condition, no immediate action required.
- 77 Spillway cracks with small, about 1/8" separation. Monitor for worsening condition.
- 95 Pond bank has some erosion along edge of water. Some area has steep slope. Consider addressing - monitor for worsening condition.
- 98 Control Structure does not have oil skimmer. Orifice is buried, no water come through. Clean area around drawdown pipe to provide 1' of clearance from bottom of pipe to pond bottom.
- 99 Control Structure missing skimmer. Replace missing oil skimmer. Control structure has erosion around the outfall pipe/pond bank. Appears stable at the time of the inspection, monitor for worsening condition.
- 102 Control Structure is in good condition. Some grass grown in the skimmer. Clear organics from between skimmer and structure.
- 104 Control Structure missing oil skimmer.
- 105 Control Structure is in good condition. Missing skimmer.

Needs Action

106 Control Structure missing oil skimmer.

112 Control Structure has erosion around it. Recommend repair.

113 Control Structure skimmer pulled off structure. Some erosion around pipe. Tighten fasteners from structure to skimmer.

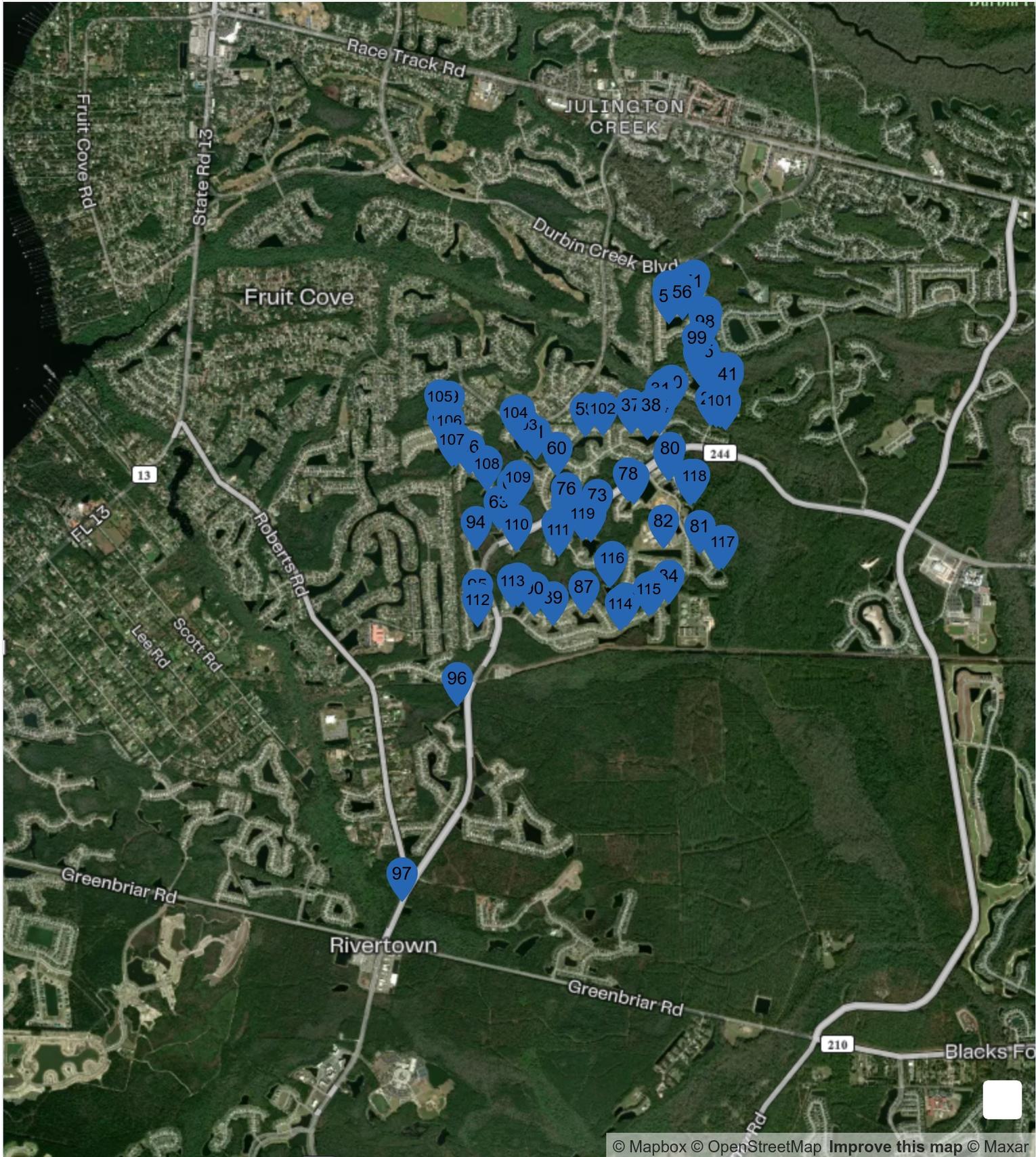
114 Control Structure missing skimmer.

115 Control Structure missing skimmer.

116 Control Structure missing skimmer.

117 Control Structure missing skimmer. Orifice blocked with grass clipping.

Map Overview



Action Items

24 **Observation**

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 2:17 pm EST

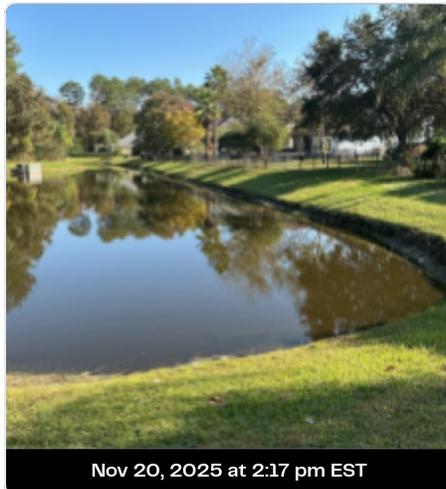
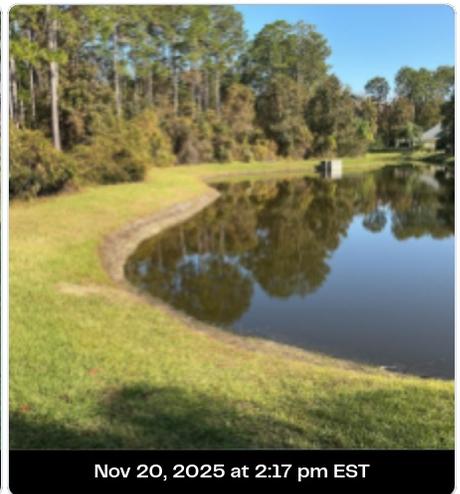
Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 20, 2025 2:17 PM EST
Pond banks ok.



25 Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 2:28 pm EST

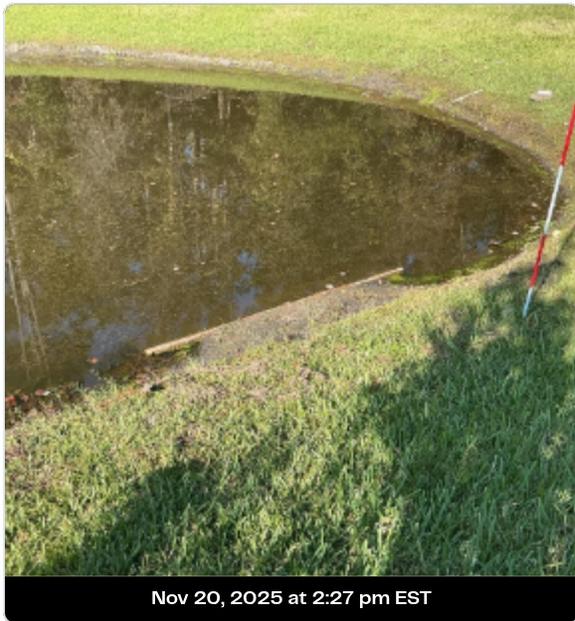
Pin Type: General Categories: Storm

Location:



Worklog:

Pong Lanh November 20, 2025 2:28 PM EST
MES is in good condition.



26

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 2:33 pm EST

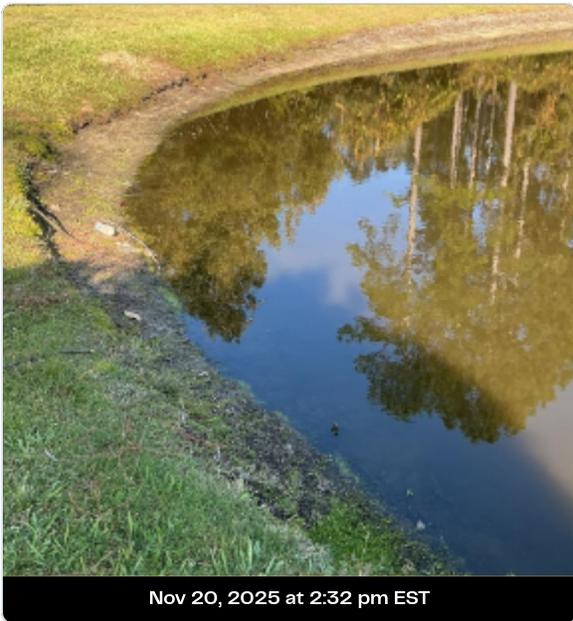
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 20, 2025 2:33 PM EST
MES is under water.



27

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 2:45 pm EST

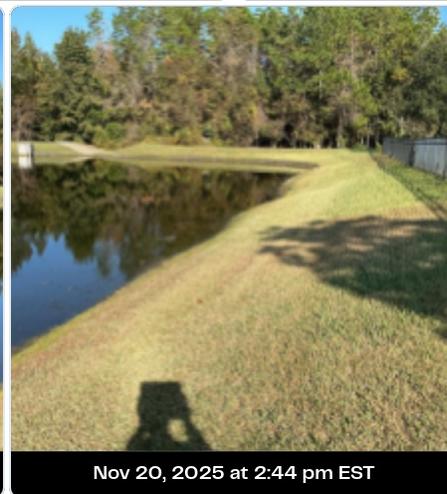
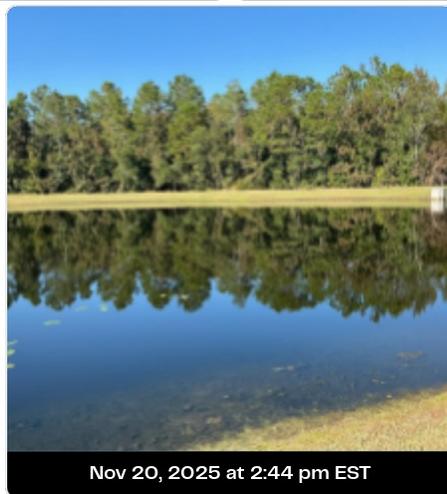
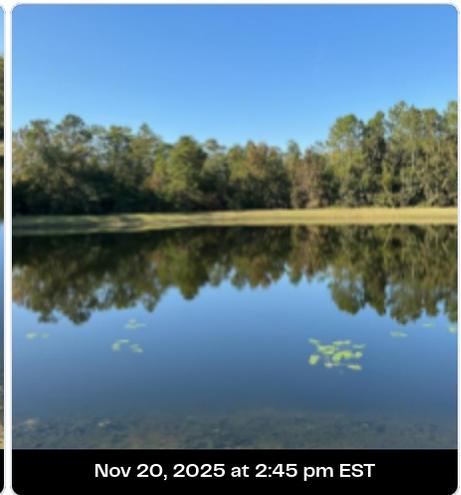
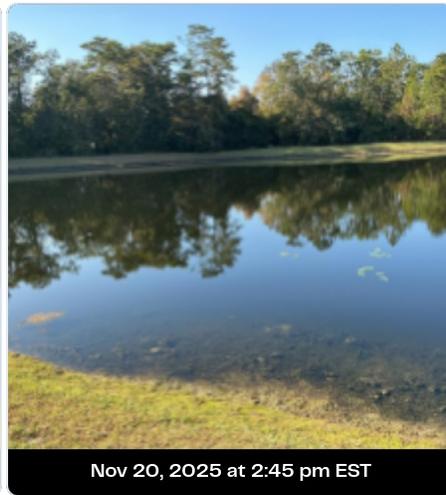
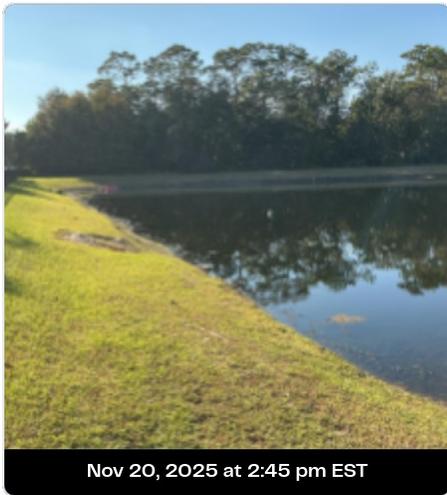
Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 20, 2025 2:45 PM EST
Pond bank is good.



28

Observation

Pin Type: **General** Categories: **Storm**

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 2:47 pm EST

Location:



Worklog:

Pong Lanh November 20, 2025 2:47 PM EST
MES under water. What can be seen is good.



29

Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 2:51 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 20, 2025 2:51 PM EST
Control Structure has large rock inside skimmer. Remove and verify drawdown pipe is not damaged.



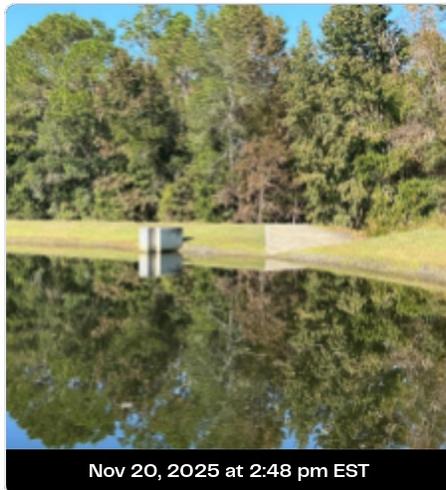
Nov 20, 2025 at 2:50 pm EST



Nov 20, 2025 at 2:50 pm EST



Nov 20, 2025 at 2:49 pm EST



Nov 20, 2025 at 2:48 pm EST

30

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 2:53 pm EST

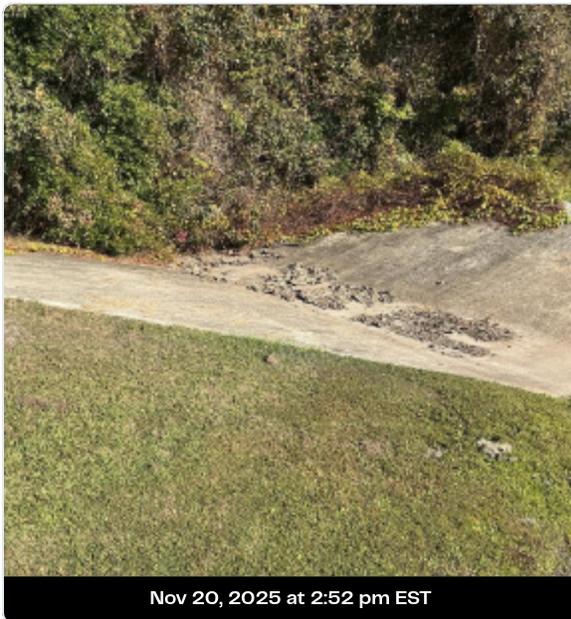
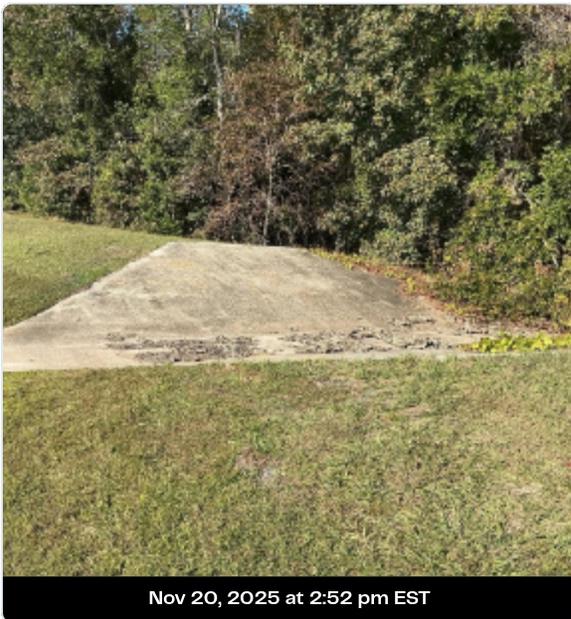
Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 20, 2025 2:53 PM EST
Spillway is in good condition.



31

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 3:00 pm EST

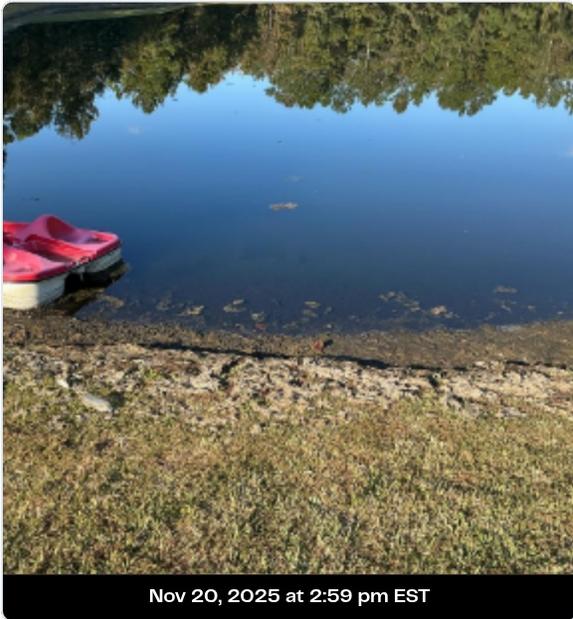
Pin Type: **General** Categories: **Storm**

Location:

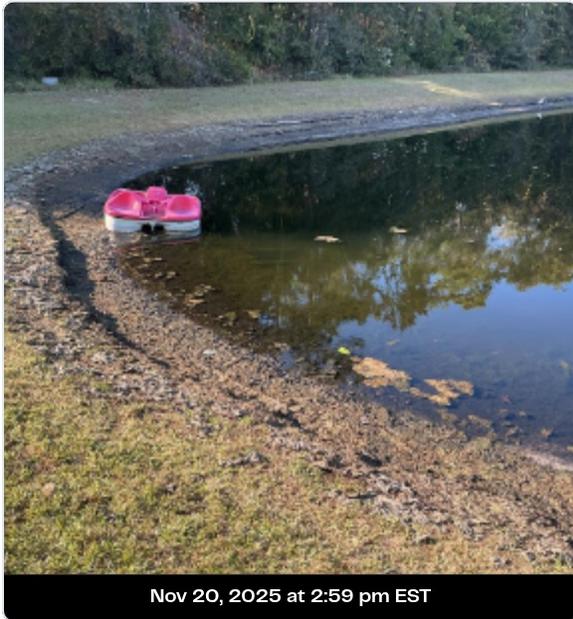


Worklog:

Pong Lanh November 20, 2025 3:00 PM EST
MES is under water. What can see is good condition.



Nov 20, 2025 at 2:59 pm EST



Nov 20, 2025 at 2:59 pm EST

32

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 3:10 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 20, 2025 3:10 PM EST
Pond bank in good condition.



Nov 20, 2025 at 3:09 pm EST



Nov 20, 2025 at 3:09 pm EST



Nov 20, 2025 at 3:09 pm EST

33

Observation

Pin Type: **General** Categories: **Storm**

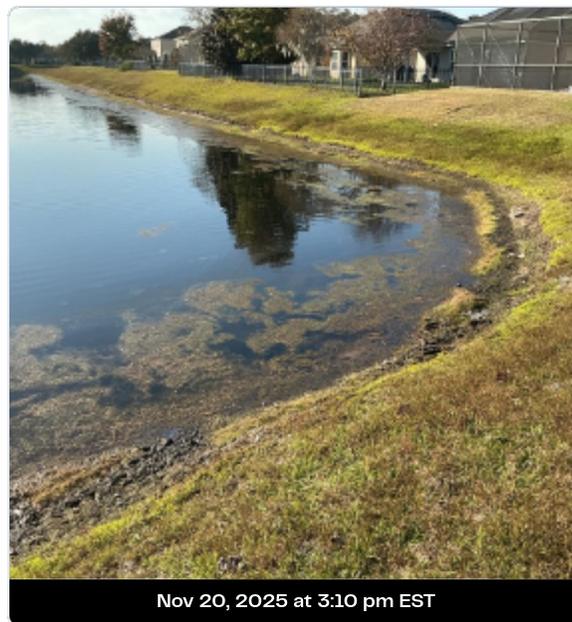
Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 3:11 pm EST

Location:



Worklog:

Pong Lanh November 20, 2025 3:11 PM EST
MES under water. No erosion above it.



34

Observation

Pin Type: **General** Categories: **Storm**

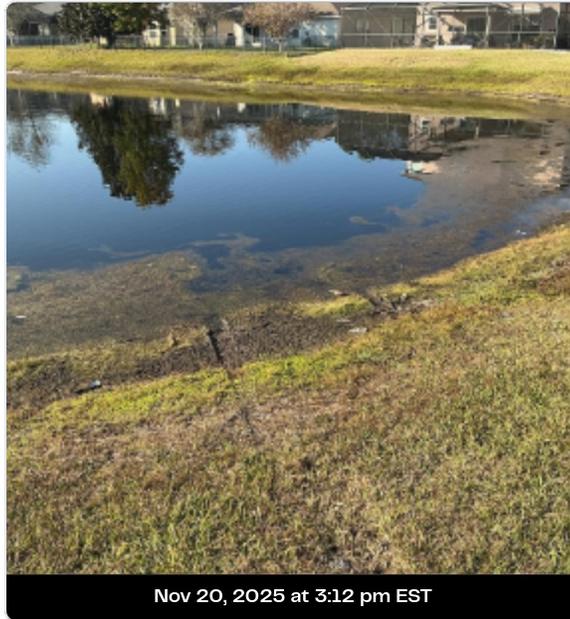
Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 3:13 pm EST

Location:



Worklog:

Pong Lanh November 20, 2025 3:13 PM EST
MES is under water. No erosion above it.



35

Observation

Pin Type: **General** Categories: **Storm**

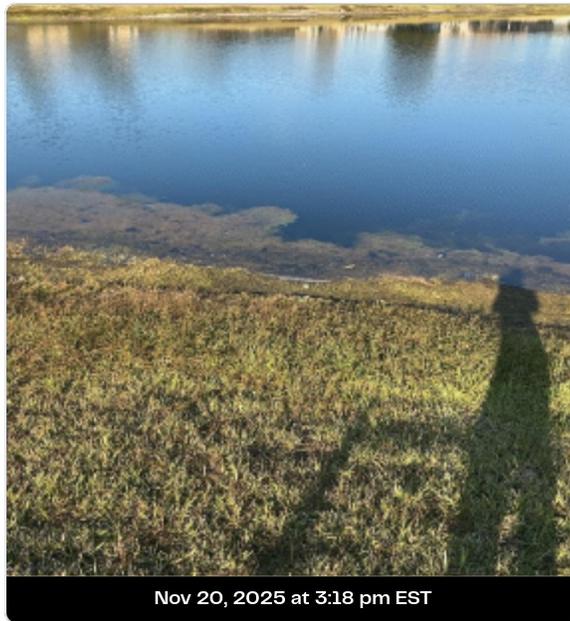
Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 3:19 pm EST

Location:



Worklog:

Pong Lanh November 20, 2025 3:19 PM EST
MES is under water. No erosion above it.



Nov 20, 2025 at 3:18 pm EST

36

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 3:29 pm EST

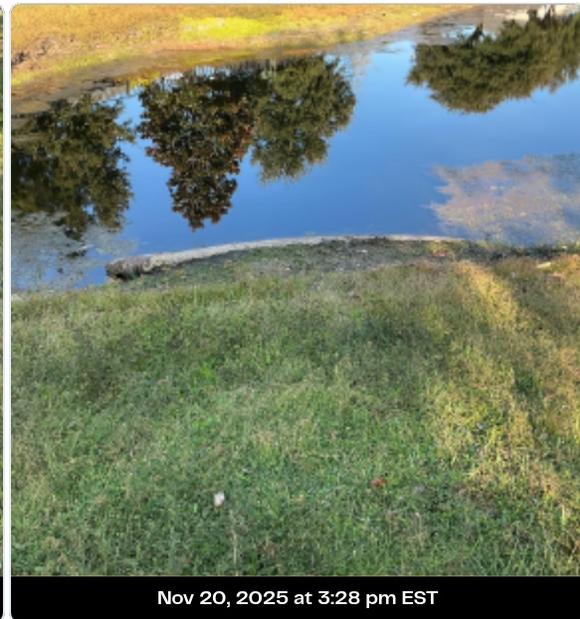
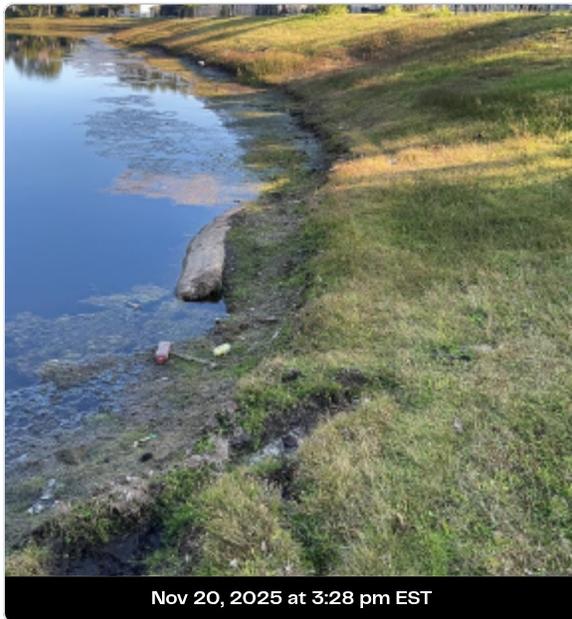
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 20, 2025 3:29 PM EST
MES is under water. No erosion above it.



37

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 3:31 pm EST

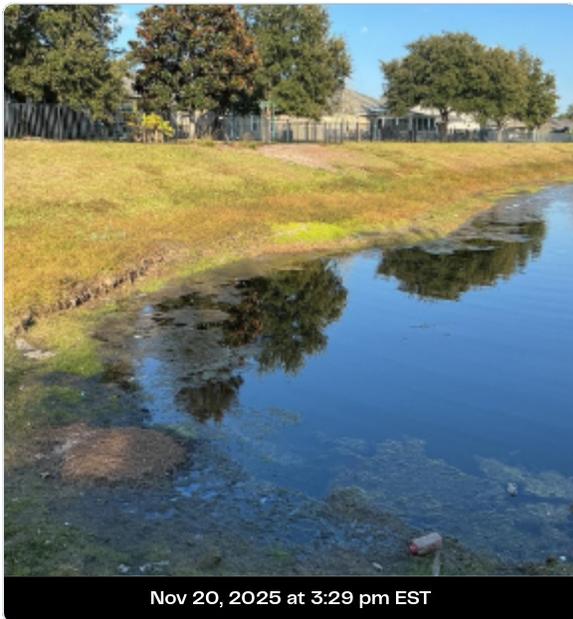
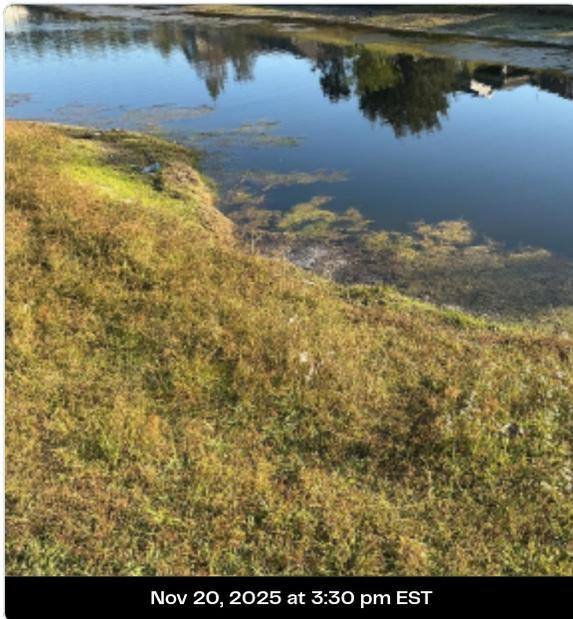
Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 20, 2025 3:31 PM EST
MES is under water. No erosion above it.



38

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 3:36 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 20, 2025 3:36 PM EST
MES is under water. No erosion above it.



Nov 20, 2025 at 3:36 pm EST



Nov 20, 2025 at 3:35 pm EST

39

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 3:45 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 20, 2025 3:45 PM EST
MES is under water. No erosion above it.



Nov 20, 2025 at 3:44 pm EST



Nov 20, 2025 at 3:44 pm EST

40

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 3:48 pm EST

Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 20, 2025 3:48 PM EST
MES is under water. No erosion above it.



Nov 20, 2025 at 3:48 pm EST



Nov 20, 2025 at 3:47 pm EST

41 Observation

Pin Type: General Categories: Storm

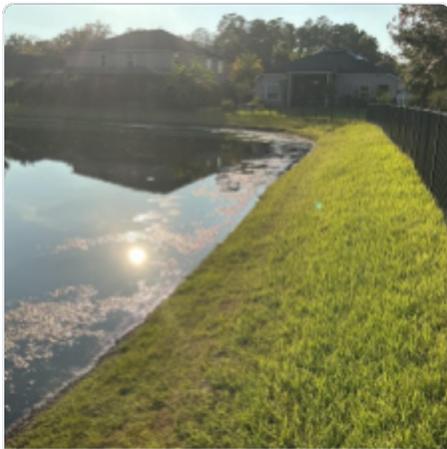
Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 3:49 pm EST

Location:

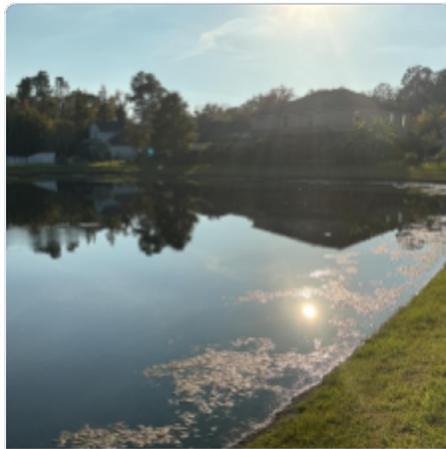


Worklog:

Pong Lanh November 20, 2025 3:49 PM EST
Pond bank is in good condition.



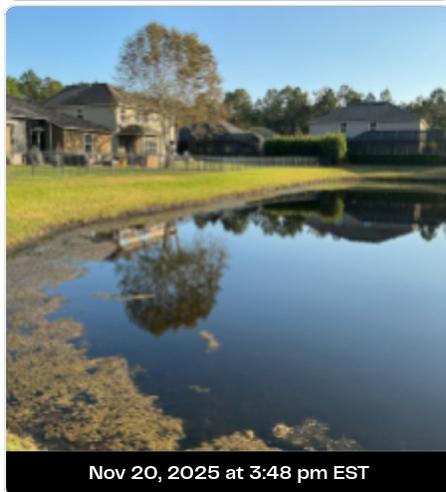
Nov 20, 2025 at 3:48 pm EST



Nov 20, 2025 at 3:48 pm EST



Nov 20, 2025 at 3:48 pm EST



Nov 20, 2025 at 3:48 pm EST

42 Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 3:59 pm EST

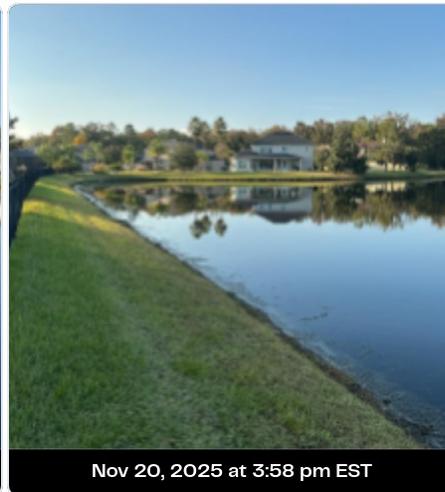
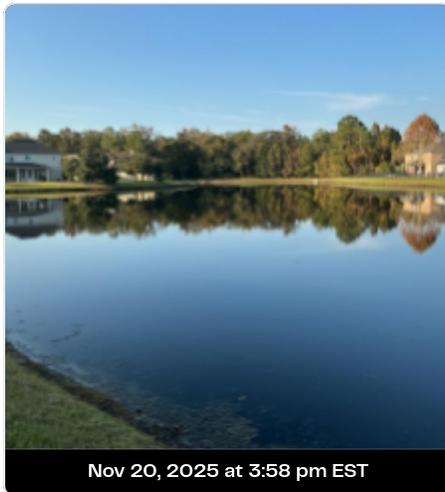
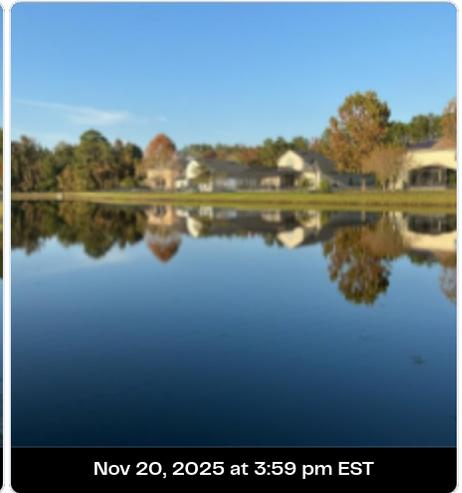
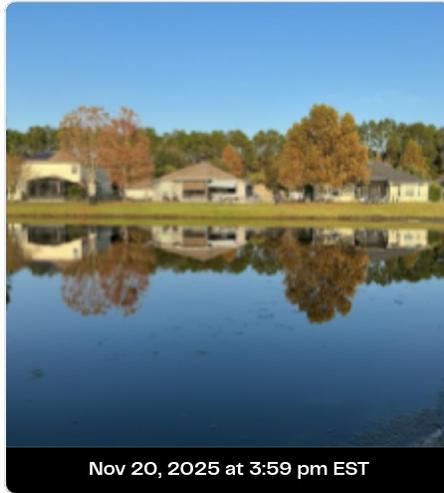
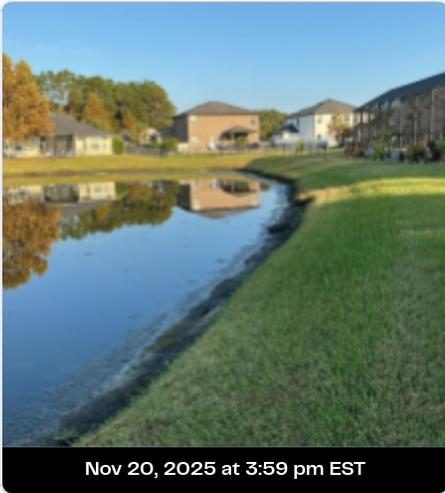
Pin Type: General Categories: Storm

Location:



Worklog:

Pong Lanh November 20, 2025 3:59 PM EST
Pond bank is in good condition.



43

Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 4:01 pm EST

Pin Type: General Categories: Storm Erosion

Location:



Worklog:

Mike Silverstein November 20, 2025 4:01 PM EST
MES is under water. Some erosion above it. Monitor for worsening condition, no immediate action required.



Nov 20, 2025 at 4:00 pm EST



Nov 20, 2025 at 4:00 pm EST

44 **Observation**

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 4:05 pm EST

Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 20, 2025 4:05 PM EST
MES is under water. No erosion above it.



45

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 4:17 pm EST

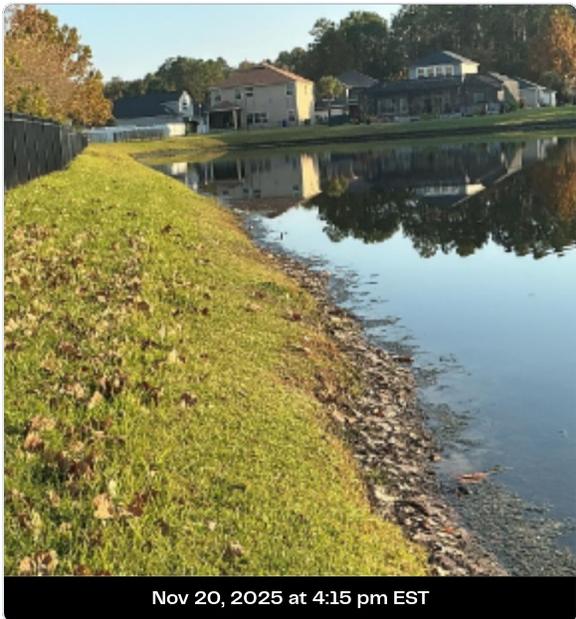
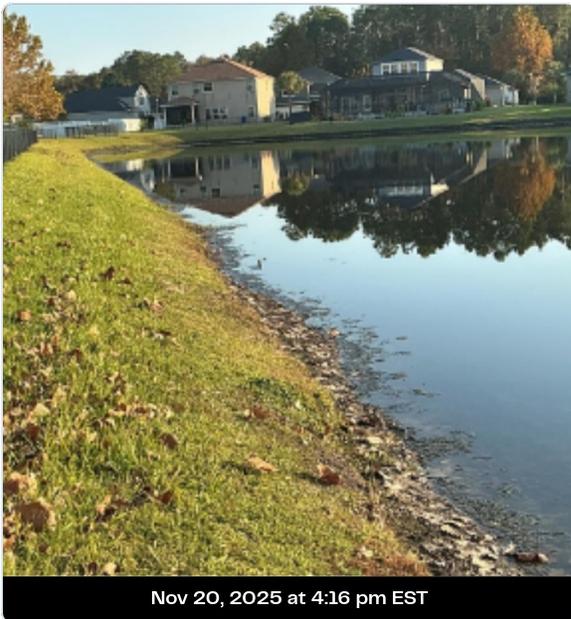
Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 20, 2025 4:17 PM EST
MES is under water. No erosion above it.



46 **Observation**

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 4:21 pm EST

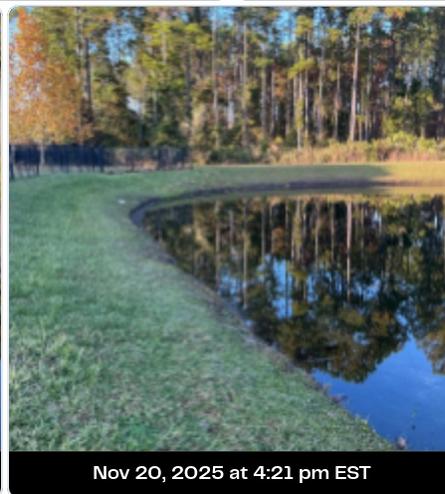
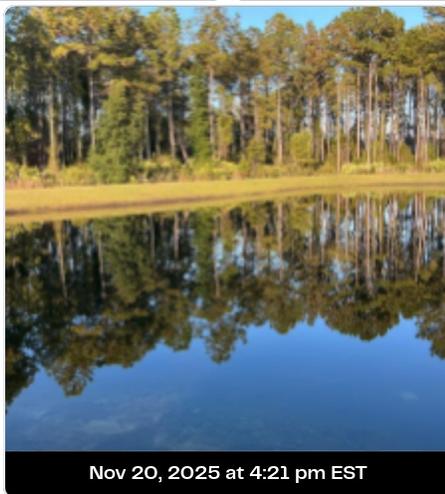
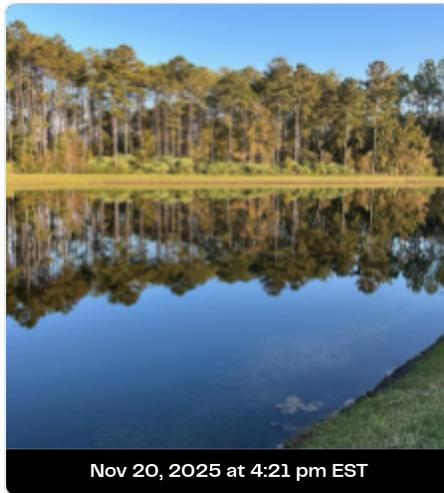
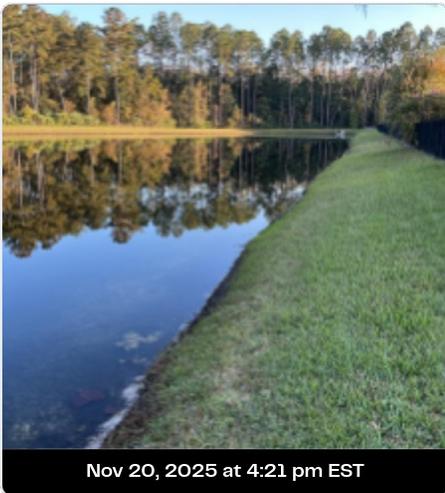
Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 20, 2025 4:21 PM EST
Pond bank is in good condition.



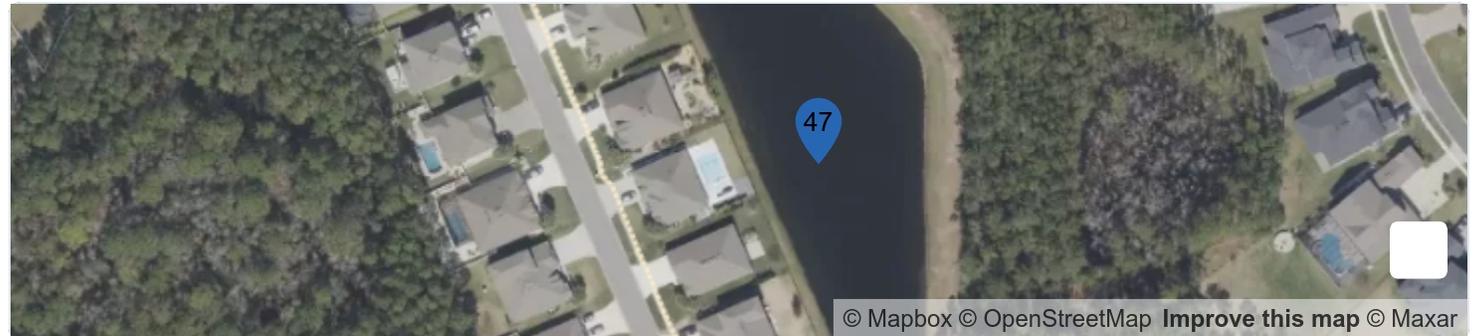
47

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 4:23 pm EST

Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 20, 2025 4:23 PM EST
MES is under water. No erosion above it.



Nov 20, 2025 at 4:22 pm EST



Nov 20, 2025 at 4:22 pm EST

48

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 4:37 pm EST

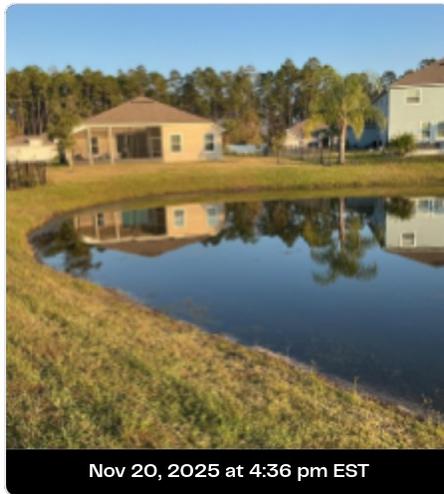
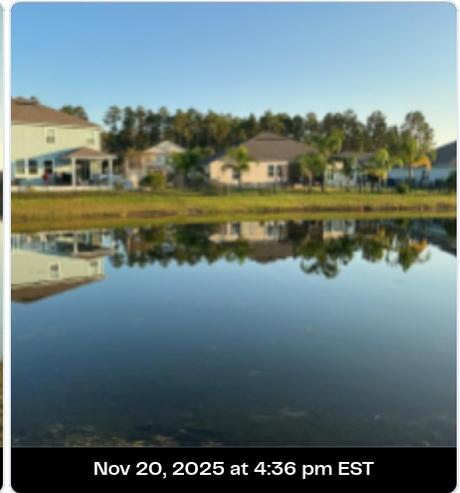
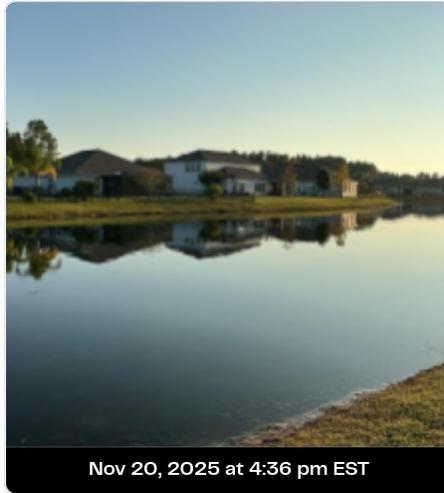
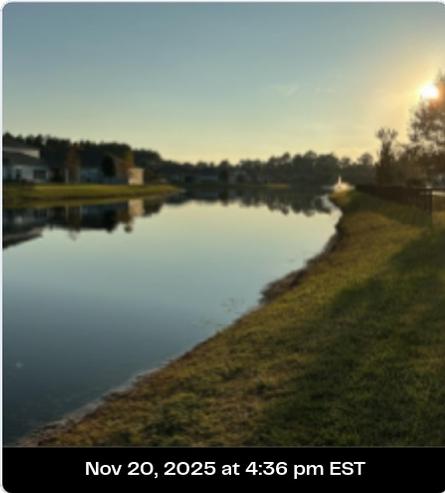
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 20, 2025 4:37 PM EST
Pond bank is in good condition.



49

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 4:39 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 20, 2025 4:39 PM EST
MES is under water. No erosion above it.



Nov 20, 2025 at 4:38 pm EST



Nov 20, 2025 at 4:38 pm EST

50

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 4:40 pm EST

Pin Type: General Categories: Storm

Location:



Worklog:

Pong Lanh November 20, 2025 4:40 PM EST
MES is in good condition.



Nov 20, 2025 at 4:40 pm EST



Nov 20, 2025 at 4:40 pm EST

51

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 4:42 pm EST

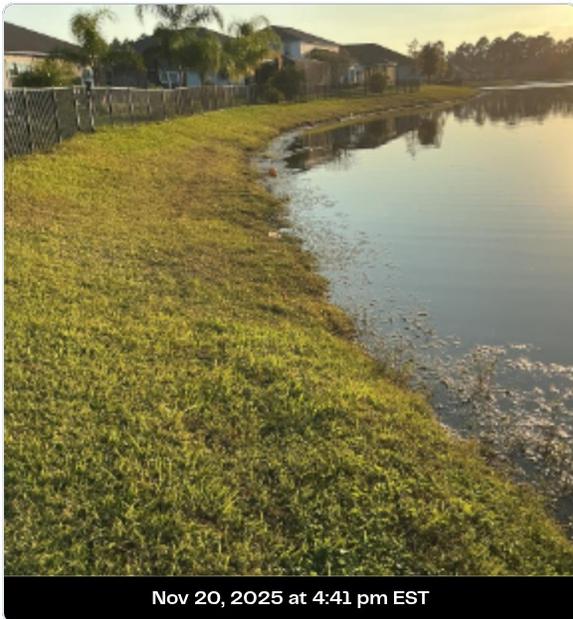
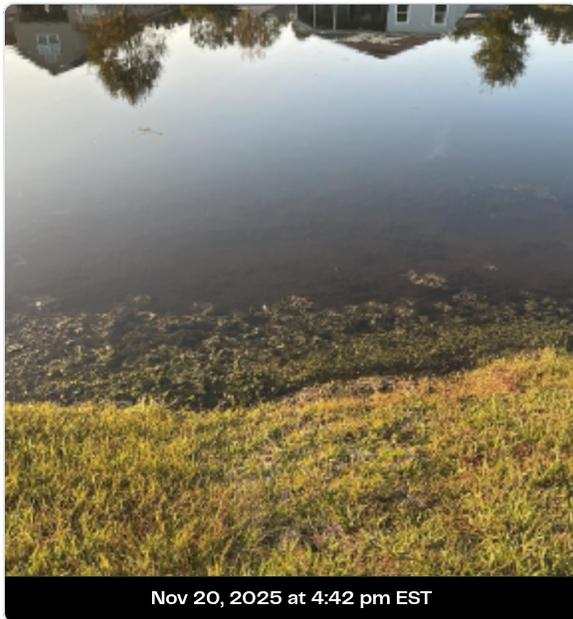
Pin Type: General Categories: Storm

Location:



Worklog:

Pong Lanh November 20, 2025 4:42 PM EST
MES is under water. No erosion above it.



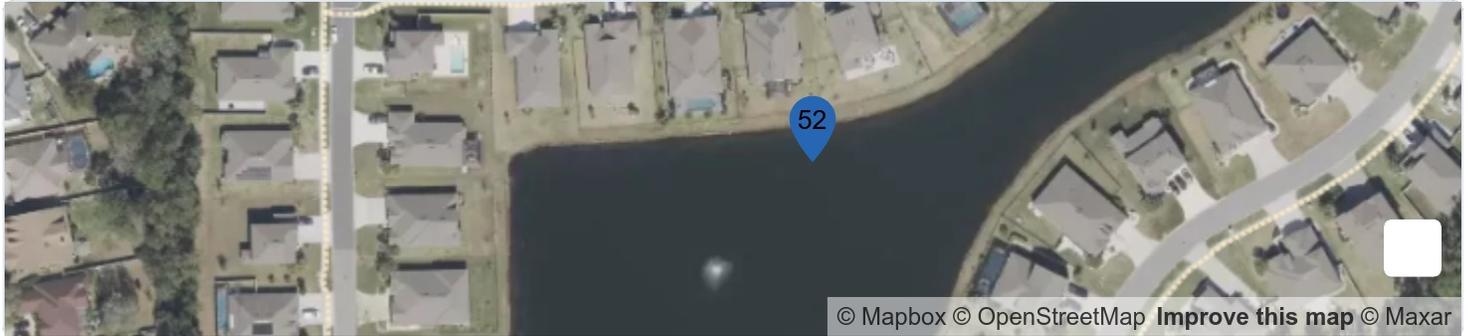
52

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 4:52 pm EST

Pin Type: General Categories: Storm

Location:



Worklog:

Pong Lanh November 20, 2025 4:52 PM EST
MES is under water. No erosion above it.



Nov 20, 2025 at 4:51 pm EST



Nov 20, 2025 at 4:51 pm EST

53

Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 4:55 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Mike Silverstein November 20, 2025 4:55 PM EST
MES under water. Some erosion above it. Monitor for worsening condition. No immediate action required.



Nov 20, 2025 at 4:55 pm EST



Nov 20, 2025 at 4:54 pm EST



Nov 20, 2025 at 4:54 pm EST

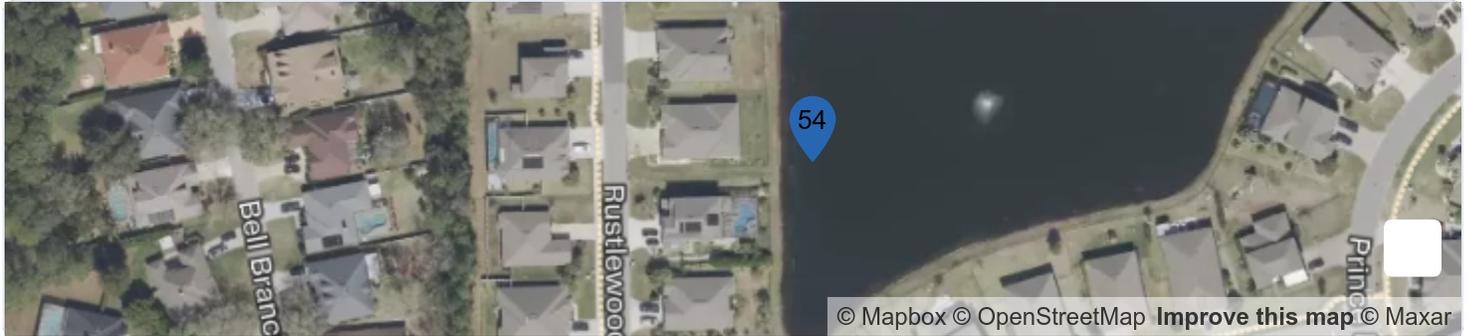
54

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 4:57 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 20, 2025 4:57 PM EST
MES is under water. No erosion above it.



Nov 20, 2025 at 4:57 pm EST



Nov 20, 2025 at 4:57 pm EST

55

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 5:00 pm EST

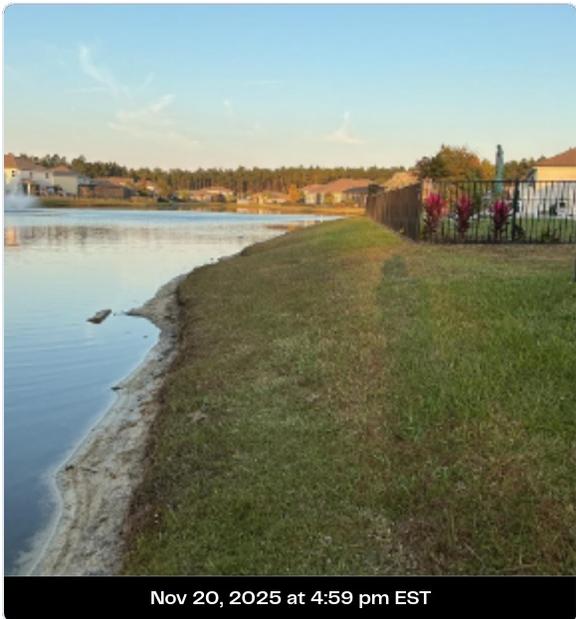
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 20, 2025 5:00 PM EST
MES is under water. No erosion above it.



56

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 5:03 pm EST

Pin Type: General **Categories:** Storm

Location:

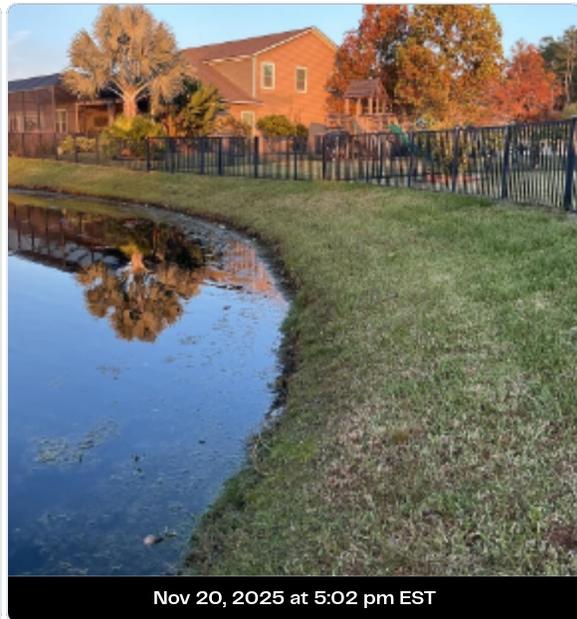


Worklog:

Pong Lanh November 20, 2025 5:03 PM EST
MES is under water. No erosion above it.



Nov 20, 2025 at 5:03 pm EST



Nov 20, 2025 at 5:02 pm EST

57

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 10:15 am EST

Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 21, 2025 10:15 AM EST
Pond bank is in good condition.



Nov 21, 2025 at 10:14 am EST



Nov 21, 2025 at 10:14 am EST



Nov 21, 2025 at 10:14 am EST

58

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 10:21 am EST

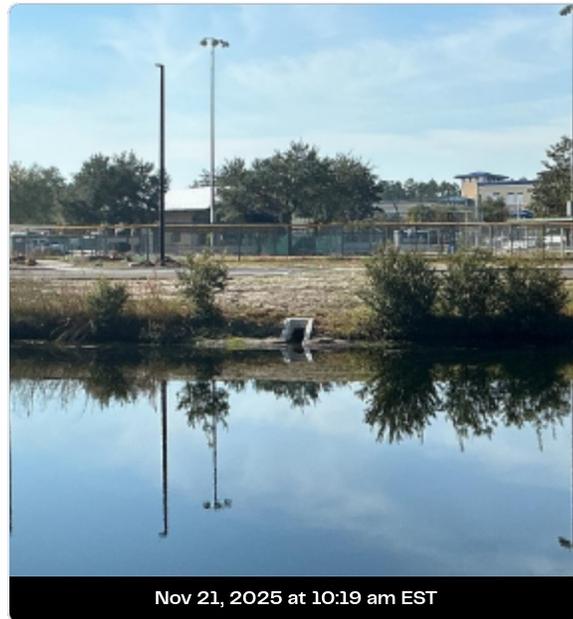
Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 21, 2025 10:21 AM EST
New MES and in good condition.



59

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 10:35 am EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 21, 2025 10:35 AM EST
Pond bank is in good condition. MES are under water.



Nov 21, 2025 at 10:34 am EST



Nov 21, 2025 at 10:34 am EST



Nov 21, 2025 at 10:34 am EST



Nov 21, 2025 at 10:34 am EST



Nov 21, 2025 at 10:33 am EST



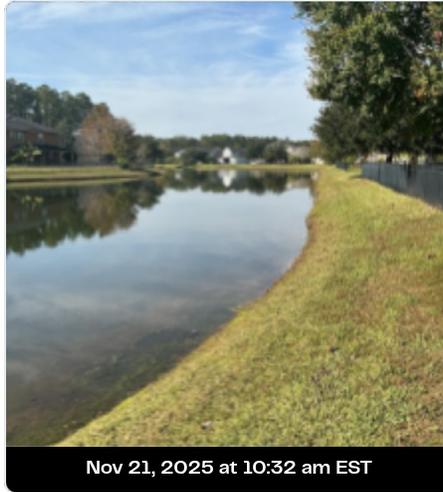
Nov 21, 2025 at 10:32 am EST

59

Observation *(continued)*

Pin Type: **General**

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 10:35 am EST



60

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 11:21 am EST

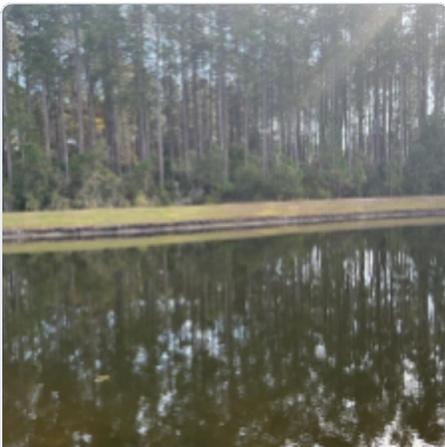
Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 21, 2025 11:21 AM EST
Pond bank is in good condition. MES are under water. No erosion above MESS.



Nov 21, 2025 at 11:20 am EST



Nov 21, 2025 at 11:20 am EST



Nov 21, 2025 at 11:20 am EST



Nov 21, 2025 at 11:20 am EST



Nov 21, 2025 at 11:20 am EST

61 **Observation**

Pin Type: **General** Categories: **Storm**

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 11:27 am EST

Location:



Worklog:

Pong Lanh November 21, 2025 11:27 AM EST
Pond bank is in good condition. MES is under water, no erosion above them.



Nov 21, 2025 at 11:25 am EST



Nov 21, 2025 at 11:25 am EST



Nov 21, 2025 at 11:25 am EST



Nov 21, 2025 at 11:24 am EST



Nov 21, 2025 at 11:24 am EST

62

Observation

Pin Type: **General** Categories: **Storm**

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 11:52 am EST

Location:



Worklog:

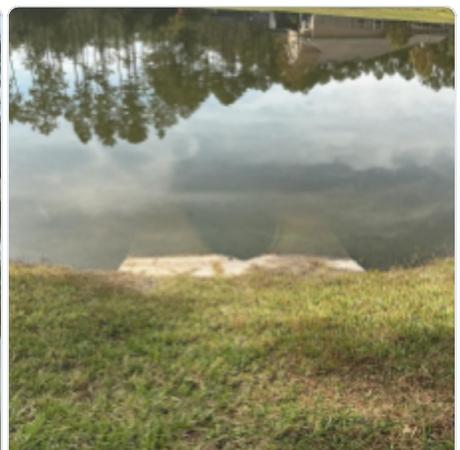
Pong Lanh November 21, 2025 11:52 AM EST
Pond bank is in good condition. MESS are in good condition.



Nov 21, 2025 at 11:51 am EST



Nov 21, 2025 at 11:51 am EST



Nov 21, 2025 at 11:51 am EST



Nov 21, 2025 at 11:50 am EST



Nov 21, 2025 at 11:49 am EST



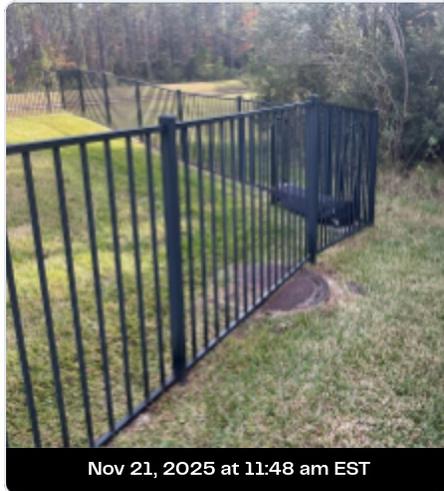
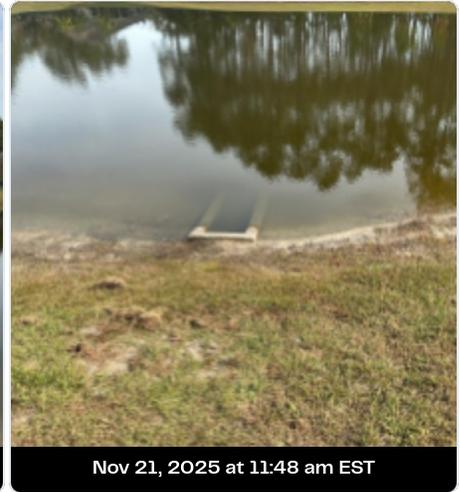
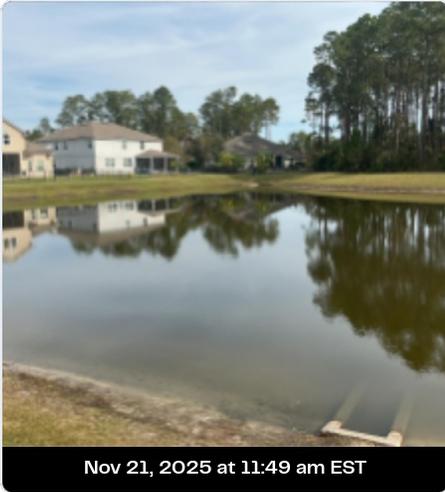
Nov 21, 2025 at 11:49 am EST

62

Observation (continued)

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 11:52 am EST

Pin Type: General



63

Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 12:14 pm EST

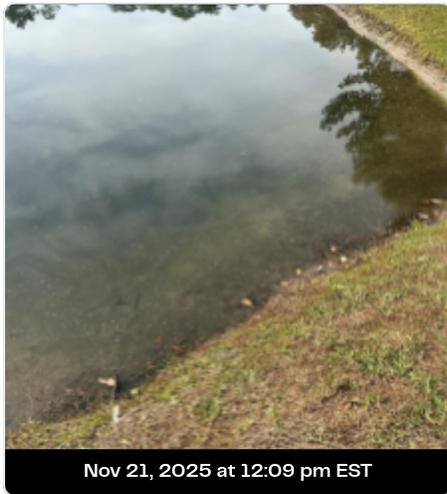
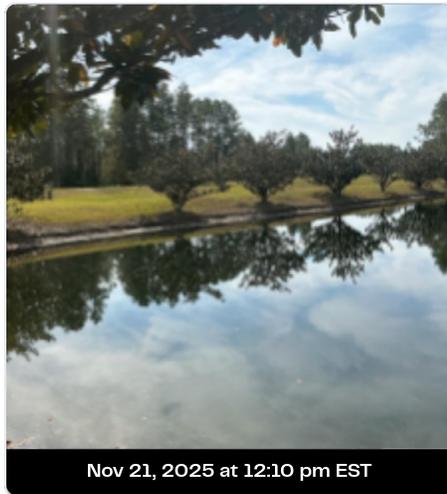
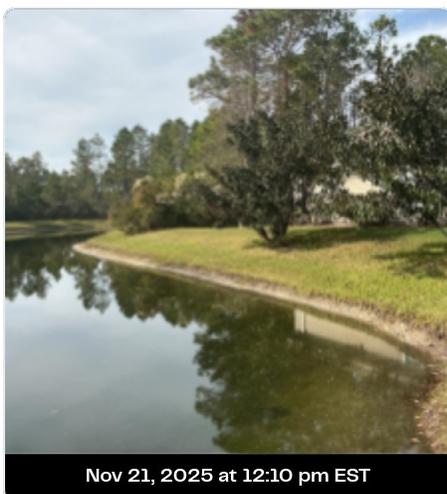
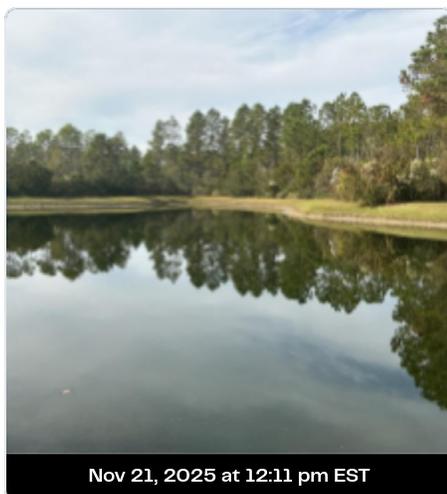
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 21, 2025 12:14 PM EST
Pond bank is stable, no erosion. MES is under water, some erosion above it. Some area along the roadway has slope steeper than 4:1.

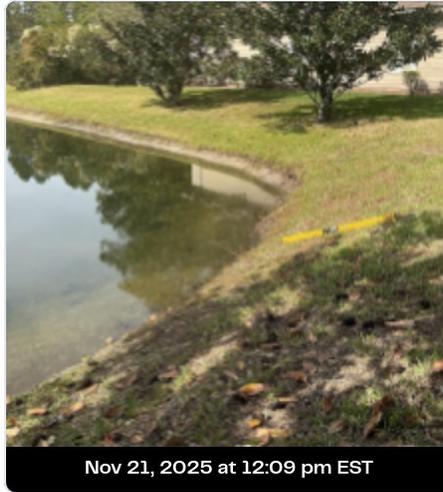


63

Needs Action *(continued)*

Pin Type:

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 12:14 pm EST



64

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 12:24 pm EST

Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 21, 2025 12:24 PM EST
Pond bank is in good condition. MESS are under water. No erosion above them.



Nov 21, 2025 at 12:22 pm EST



Nov 21, 2025 at 12:22 pm EST



Nov 21, 2025 at 12:21 pm EST



Nov 21, 2025 at 12:21 pm EST



Nov 21, 2025 at 12:21 pm EST

65

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 12:40 pm EST

Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 21, 2025 12:40 PM EST
Pond bank is in good condition. MES is under water, no erosion above it.



Nov 21, 2025 at 12:39 pm EST



Nov 21, 2025 at 12:38 pm EST



Nov 21, 2025 at 12:38 pm EST

66

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 12:51 pm EST

Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 21, 2025 12:51 PM EST
Pond bank is in good condition. MESS, what seen, are in good condition, no erosion above them.



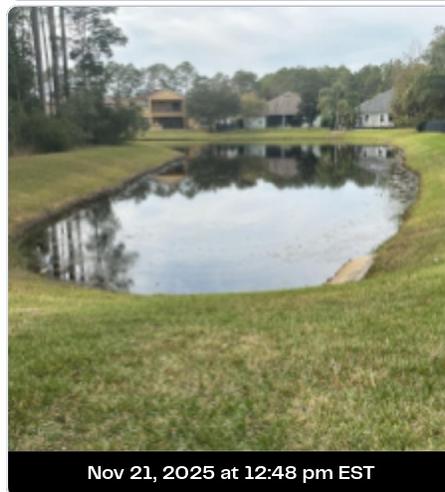
Nov 21, 2025 at 12:49 pm EST



Nov 21, 2025 at 12:49 pm EST



Nov 21, 2025 at 12:48 pm EST



Nov 21, 2025 at 12:48 pm EST

67

Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 12:59 pm EST

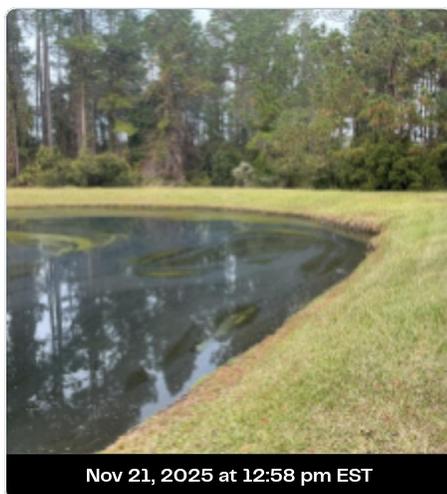
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

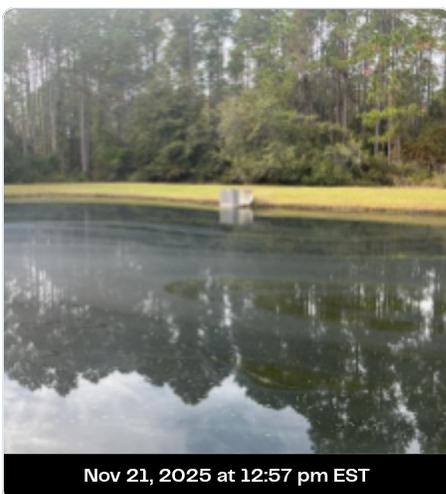
Pong Lanh November 21, 2025 12:59 PM EST
Pond bank has erosion. MESs are under water, no erosion above them. Monitor for worsening condition, no immediate action required.



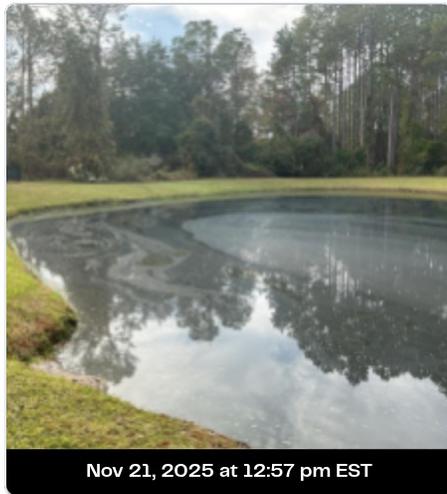
Nov 21, 2025 at 12:58 pm EST



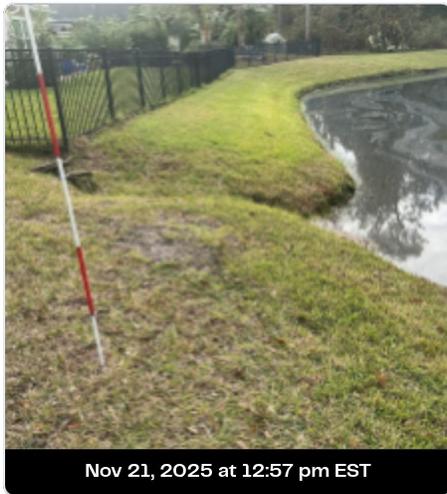
Nov 21, 2025 at 12:58 pm EST



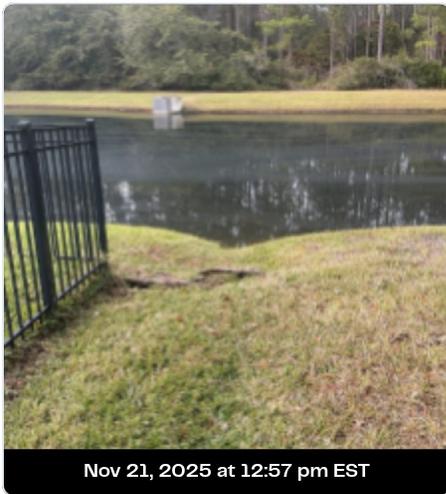
Nov 21, 2025 at 12:57 pm EST



Nov 21, 2025 at 12:57 pm EST



Nov 21, 2025 at 12:57 pm EST



Nov 21, 2025 at 12:57 pm EST

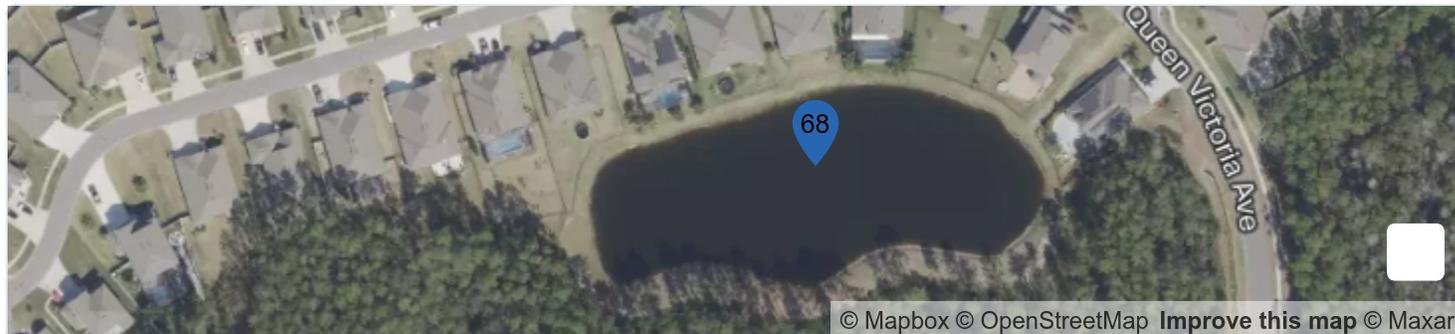
68

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 1:13 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 21, 2025 1:13 PM EST
Pond bank is in good condition. MESS are above water, no erosion above them.



Nov 21, 2025 at 1:12 pm EST



Nov 21, 2025 at 1:12 pm EST



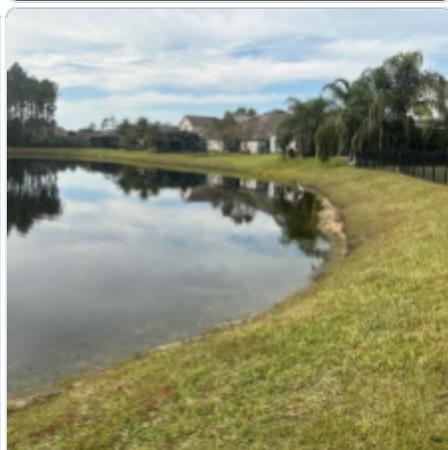
Nov 21, 2025 at 1:11 pm EST



Nov 21, 2025 at 1:11 pm EST



Nov 21, 2025 at 1:11 pm EST



Nov 21, 2025 at 1:11 pm EST

68

Observation *(continued)*

Pin Type: **General**

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 1:13 pm EST



69

Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 1:46 pm EST

Pin Type: General Categories: Storm

Location:



Worklog:

Pong Lanh November 21, 2025 1:46 PM EST

Pond bank has some erosion along the resident side. MESs are in good condition. No erosion above them. Monitor for worsening condition, no immediate action required.



Nov 21, 2025 at 1:45 pm EST



Nov 21, 2025 at 1:45 pm EST



Nov 21, 2025 at 1:45 pm EST



Nov 21, 2025 at 1:44 pm EST



Nov 21, 2025 at 1:44 pm EST



Nov 21, 2025 at 1:42 pm EST

69

Needs Action (continued)

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 1:46 pm EST

Pin Type: General



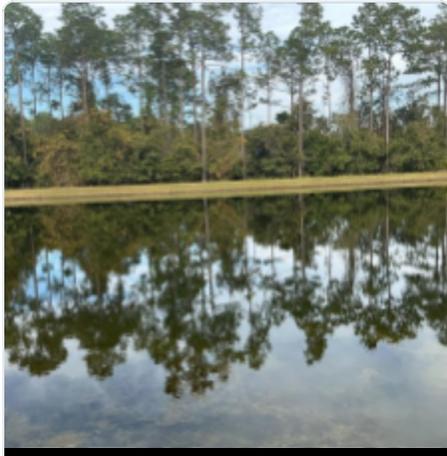
Nov 21, 2025 at 1:42 pm EST



Nov 21, 2025 at 1:41 pm EST



Nov 21, 2025 at 1:41 pm EST



Nov 21, 2025 at 1:41 pm EST



Nov 21, 2025 at 1:41 pm EST



Nov 21, 2025 at 1:40 pm EST

70

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 2:08 pm EST

Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 21, 2025 2:08 PM EST
Pond bank is in good condition. MES is under water, erosion above it.



Nov 21, 2025 at 2:06 pm EST



Nov 21, 2025 at 2:06 pm EST



Nov 21, 2025 at 2:05 pm EST



Nov 21, 2025 at 2:04 pm EST



Nov 21, 2025 at 2:04 pm EST



Nov 21, 2025 at 2:04 pm EST

71

Observation

Pin Type: **General** Categories: **Storm**

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 2:27 pm EST

Location:



Worklog:

Pong Lanh November 21, 2025 2:27 PM EST
Pond bank is in good condition. MESS are under water, no erosion above them.



Nov 21, 2025 at 2:26 pm EST



Nov 21, 2025 at 2:26 pm EST



Nov 21, 2025 at 2:25 pm EST



Nov 21, 2025 at 2:25 pm EST



Nov 21, 2025 at 2:25 pm EST



Nov 21, 2025 at 2:25 pm EST

72

Observation

Pin Type: **General** Categories: **Storm**

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 3:01 pm EST

Location:



Worklog:

Pong Lanh November 21, 2025 3:01 PM EST
Pond bank has some minor erosion along edge of water. Two new MESs added and in good condition. No erosion above MESs.



Nov 21, 2025 at 2:59 pm EST



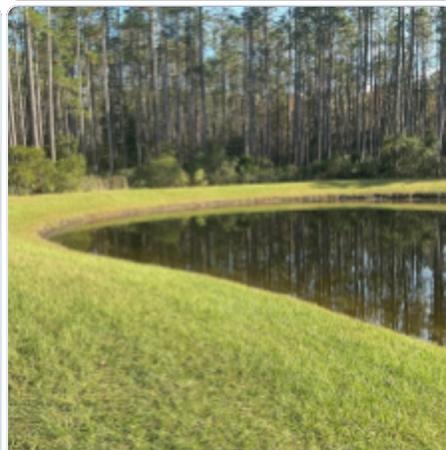
Nov 21, 2025 at 2:59 pm EST



Nov 21, 2025 at 2:59 pm EST



Nov 21, 2025 at 2:59 pm EST



Nov 21, 2025 at 2:59 pm EST



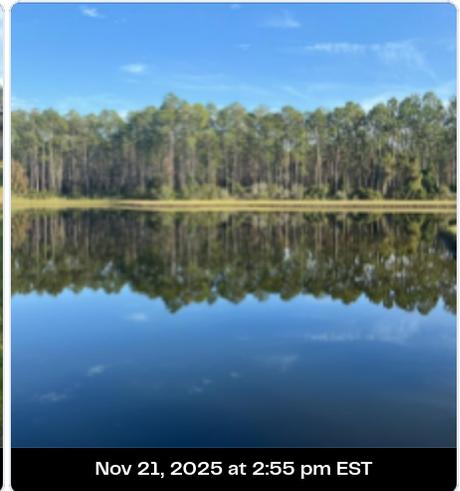
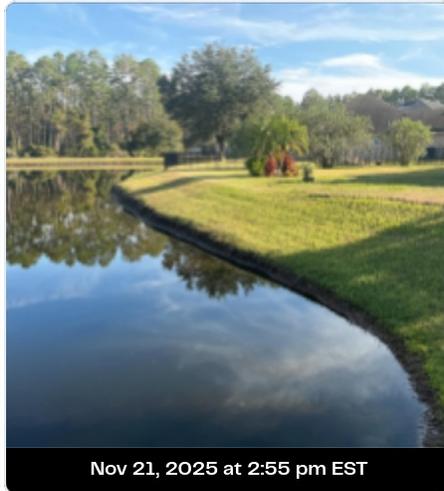
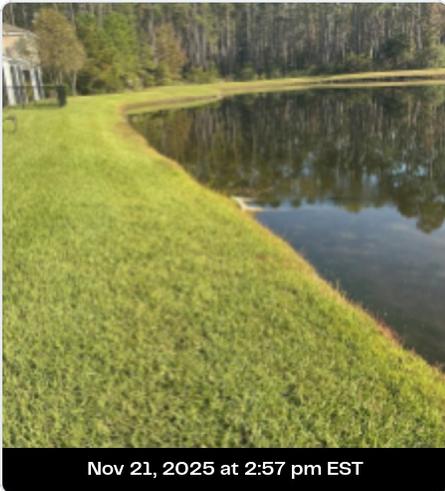
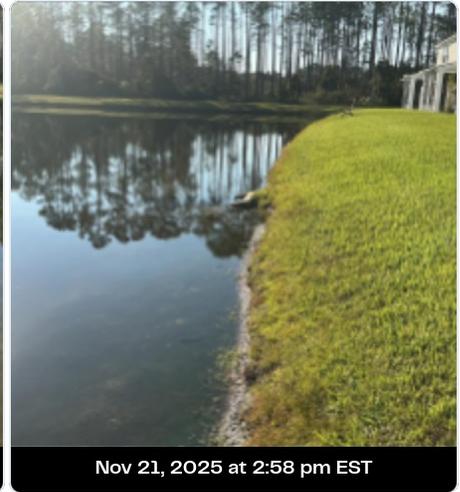
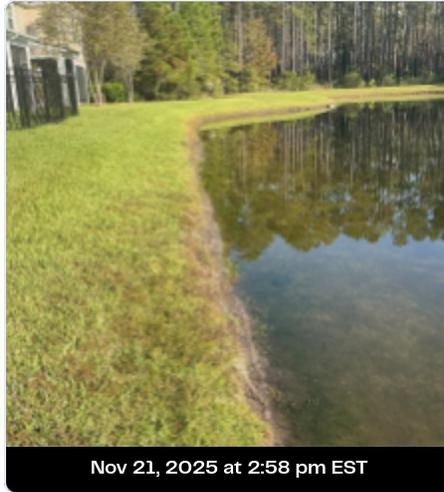
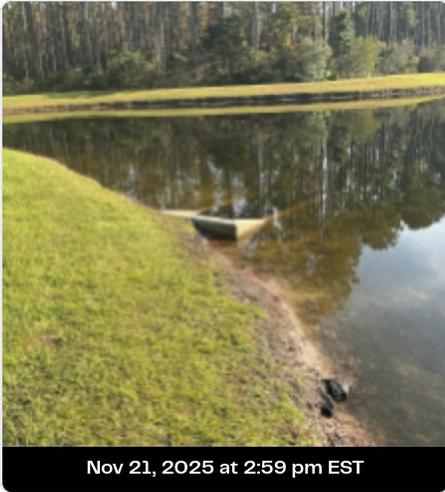
Nov 21, 2025 at 2:59 pm EST

72

Observation (continued)

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 3:01 pm EST

Pin Type: General



73

Observation

Pin Type: **General** Categories: **Storm**

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 3:11 pm EST

Location:



Worklog:

Pong Lanh November 21, 2025 3:11 PM EST

Pond bank is in good condition. MESSs visible and in good condition. No erosion above them.



Nov 21, 2025 at 3:09 pm EST



Nov 21, 2025 at 3:08 pm EST



Nov 21, 2025 at 3:08 pm EST



Nov 21, 2025 at 3:08 pm EST



Nov 21, 2025 at 3:08 pm EST

74

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 3:26 pm EST

Pin Type: General Categories: Storm

Location:



Worklog:

Pong Lanh November 21, 2025 3:26 PM EST
Pond bank is in good condition. MESS under water, no erosion above them. New pond.



Nov 21, 2025 at 3:25 pm EST



Nov 21, 2025 at 3:25 pm EST



Nov 21, 2025 at 3:25 pm EST



Nov 21, 2025 at 3:25 pm EST



Nov 21, 2025 at 3:24 pm EST

75

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 3:28 pm EST

Pin Type: General **Categories:** Storm

Location:

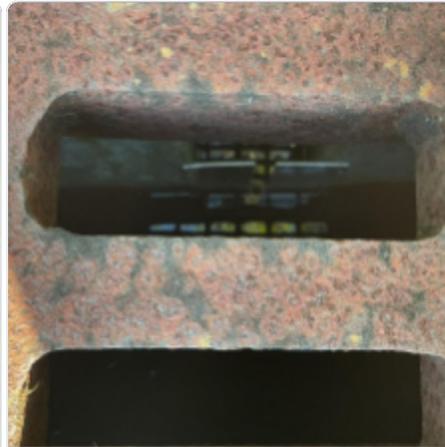


Worklog:

Pong Lanh November 21, 2025 3:28 PM EST
Control Structure is in good condition.



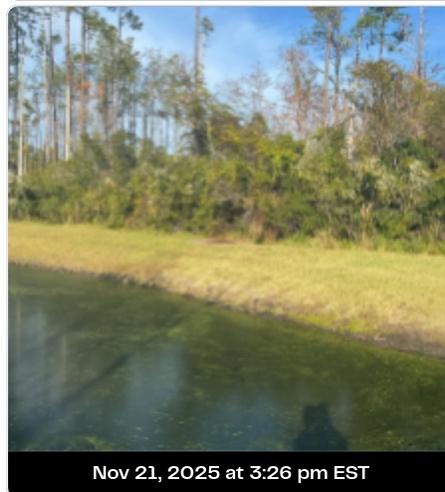
Nov 21, 2025 at 3:27 pm EST



Nov 21, 2025 at 3:27 pm EST



Nov 21, 2025 at 3:27 pm EST



Nov 21, 2025 at 3:26 pm EST

76

Observation

Pin Type: **General** Categories: **Storm**

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 3:36 pm EST

Location:



Worklog:

Pong Lanh November 21, 2025 3:36 PM EST
Pond bank is in good condition. No visible MES. No pond bank erosion.



Nov 21, 2025 at 3:34 pm EST



Nov 21, 2025 at 3:34 pm EST



Nov 21, 2025 at 3:34 pm EST



Nov 21, 2025 at 3:34 pm EST



Nov 21, 2025 at 3:34 pm EST



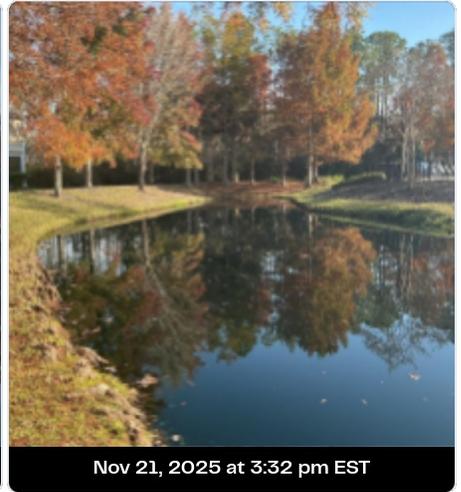
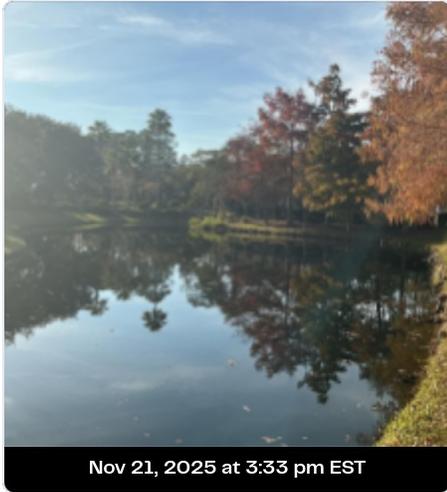
Nov 21, 2025 at 3:34 pm EST

76

Observation *(continued)*

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 3:36 pm EST

Pin Type: General



77

Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 3:51 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 21, 2025 3:51 PM EST
Spillway cracks with small, about 1/8" separation. Monitor for worsening condition.



Nov 21, 2025 at 3:49 pm EST



Nov 21, 2025 at 3:49 pm EST



Nov 21, 2025 at 3:49 pm EST



Nov 21, 2025 at 3:49 pm EST



Nov 21, 2025 at 3:48 pm EST



Nov 21, 2025 at 3:48 pm EST

78

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 3:56 pm EST

Pin Type: General **Categories:** Storm

Location:



Worklog:

Mike Silverstein November 21, 2025 3:56 PM EST
Pond bank is in good condition. MESSs under water, no erosion above MES.



Nov 21, 2025 at 3:54 pm EST



Nov 21, 2025 at 3:53 pm EST



Nov 21, 2025 at 3:53 pm EST



Nov 21, 2025 at 3:53 pm EST



Nov 21, 2025 at 3:53 pm EST



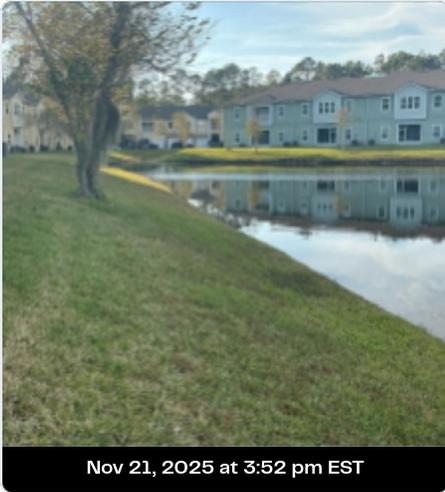
Nov 21, 2025 at 3:52 pm EST

78

Observation (continued)

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 3:56 pm EST

Pin Type: General



79

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 4:11 pm EST

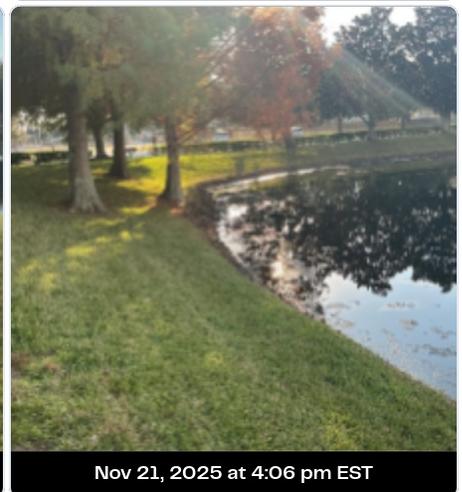
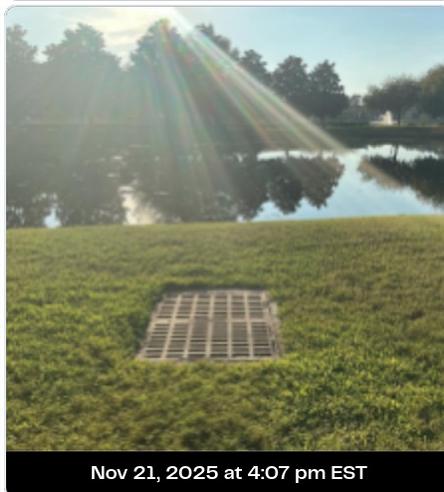
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 21, 2025 4:11 PM EST
Pond bank is in good condition. MESS under water, no erosion above them.

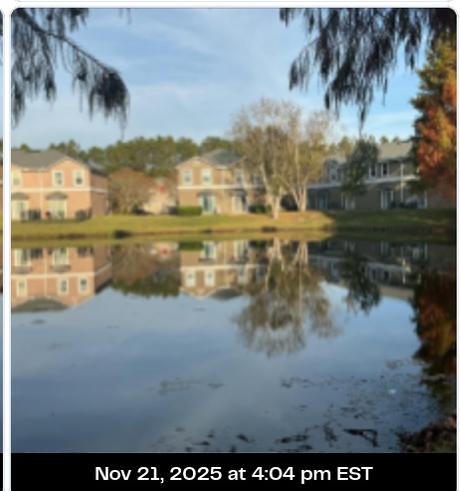
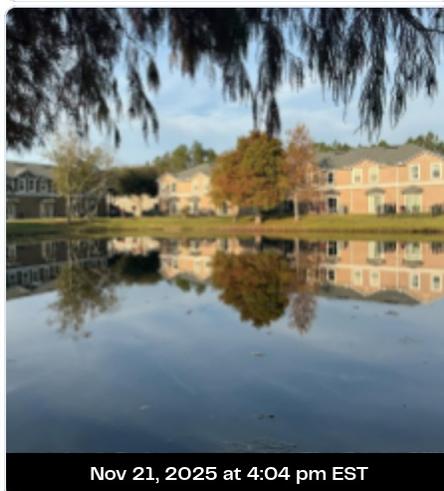
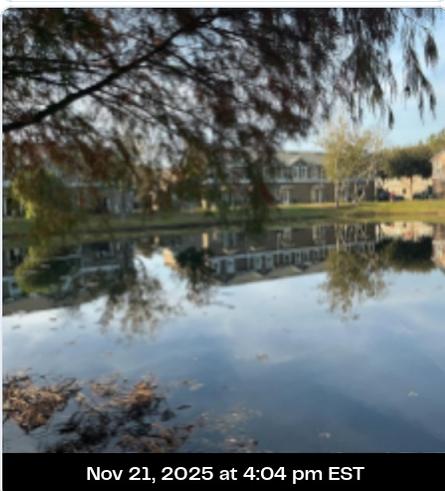
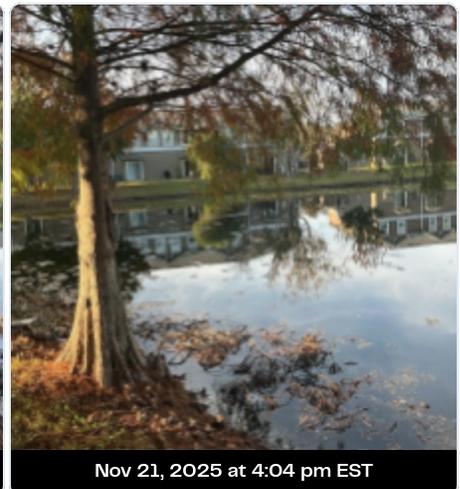
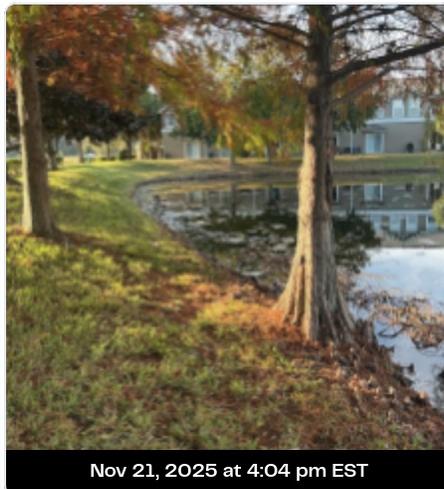
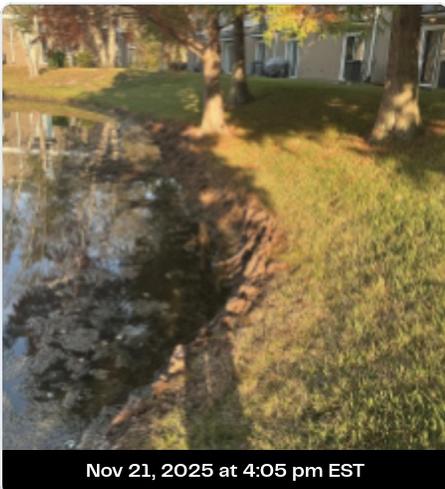
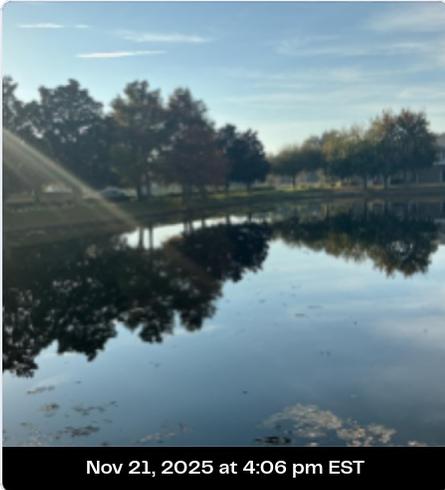


79

Observation (continued)

Pin Type: General

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 4:11 pm EST

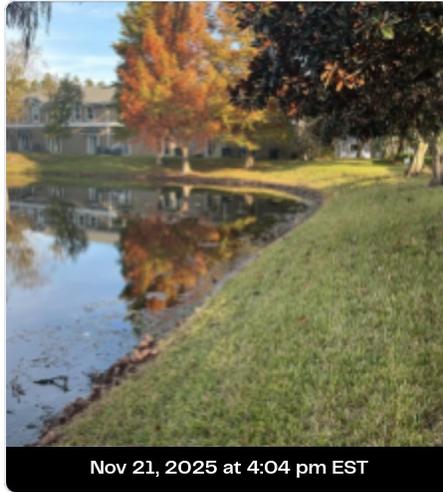


79

Observation *(continued)*

Pin Type: **General**

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 4:11 pm EST



80

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 4:14 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 21, 2025 4:14 PM EST
Control Structure is in good condition. No erosion around it.



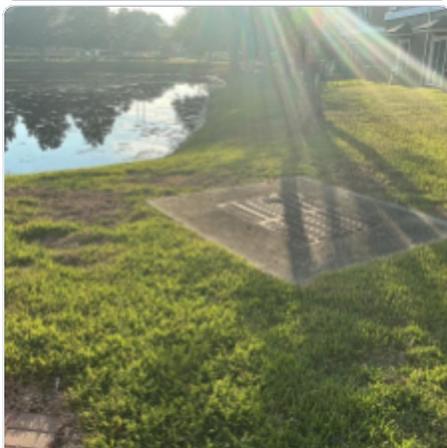
Nov 21, 2025 at 4:13 pm EST



Nov 21, 2025 at 4:13 pm EST



Nov 21, 2025 at 4:13 pm EST



Nov 21, 2025 at 4:12 pm EST



Nov 21, 2025 at 4:12 pm EST



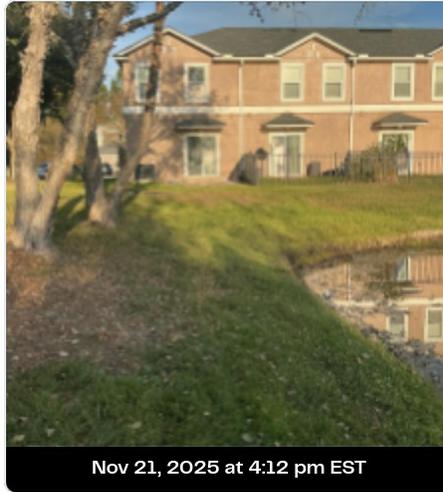
Nov 21, 2025 at 4:12 pm EST

80

Observation *(continued)*

Pin Type:

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 4:14 pm EST



81

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 4:27 pm EST

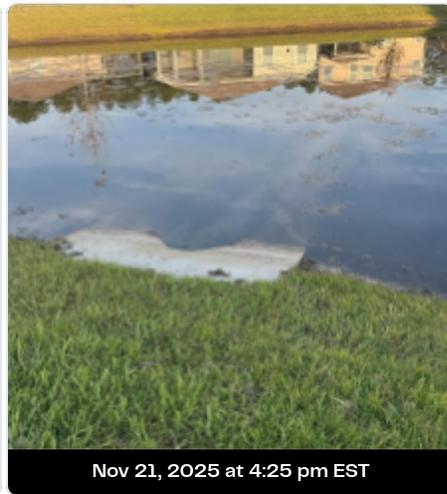
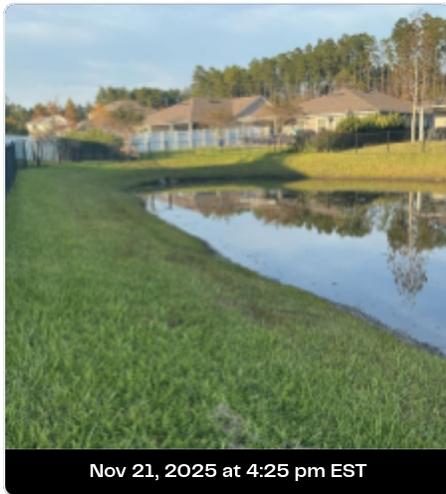
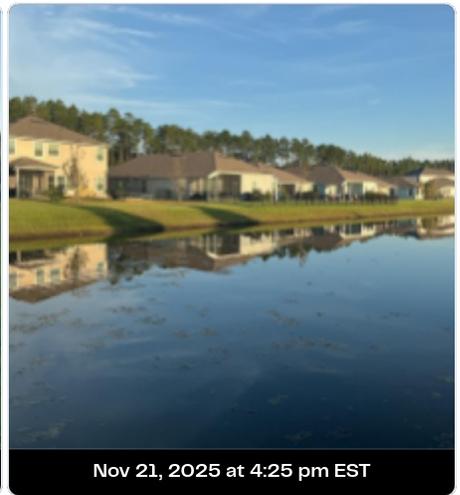
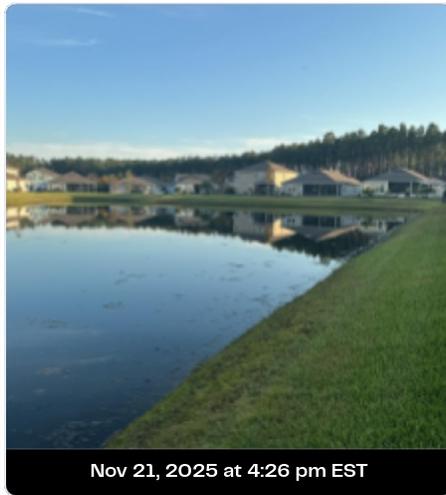
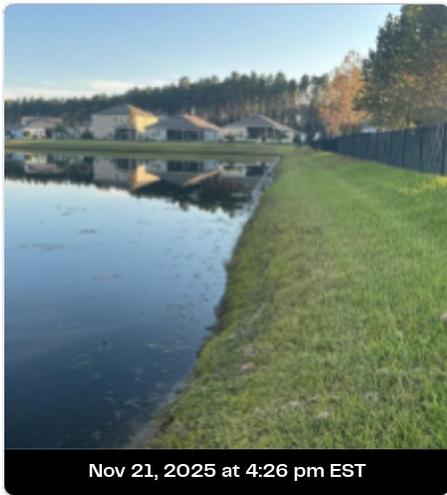
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 21, 2025 4:27 PM EST
Pond bank is in good condition. MESSs visible and are in good condition. No erosion above them.



82

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 4:42 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 21, 2025 4:42 PM EST
Pond is in good condition. MESs visible and in good condition. No erosion above MESs.



Nov 21, 2025 at 4:41 pm EST



Nov 21, 2025 at 4:40 pm EST



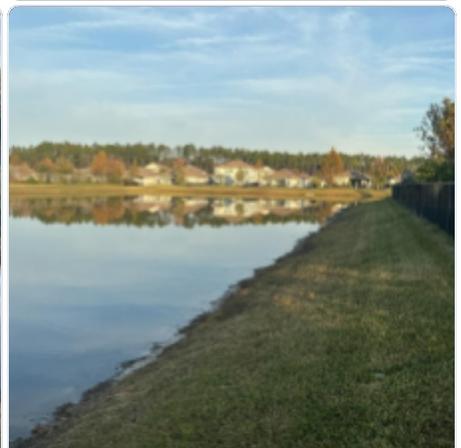
Nov 21, 2025 at 4:40 pm EST



Nov 21, 2025 at 4:40 pm EST



Nov 21, 2025 at 4:40 pm EST



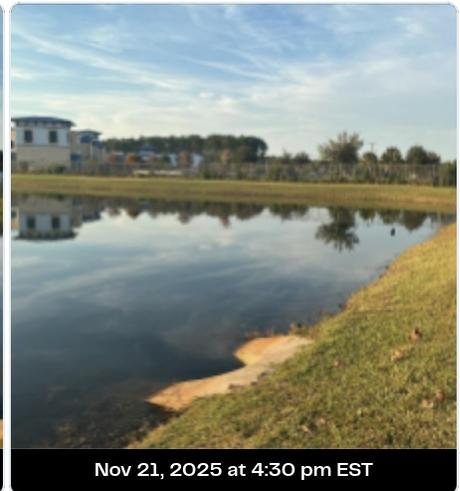
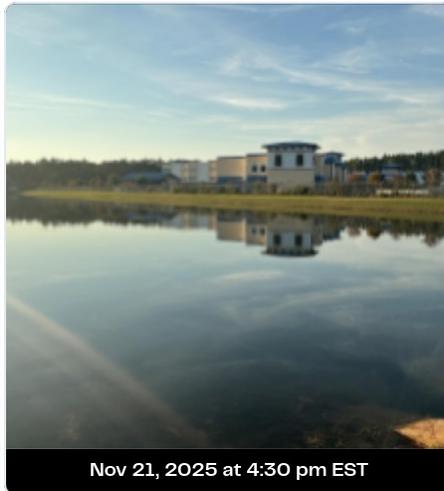
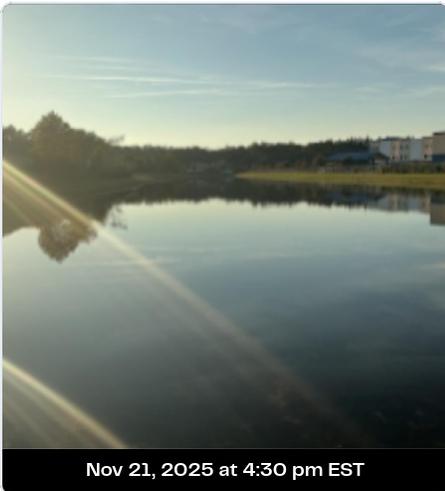
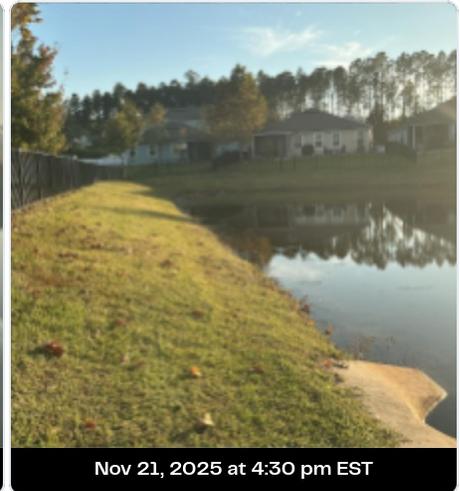
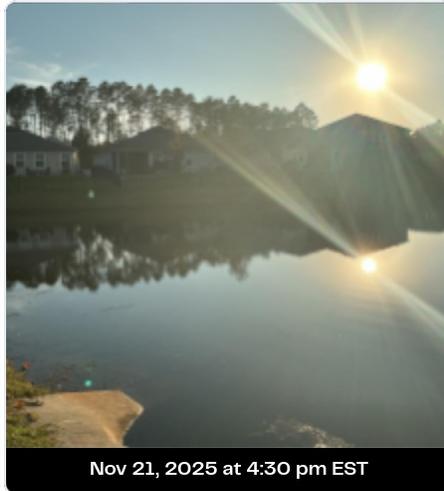
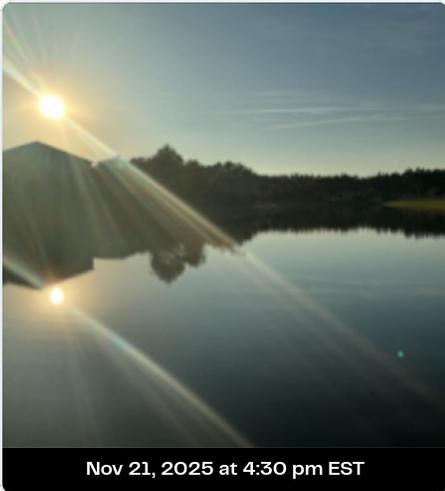
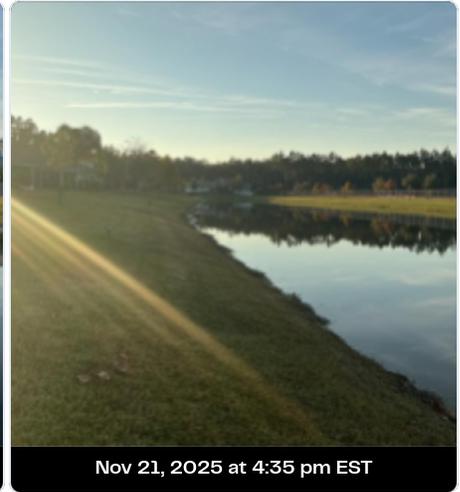
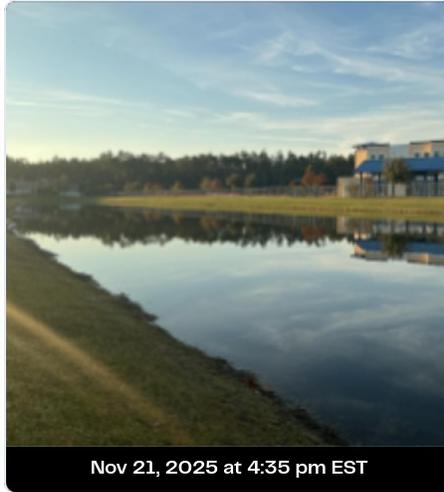
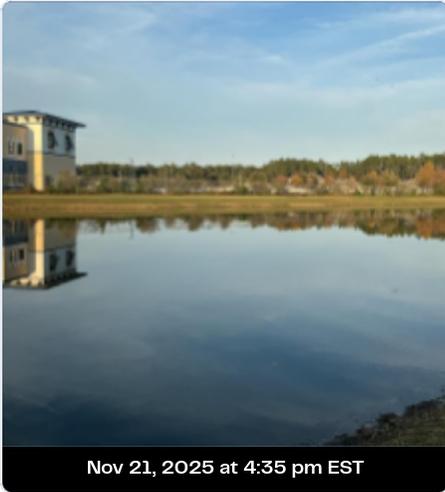
Nov 21, 2025 at 4:35 pm EST

82

Observation (continued)

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 4:42 pm EST

Pin Type: General

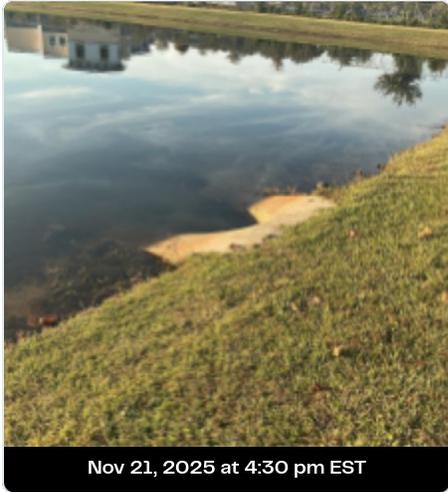
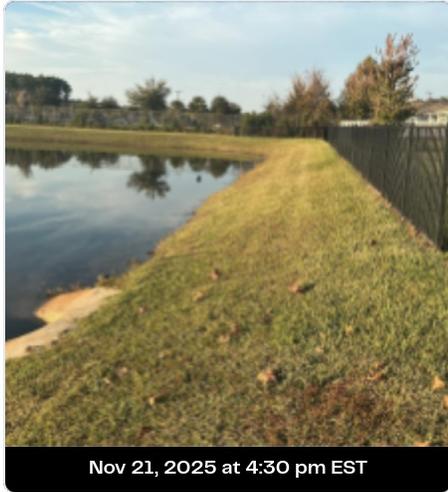


82

Observation *(continued)*

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 4:42 pm EST

Pin Type: General



83

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 4:53 pm EST

Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 21, 2025 4:53 PM EST
Pond bank is in good condition. MESS visible and in good condition. No erosion above them.



Nov 21, 2025 at 4:52 pm EST



Nov 21, 2025 at 4:52 pm EST



Nov 21, 2025 at 4:51 pm EST



Nov 21, 2025 at 4:51 pm EST



Nov 21, 2025 at 4:51 pm EST



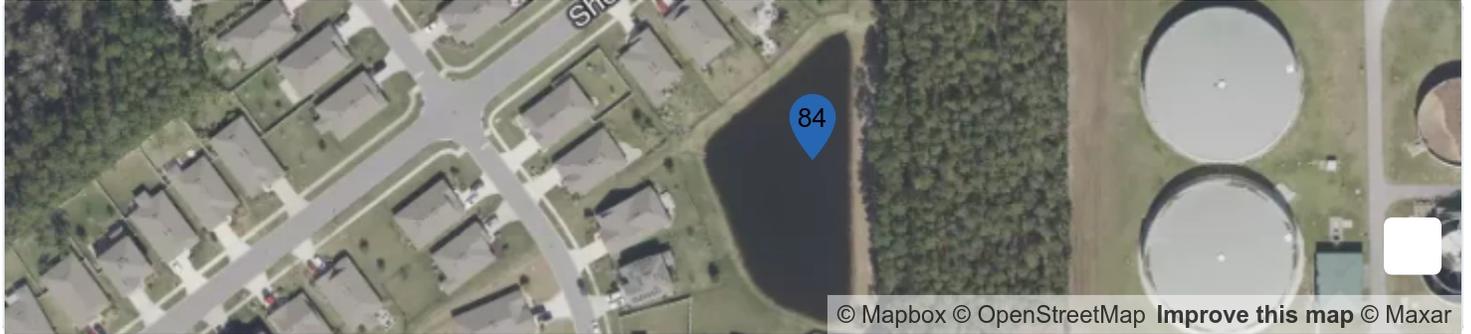
Nov 21, 2025 at 4:51 pm EST

84 Observation

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 1:04 pm EST

Pin Type: General Categories: Storm

Location:



Worklog:

Pong Lanh November 25, 2025 1:04 PM EST
Pond bank has some erosion from manhole. MES above water, no erosion.



Nov 25, 2025 at 1:03 pm EST



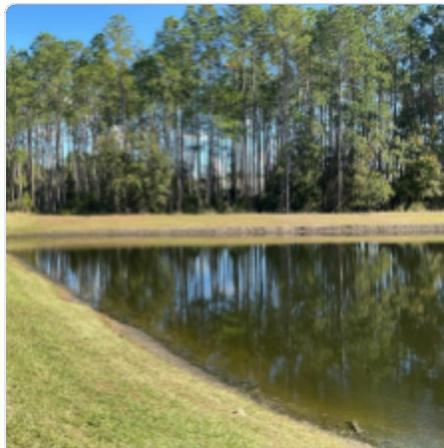
Nov 25, 2025 at 1:03 pm EST



Nov 25, 2025 at 1:02 pm EST



Nov 25, 2025 at 1:02 pm EST



Nov 25, 2025 at 1:02 pm EST



Nov 25, 2025 at 1:02 pm EST

85

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 1:14 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 25, 2025 1:14 PM EST
Pond bank has some erosion from manhole. MESs below water, no erosion above them.



Nov 25, 2025 at 1:20 pm EST



Nov 25, 2025 at 1:20 pm EST



Nov 25, 2025 at 1:20 pm EST



Nov 25, 2025 at 1:16 pm EST



Nov 25, 2025 at 1:13 pm EST



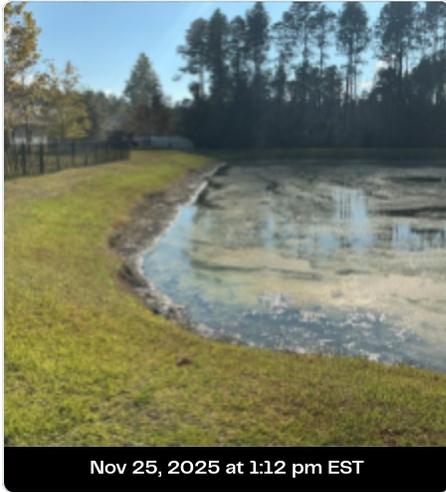
Nov 25, 2025 at 1:12 pm EST

85

Observation *(continued)*

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 1:14 pm EST

Pin Type: General

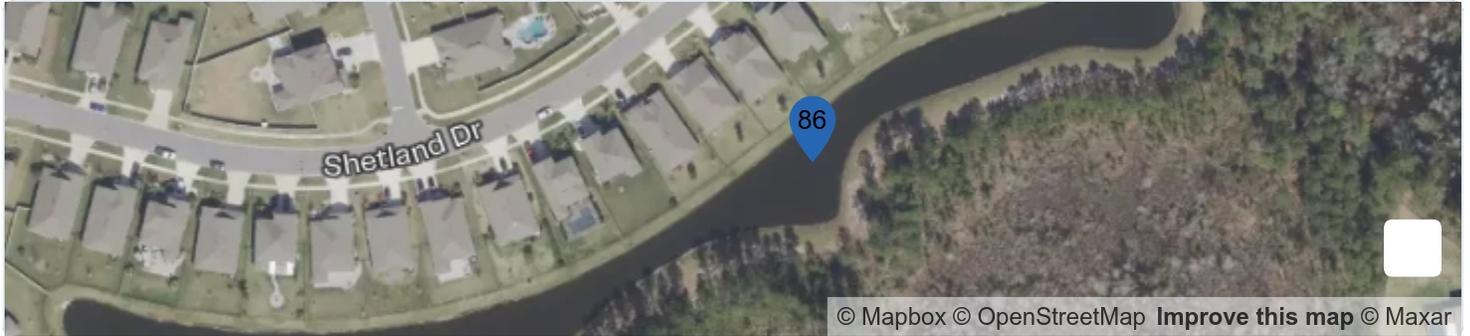


86 Observation

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 1:30 pm EST

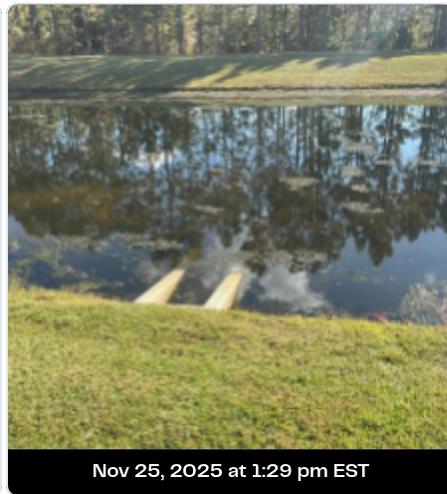
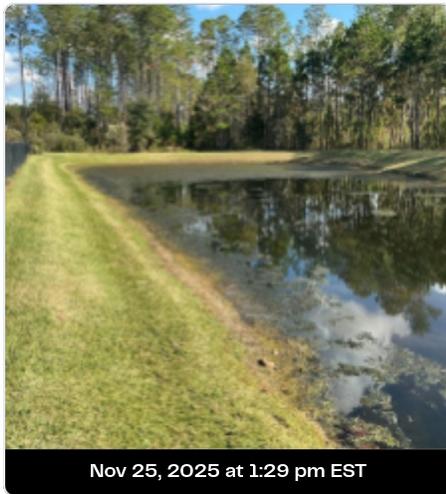
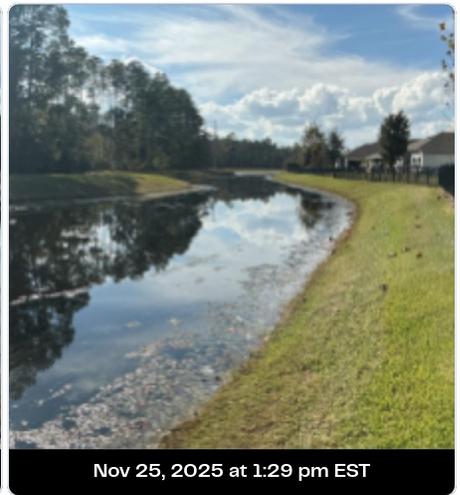
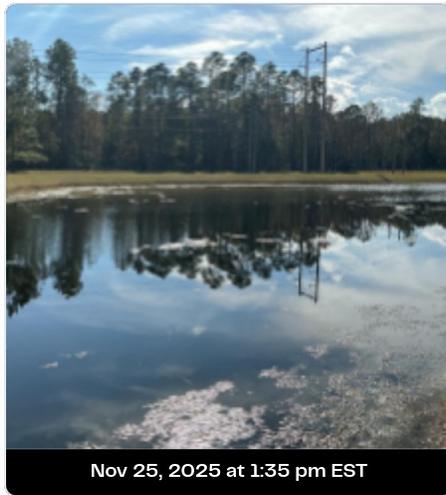
Pin Type: General Categories: Storm

Location:



Worklog:

Pong Lanh November 25, 2025 1:30 PM EST
Pond bank has some small erosion. Some MESSs above water and in good condition.



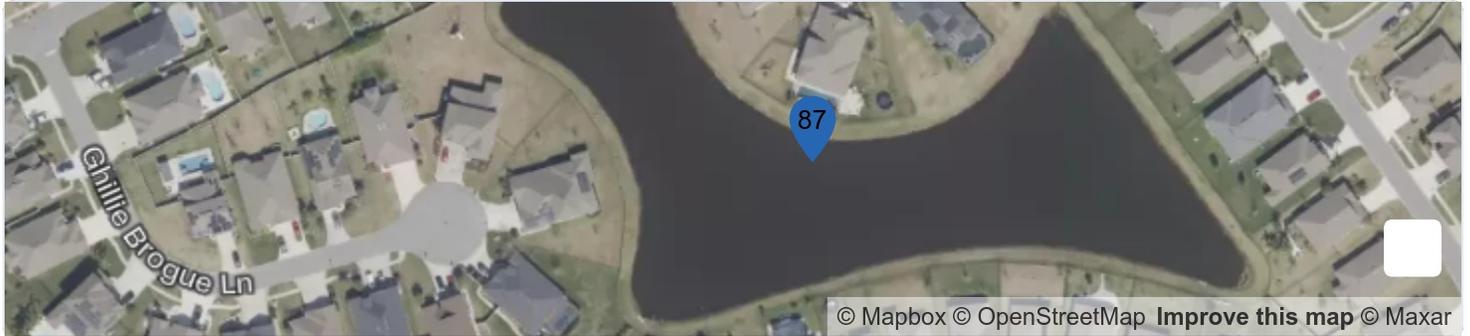
87

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 1:50 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 25, 2025 1:50 PM EST
Pond bank is in good condition.



Nov 25, 2025 at 1:46 pm EST



Nov 25, 2025 at 1:46 pm EST



Nov 25, 2025 at 1:46 pm EST



Nov 25, 2025 at 1:45 pm EST



Nov 25, 2025 at 1:45 pm EST



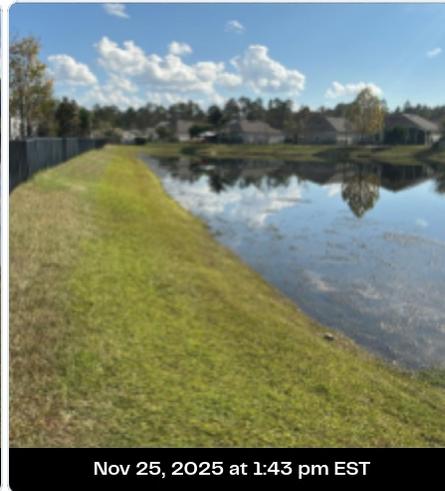
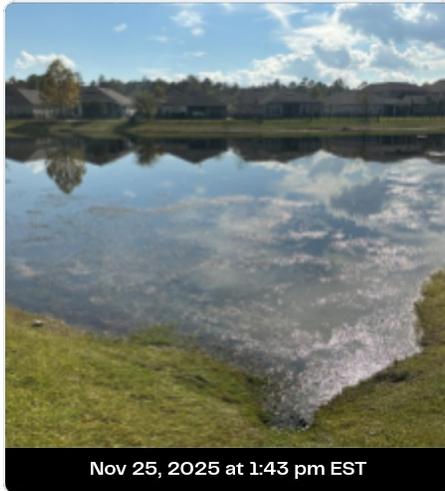
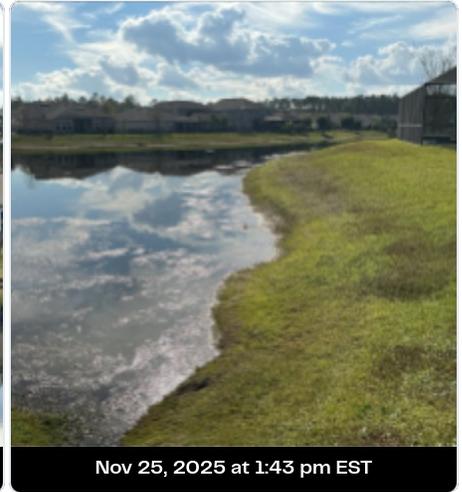
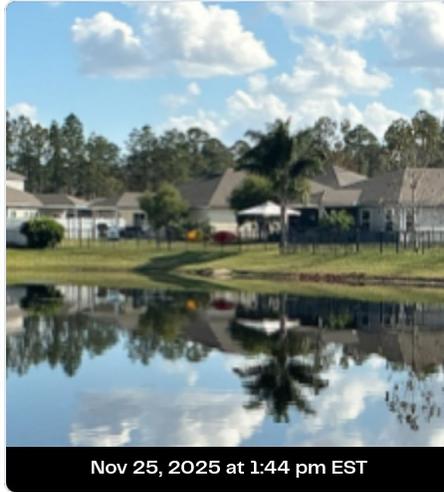
Nov 25, 2025 at 1:44 pm EST

87

Observation (continued)

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 1:50 pm EST

Pin Type: General



88

Observation

Pin Type: **General** Categories: **Storm**

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 1:54 pm EST

Location:



Worklog:

Pong Lanh November 25, 2025 1:54 PM EST
Pond bank is in good condition. MESSs under water, no erosion above them.



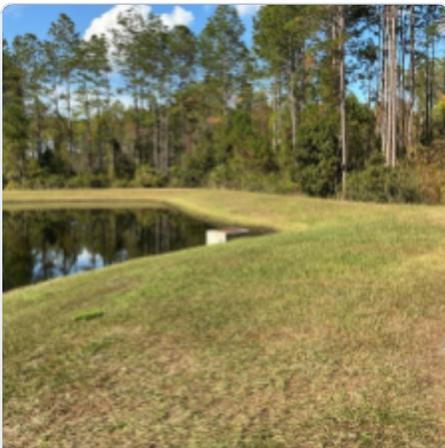
Nov 25, 2025 at 1:54 pm EST



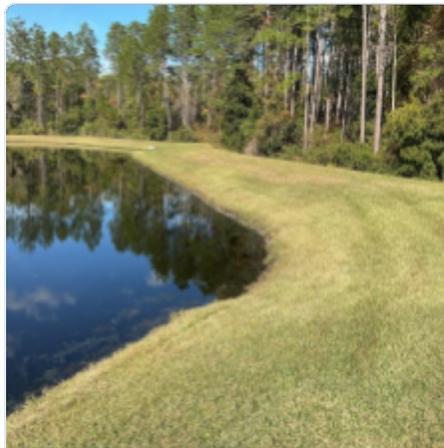
Nov 25, 2025 at 1:53 pm EST



Nov 25, 2025 at 1:53 pm EST



Nov 25, 2025 at 1:53 pm EST



Nov 25, 2025 at 1:53 pm EST



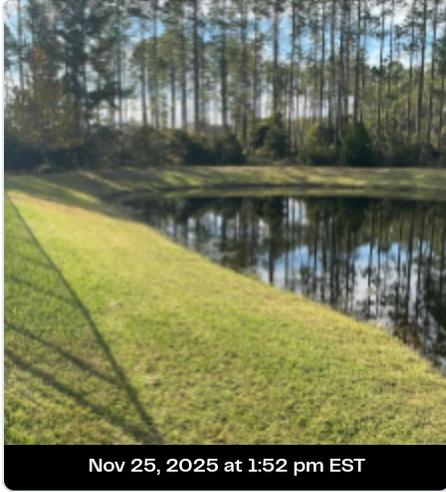
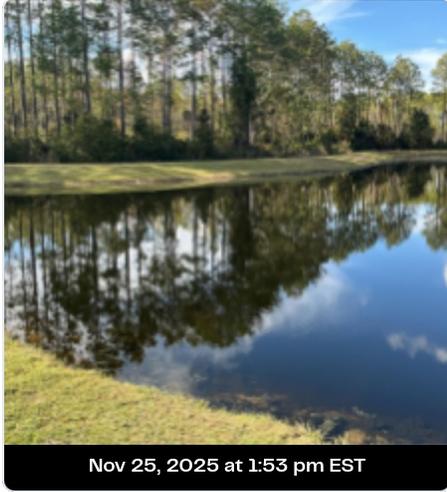
Nov 25, 2025 at 1:53 pm EST

88

Observation *(continued)*

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 1:54 pm EST

Pin Type: General



89

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 2:04 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 25, 2025 2:04 PM EST
Pond bank is in good condition. MESSs above water, no erosion above them.



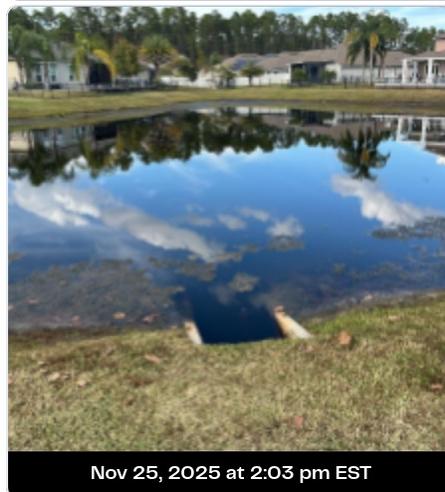
Nov 25, 2025 at 2:04 pm EST



Nov 25, 2025 at 2:03 pm EST



Nov 25, 2025 at 2:03 pm EST



Nov 25, 2025 at 2:03 pm EST

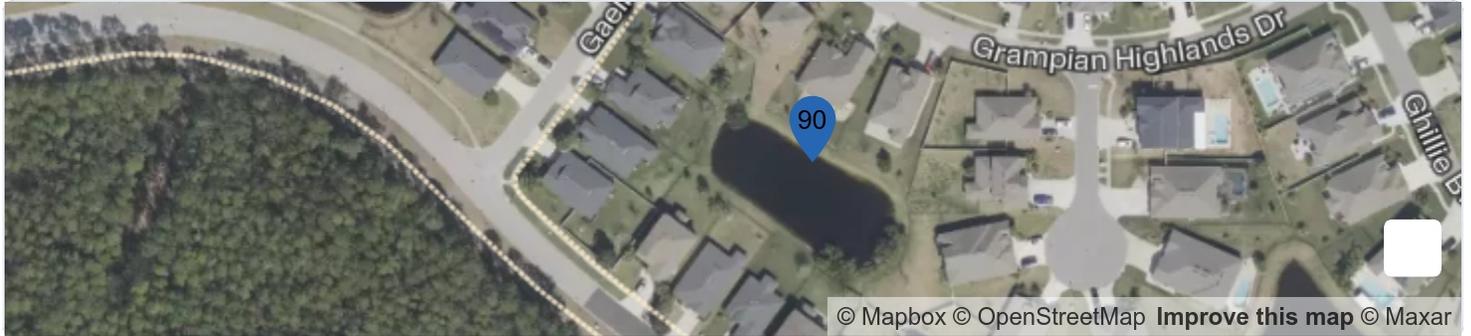
90

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 2:11 pm EST

Pin Type: General Categories: Storm

Location:



Worklog:

Mike Silverstein November 25, 2025 2:11 PM EST
Pond bank is in good condition. MESS below water, no erosion above them.



Nov 25, 2025 at 2:10 pm EST



Nov 25, 2025 at 2:10 pm EST



Nov 25, 2025 at 2:10 pm EST

91

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 2:17 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 25, 2025 2:17 PM EST
Pond bank is in good condition. MESS under water, no erosion above them.



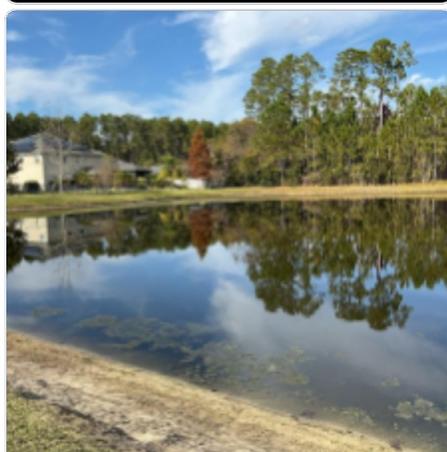
Nov 25, 2025 at 2:17 pm EST



Nov 25, 2025 at 2:17 pm EST



Nov 25, 2025 at 2:16 pm EST



Nov 25, 2025 at 2:16 pm EST



Nov 25, 2025 at 2:16 pm EST



Nov 25, 2025 at 2:16 pm EST

94

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 3:07 pm EST

Pin Type: General **Categories:** Storm

Location:



Worklog:

Pong Lanh November 25, 2025 3:07 PM EST
Pond bank is in good condition. MESS under water, no erosion above them.



Nov 25, 2025 at 3:07 pm EST



Nov 25, 2025 at 3:07 pm EST



Nov 25, 2025 at 3:06 pm EST



Nov 25, 2025 at 3:05 pm EST



Nov 25, 2025 at 3:05 pm EST



Nov 25, 2025 at 3:05 pm EST

94

Observation *(continued)*

Pin Type: **General**

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 3:07 pm EST



95

Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 3:28 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 25, 2025 3:28 PM EST

Pond bank has some erosion along edge of water. Some area has steep slope. Consider addressing - monitor for worsening condition.



Nov 25, 2025 at 3:28 pm EST



Nov 25, 2025 at 3:27 pm EST



Nov 25, 2025 at 3:21 pm EST



Nov 25, 2025 at 3:21 pm EST



Nov 25, 2025 at 3:19 pm EST



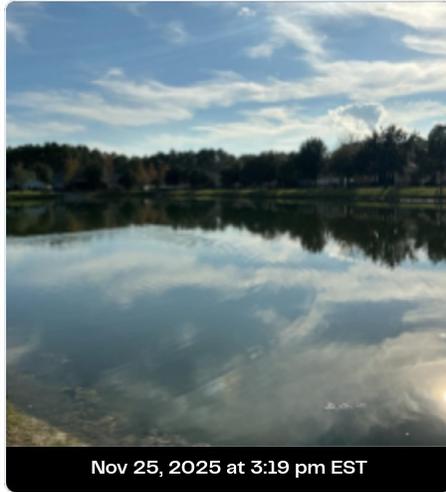
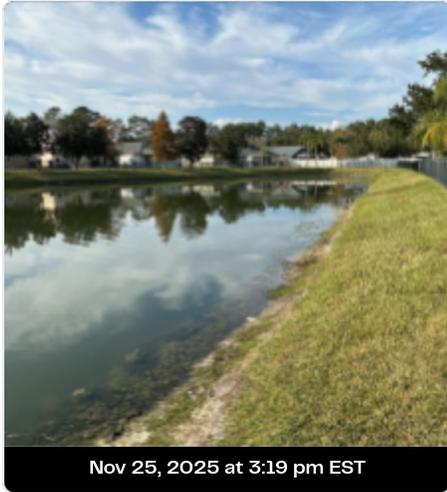
Nov 25, 2025 at 3:19 pm EST

95

Needs Action (continued)

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 3:28 pm EST

Pin Type: General



96

Observation

Pin Type: **General** Categories: **Storm**

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 3:47 pm EST

Location:

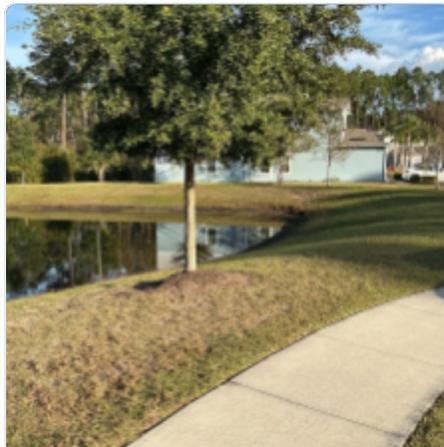


Worklog:

Pong Lanh November 25, 2025 3:47 PM EST
Pond bank is in good condition. MESSs under water, no erosion above them.



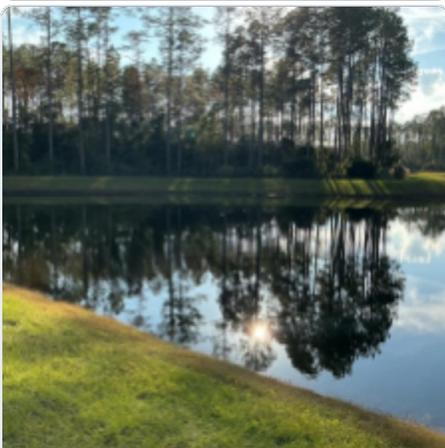
Nov 25, 2025 at 3:47 pm EST



Nov 25, 2025 at 3:47 pm EST



Nov 25, 2025 at 3:46 pm EST



Nov 25, 2025 at 3:38 pm EST



Nov 25, 2025 at 3:38 pm EST



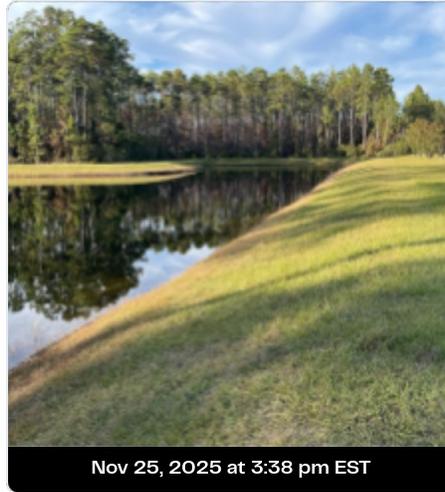
Nov 25, 2025 at 3:38 pm EST

96

Observation *(continued)*

Pin Type: **General**

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 3:47 pm EST



97

Observation

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 4:28 pm EST

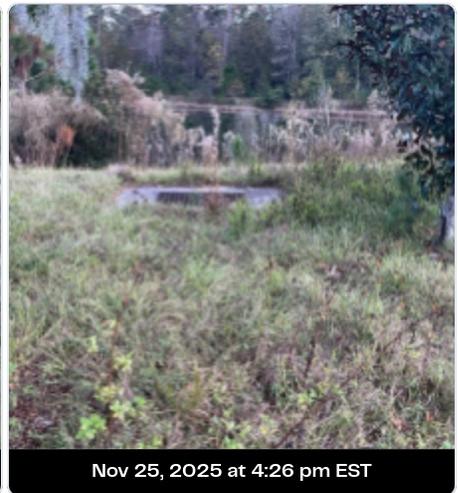
Pin Type: General Categories: Storm

Location:



Worklog:

Pong Lanh November 25, 2025 4:28 PM EST
Control Structure is in good condition.



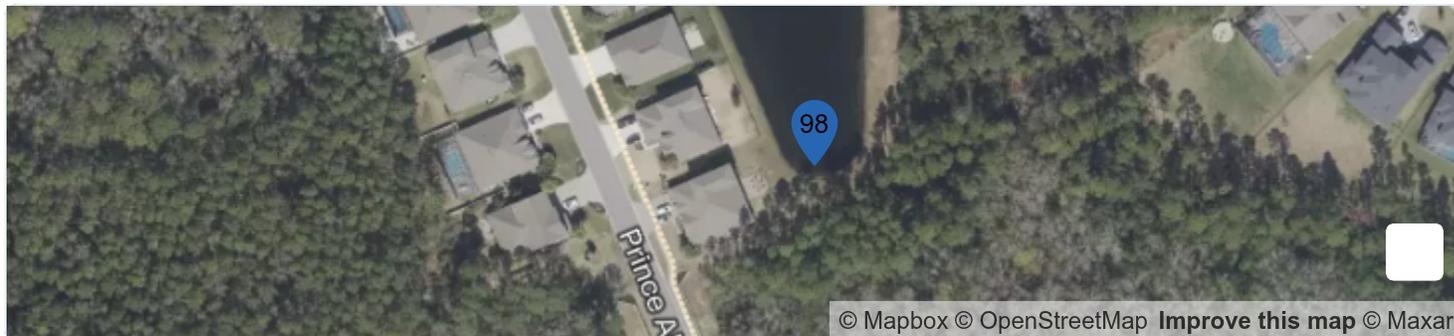
98

Needs Action

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 9:59 am EST

Pin Type: General Categories: Storm

Location:



Worklog:

Mike Silverstein December 5, 2025 9:59 AM EST

Control Structure does not have oil skimmer. Orifice is buried, no water come through. Clean area around drawdown pipe to provide 1' of clearance from bottom of pipe to pond bottom.



Dec 5, 2025 at 9:58 am EST



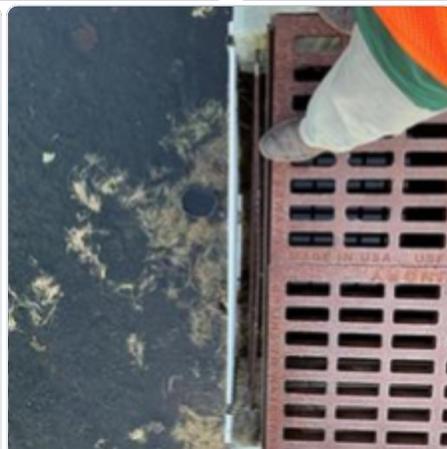
Dec 5, 2025 at 9:57 am EST



Dec 5, 2025 at 9:57 am EST



Dec 5, 2025 at 9:57 am EST



Dec 5, 2025 at 9:57 am EST

99

Needs Action

Pin Type: **General** Categories: **Storm**

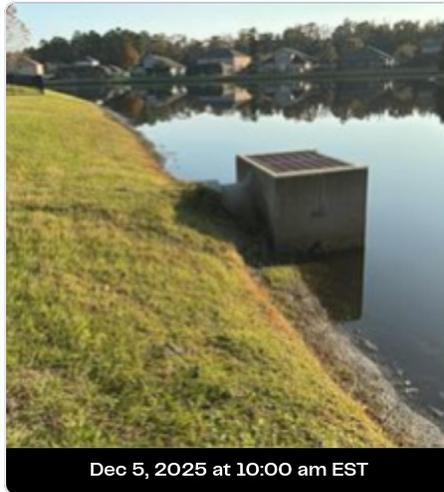
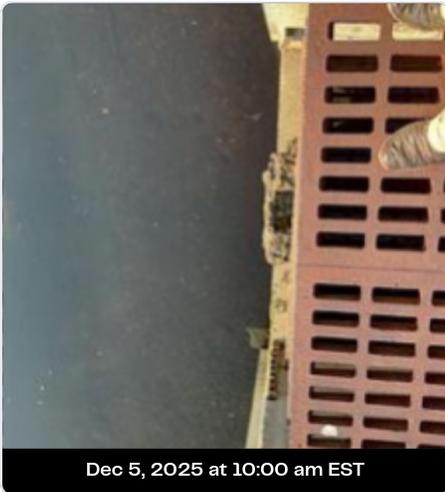
Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:01 am EST

Location:



Worklog:

Mike Silverstein December 5, 2025 10:01 AM EST
Control Structure missing skimmer. Replace missing oil skimmer. Control structure has erosion around the outfall pipe/pond bank. Appears stable at the time of the inspection, monitor for worsening condition.



101

Observation

Pin Type: **General** Categories: **Storm**

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:18 am EST

Location:



Worklog:

Mike Silverstein December 5, 2025 10:18 AM EST
Control Structure has erosion around outfall pipe. Monitor for worsening condition, area seems stable at the time of the inspection.



Dec 5, 2025 at 10:16 am EST



Dec 5, 2025 at 10:16 am EST



Dec 5, 2025 at 10:16 am EST



Dec 5, 2025 at 10:16 am EST

102

Needs Action

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:27 am EST

Pin Type: General Categories: Storm

Location:



Worklog:

Mike Silverstein December 5, 2025 10:27 AM EST

Control Structure is in good condition. Some grass grown in the skimmer. Clear organics from between skimmer and structure.



Dec 5, 2025 at 10:26 am EST



Dec 5, 2025 at 10:26 am EST



Dec 5, 2025 at 10:26 am EST



Dec 5, 2025 at 10:26 am EST

103

Observation

Pin Type: **General** Categories: **Storm**

Location:

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:28 am EST



Worklog:

Mike Silverstein December 5, 2025 10:28 AM EST
Control Structure is in good condition.



Dec 5, 2025 at 10:27 am EST



Dec 5, 2025 at 10:27 am EST



Dec 5, 2025 at 10:27 am EST



Dec 5, 2025 at 10:27 am EST



Dec 5, 2025 at 10:27 am EST



Dec 5, 2025 at 10:27 am EST

104

Needs Action

Pin Type: **General** Categories: **Storm**

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:29 am EST

Location:



© Mapbox © OpenStreetMap Improve this map © Maxar

Worklog:

Mike Silverstein December 5, 2025 10:29 AM EST
Control Structure missing oil skimmer.



Dec 5, 2025 at 10:28 am EST



Dec 5, 2025 at 10:28 am EST



Dec 5, 2025 at 10:28 am EST



Dec 5, 2025 at 10:28 am EST



Dec 5, 2025 at 10:28 am EST



Dec 5, 2025 at 10:28 am EST

105

Needs Action

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:31 am EST

Pin Type: General **Categories:** Storm

Location:



Worklog:

Mike Silverstein December 5, 2025 10:31 AM EST
Control Structure is in good condition. Missing skimmer.



Dec 5, 2025 at 10:30 am EST



Dec 5, 2025 at 10:30 am EST



Dec 5, 2025 at 10:30 am EST



Dec 5, 2025 at 10:30 am EST

106

Needs Action

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:32 am EST

Pin Type: General Categories: Storm

Location:



Worklog:

Mike Silverstein December 5, 2025 10:32 AM EST
Control Structure missing oil skimmer.



Dec 5, 2025 at 10:32 am EST



Dec 5, 2025 at 10:32 am EST



Dec 5, 2025 at 10:32 am EST



Dec 5, 2025 at 10:32 am EST



Dec 5, 2025 at 10:32 am EST

107

Observation

Pin Type: **General** Categories: **Storm**

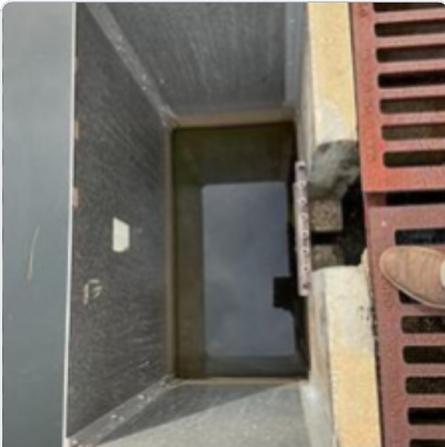
Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:33 am EST

Location:



Worklog:

Mike Silverstein December 5, 2025 10:33 AM EST
Control Structure is in good condition.



Dec 5, 2025 at 10:33 am EST



Dec 5, 2025 at 10:33 am EST



Dec 5, 2025 at 10:33 am EST



Dec 5, 2025 at 10:33 am EST

108

Observation

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:35 am EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Mike Silverstein December 5, 2025 10:35 AM EST
Control Structure has some erosion from manhole. Monitor for worsening condition.



Dec 5, 2025 at 10:34 am EST



Dec 5, 2025 at 10:34 am EST



Dec 5, 2025 at 10:34 am EST



Dec 5, 2025 at 10:34 am EST



Dec 5, 2025 at 10:34 am EST



Dec 5, 2025 at 10:34 am EST

109

Observation

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:36 am EST

Pin Type: General Categories: Storm

Location:



Worklog:

Mike Silverstein December 5, 2025 10:36 AM EST
Control Structure is in good condition.



Dec 5, 2025 at 10:35 am EST



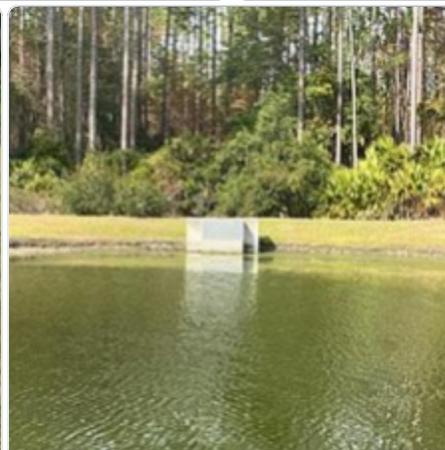
Dec 5, 2025 at 10:35 am EST



Dec 5, 2025 at 10:35 am EST



Dec 5, 2025 at 10:35 am EST



Dec 5, 2025 at 10:36 am EST

110

Observation

Pin Type: **General** Categories: **Storm**

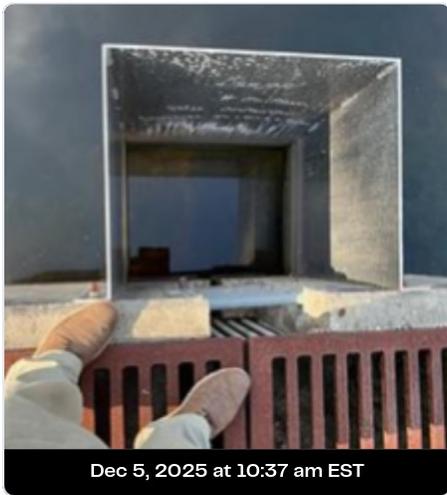
Location:

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:37 am EST



Worklog:

Mike Silverstein December 5, 2025 10:37 AM EST
Control Structure is good condition.



111

Observation

Pin Type: **General** Categories: **Storm**

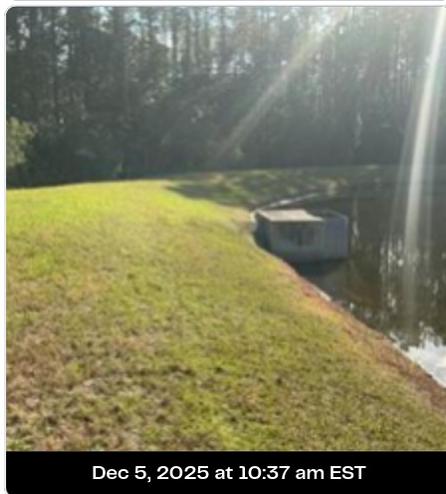
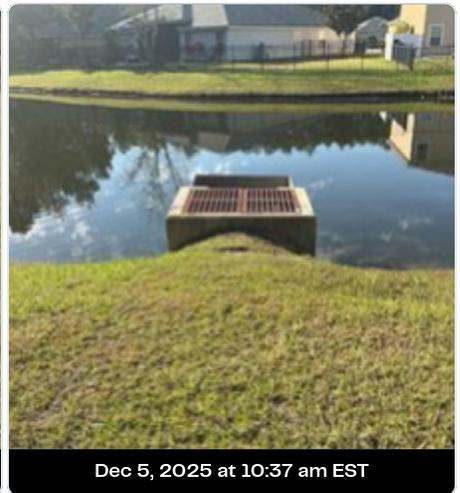
Location:

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:38 am EST



Worklog:

Mike Silverstein December 5, 2025 10:38 AM EST
Control Structure is in good condition.



112

Needs Action

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:39 am EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Mike Silverstein December 5, 2025 10:39 AM EST
Control Structure has erosion around it. Recommend repair.



Dec 5, 2025 at 10:38 am EST



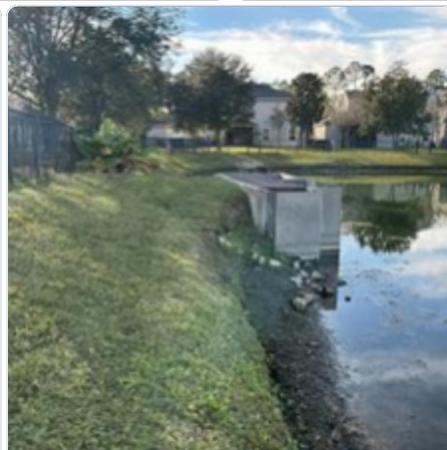
Dec 5, 2025 at 10:38 am EST



Dec 5, 2025 at 10:38 am EST



Dec 5, 2025 at 10:38 am EST



Dec 5, 2025 at 10:38 am EST

113

Needs Action

Pin Type: **General** Categories: **Storm**

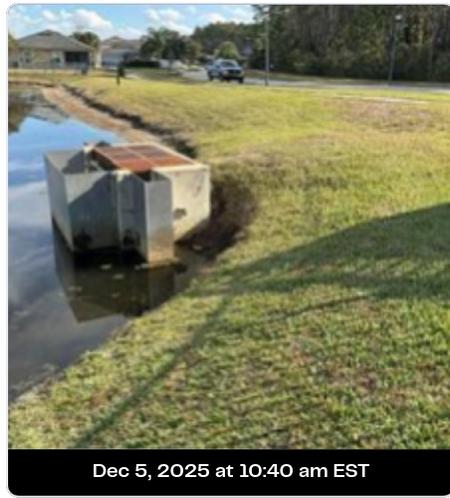
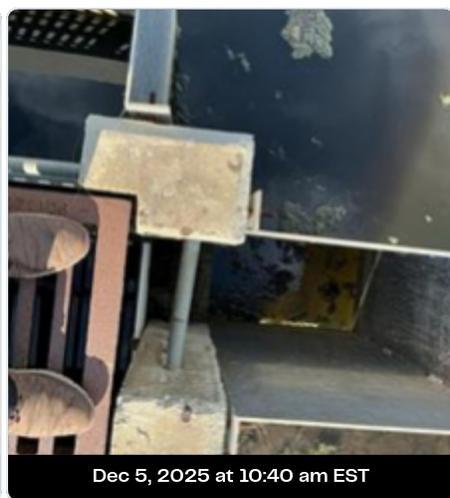
Location:

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:41 am EST



Worklog:

Mike Silverstein December 5, 2025 10:41 AM EST
Control Structure skimmer pulled off structure. Some erosion around pipe. Tighten fasteners from structure to skimmer.



114

Needs Action

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:41 am EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Mike Silverstein December 5, 2025 10:41 AM EST
Control Structure missing skimmer.



Dec 5, 2025 at 10:41 am EST



Dec 5, 2025 at 10:41 am EST



Dec 5, 2025 at 10:41 am EST

115

Needs Action

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:42 am EST

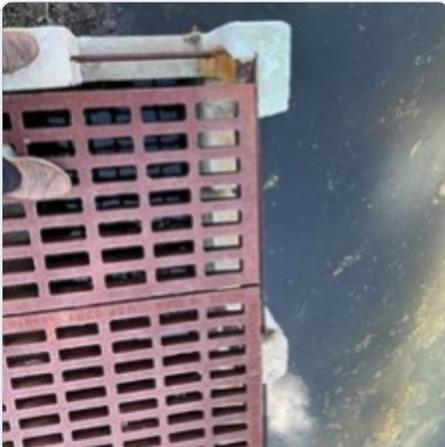
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Mike Silverstein December 5, 2025 10:42 AM EST
Control Structure missing skimmer.



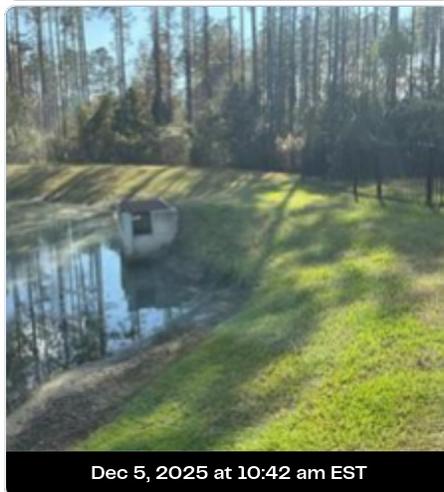
Dec 5, 2025 at 10:42 am EST



Dec 5, 2025 at 10:42 am EST



Dec 5, 2025 at 10:42 am EST



Dec 5, 2025 at 10:42 am EST

116

Needs Action

Pin Type: **General** Categories: **Storm**

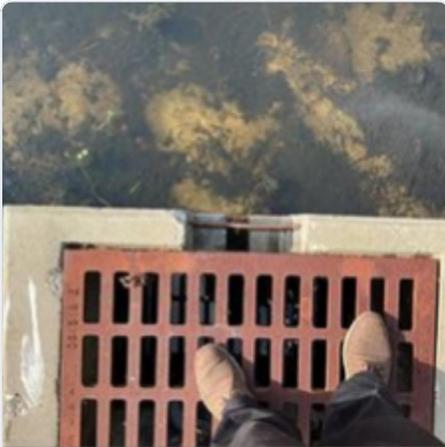
Location:

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:43 am EST



Worklog:

Mike Silverstein December 5, 2025 10:43 AM EST
Control Structure missing skimmer.



Dec 5, 2025 at 10:43 am EST



Dec 5, 2025 at 10:43 am EST



Dec 5, 2025 at 10:43 am EST



Dec 5, 2025 at 10:43 am EST

117

Needs Action

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:45 am EST

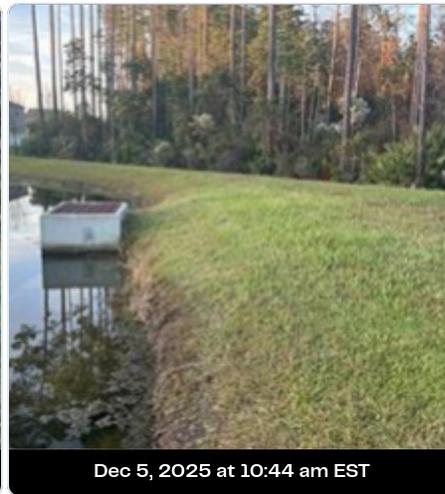
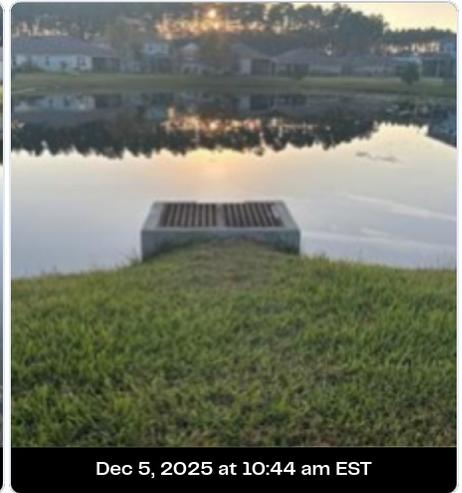
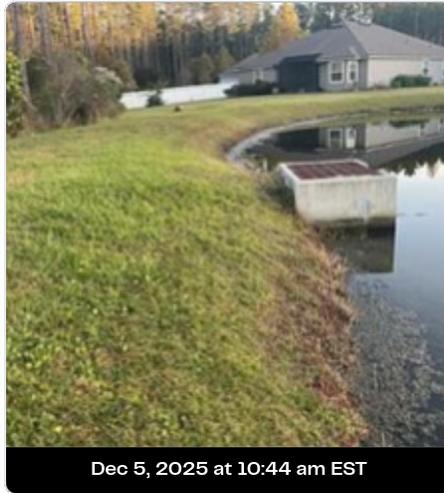
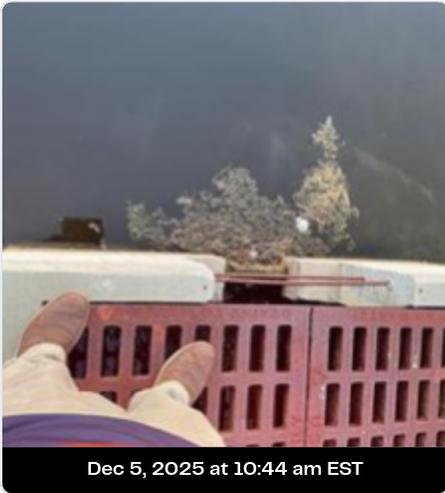
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Mike Silverstein December 5, 2025 10:45 AM EST
Control Structure missing skimmer. Orifice blocked with grass clipping.



118

Observation

Pin Type: **General** Categories: **Storm**

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:46 am EST

Location:



Worklog:

Mike Silverstein December 5, 2025 10:46 AM EST

Control Structure is in good condition.



Dec 5, 2025 at 10:45 am EST



Dec 5, 2025 at 10:45 am EST



Dec 5, 2025 at 10:45 am EST

119

Observation

Pin Type: **General** Categories: **Storm**

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:47 am EST

Location:



Worklog:

Mike Silverstein December 5, 2025 10:47 AM EST
Control Structure is in good condition.



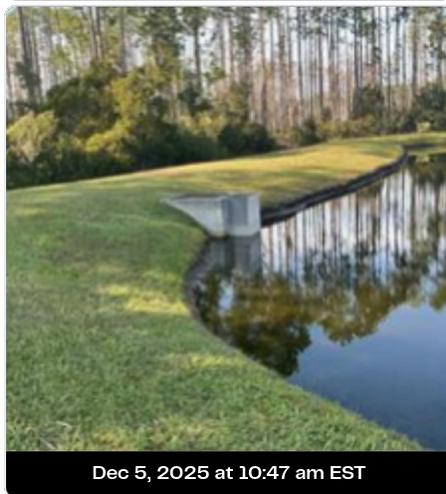
Dec 5, 2025 at 10:47 am EST



Dec 5, 2025 at 10:47 am EST



Dec 5, 2025 at 10:47 am EST



Dec 5, 2025 at 10:47 am EST



Engineering - Landscape Architecture - Surveying

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

mdg.cei@dccm.com

LICENSE #26535, LB8590, LA6666877

General Information			
Project Name	23254 Aberdeen		
Prepared By	Mike Silverstein		
Date Of Visit	12/05/2025 12:47 PM EST		
Date Prepared	12/05/2025 EST		
Weather	Cloudy	Temp	75
Site Conditions		Date of Last Report	12/05/2025 EST
Present at Site			

Site Notes

Mike Silverstein December 5, 2025 12:55 PM EST

This report is to show needs action items or locations to monitor for worsening conditions only. Refer to the previous report showing all locations inspected for the complete Pond Inspection Report.

Corrected since last report

N/A

Observations

N/A

Needs Action

Erosion

43 MES is under water. Some erosion above it. Monitor for worsening condition, no immediate action required.

Storm

29 Control Structure has large rock inside skimmer. Remove and verify drawdown pipe is not damaged.

Needs Action

- 43** MES is under water. Some erosion above it. Monitor for worsening condition, no immediate action required.
- 53** MES under water. Some erosion above it. Monitor for worsening condition. No immediate action required.
- 63** Pond bank is stable, no erosion. MES is under water, some erosion above it. Some area along the roadway has slope steeper than 4:1.
- 67** Pond bank has erosion. MESs are under water, no erosion above them. Monitor for worsening condition, no immediate action required.
- 69** Pond bank has some erosion along the resident side. MESs are in good condition. No erosion above them. Monitor for worsening condition, no immediate action required.
- 77** Spillway cracks with small, about 1/8" separation. Monitor for worsening condition.
- 95** Pond bank has some erosion along edge of water. Some area has steep slope. Consider addressing - monitor for worsening condition.
- 98** Control Structure does not have oil skimmer. Orifice is buried, no water come through. Clean area around drawdown pipe to provide 1' of clearance from bottom of pipe to pond bottom.
- 99** Control Structure missing skimmer. Replace missing oil skimmer. Control structure has erosion around the outfall pipe/pond bank. Appears stable at the time of the inspection, monitor for worsening condition.
- 102** Control Structure is in good condition. Some grass grown in the skimmer. Clear organics from between skimmer and structure.
- 104** Control Structure missing oil skimmer.
- 105** Control Structure is in good condition. Missing skimmer.
- 106** Control Structure missing oil skimmer.
- 112** Control Structure has erosion around it. Recommend repair.

Needs Action

113 Control Structure skimmer pulled off structure. Some erosion around pipe. Tighten fasteners from structure to skimmer.

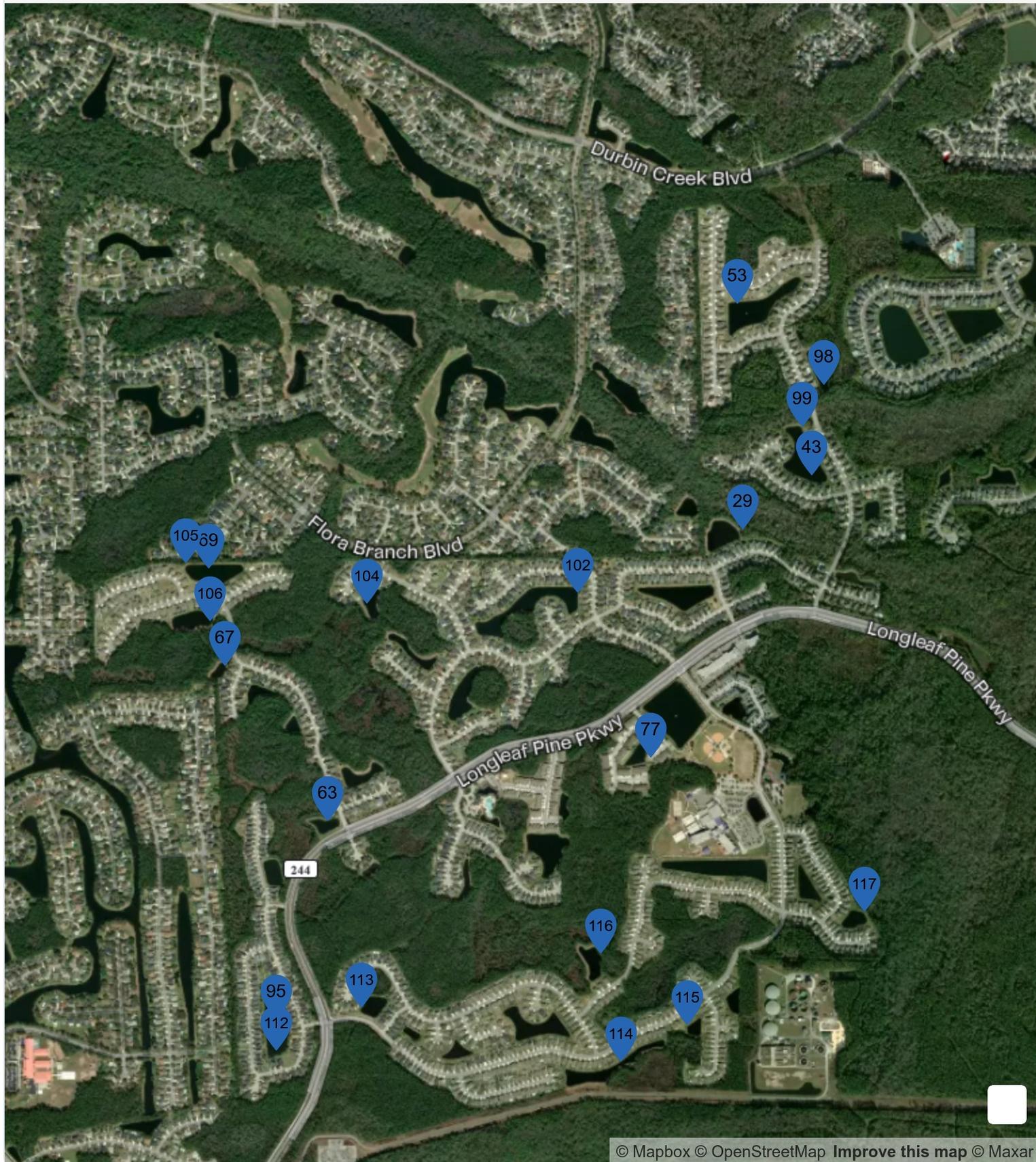
114 Control Structure missing skimmer.

115 Control Structure missing skimmer.

116 Control Structure missing skimmer.

117 Control Structure missing skimmer. Orifice blocked with grass clipping.

Map Overview



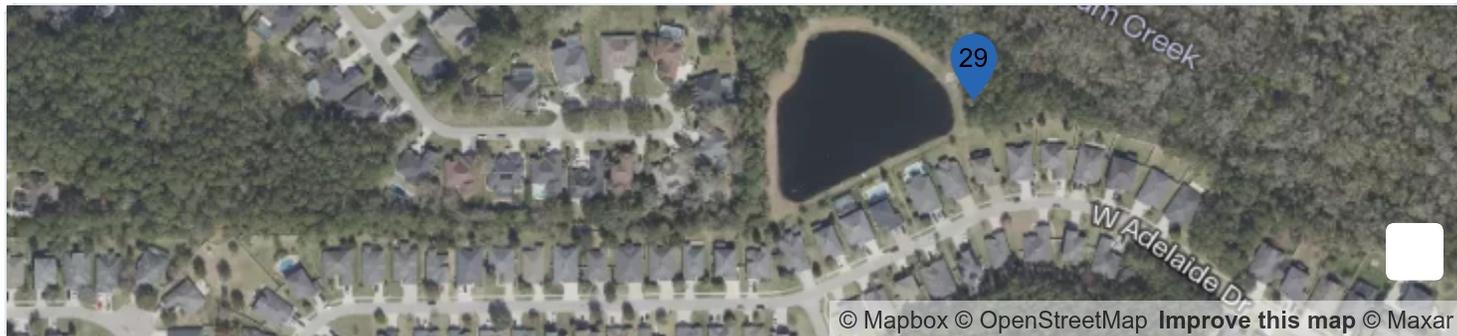
Action Items

29 Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 2:51 pm EST

Pin Type: General Categories: Storm

Location:



Worklog:

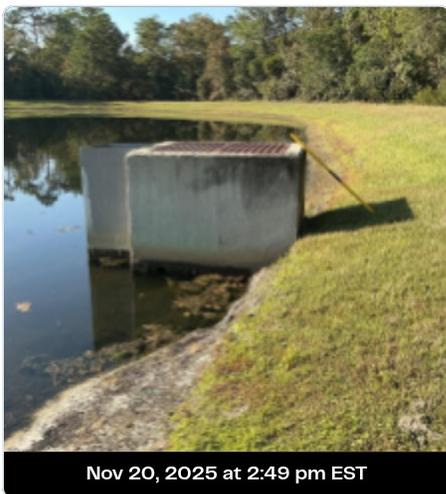
Pong Lanh November 20, 2025 2:51 PM EST
Control Structure has large rock inside skimmer. Remove and verify drawdown pipe is not damaged.



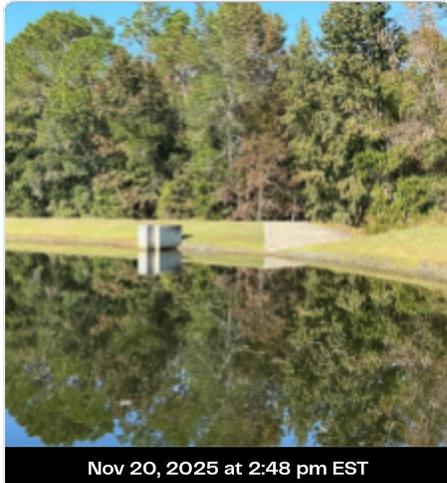
Nov 20, 2025 at 2:50 pm EST



Nov 20, 2025 at 2:50 pm EST



Nov 20, 2025 at 2:49 pm EST



Nov 20, 2025 at 2:48 pm EST

43

Needs Action

Created by:

Pong Lanh

Construction Inspector

Nov 20, 2025 at 4:01 pm EST

Pin Type: **General**

Categories: **Storm**

Erosion

Location:



Worklog:

Mike Silverstein November 20, 2025 4:01 PM EST

MES is under water. Some erosion above it. Monitor for worsening condition, no immediate action required.



Nov 20, 2025 at 4:00 pm EST



Nov 20, 2025 at 4:00 pm EST

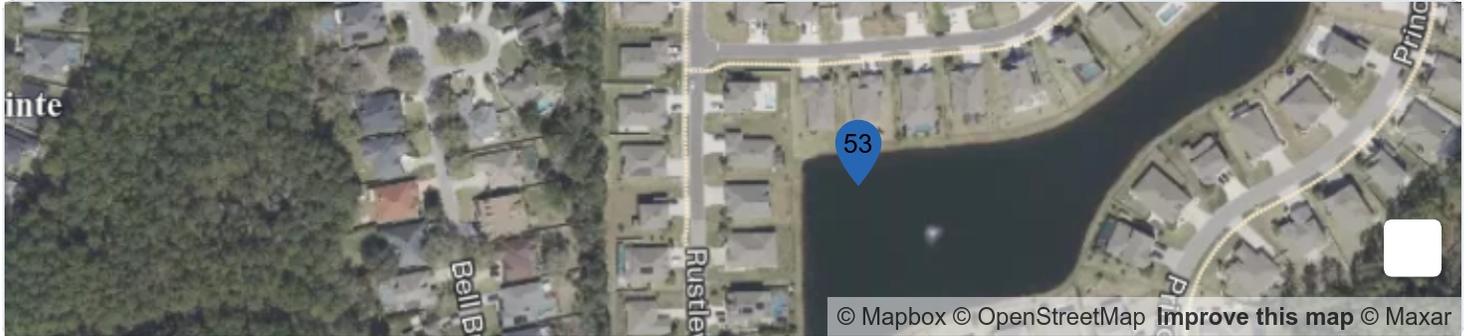
53

Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 20, 2025 at 4:55 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Mike Silverstein November 20, 2025 4:55 PM EST

MES under water. Some erosion above it. Monitor for worsening condition. No immediate action required.



Nov 20, 2025 at 4:55 pm EST



Nov 20, 2025 at 4:54 pm EST



Nov 20, 2025 at 4:54 pm EST

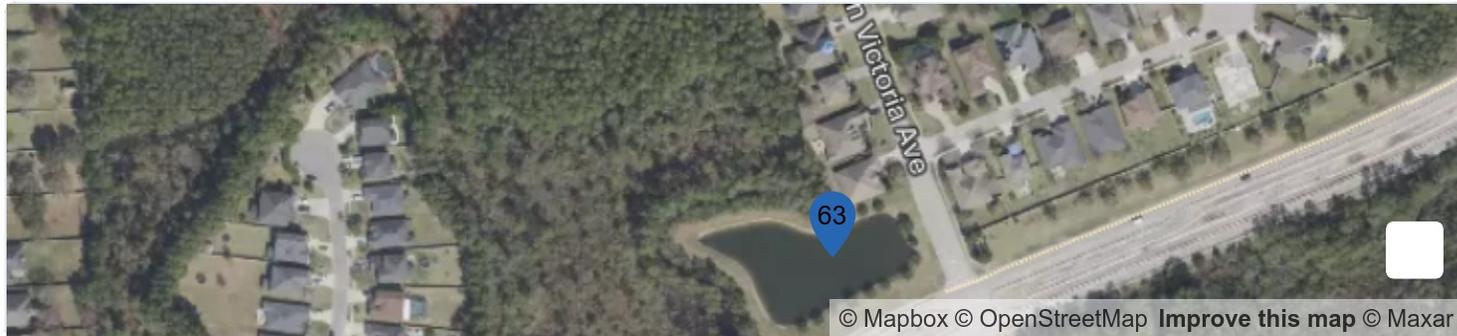
63

Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 12:14 pm EST

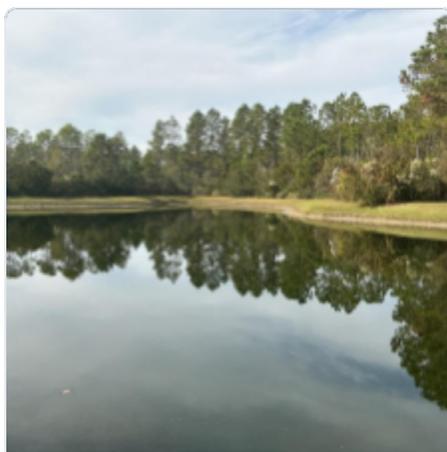
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 21, 2025 12:14 PM EST
Pond bank is stable, no erosion. MES is under water, some erosion above it. Some area along the roadway has slope steeper than 4:1.



Nov 21, 2025 at 12:11 pm EST



Nov 21, 2025 at 12:10 pm EST



Nov 21, 2025 at 12:10 pm EST



Nov 21, 2025 at 12:10 pm EST



Nov 21, 2025 at 12:09 pm EST



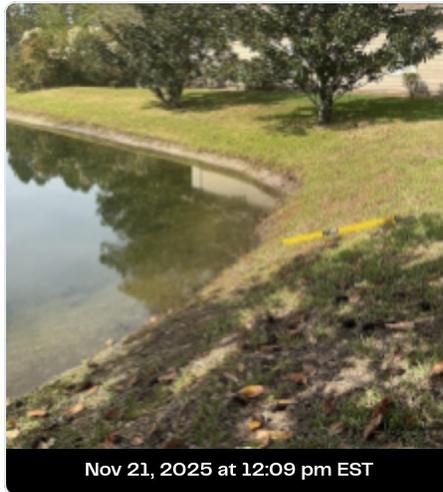
Nov 21, 2025 at 12:09 pm EST

63

Needs Action *(continued)*

Pin Type:

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 12:14 pm EST



67

Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 12:59 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 21, 2025 12:59 PM EST

Pond bank has erosion. MESs are under water, no erosion above them. Monitor for worsening condition, no immediate action required.



Nov 21, 2025 at 12:58 pm EST



Nov 21, 2025 at 12:58 pm EST



Nov 21, 2025 at 12:57 pm EST



Nov 21, 2025 at 12:57 pm EST



Nov 21, 2025 at 12:57 pm EST



Nov 21, 2025 at 12:57 pm EST

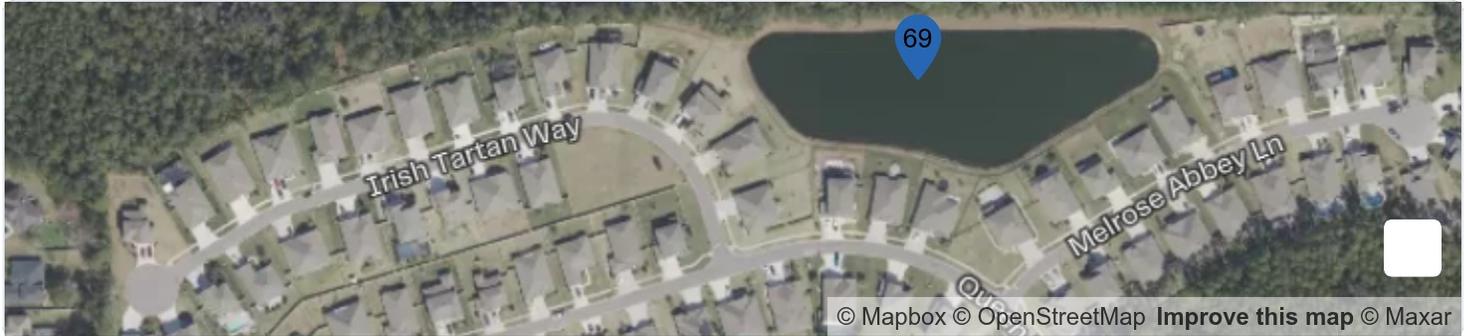
69

Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 1:46 pm EST

Pin Type: General Categories: Storm

Location:



Worklog:

Pong Lanh November 21, 2025 1:46 PM EST

Pond bank has some erosion along the resident side. MESs are in good condition. No erosion above them. Monitor for worsening condition, no immediate action required.



Nov 21, 2025 at 1:45 pm EST



Nov 21, 2025 at 1:45 pm EST



Nov 21, 2025 at 1:45 pm EST



Nov 21, 2025 at 1:44 pm EST



Nov 21, 2025 at 1:44 pm EST



Nov 21, 2025 at 1:42 pm EST

69

Needs Action (continued)

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 1:46 pm EST

Pin Type: General



Nov 21, 2025 at 1:42 pm EST



Nov 21, 2025 at 1:41 pm EST



Nov 21, 2025 at 1:41 pm EST



Nov 21, 2025 at 1:41 pm EST



Nov 21, 2025 at 1:41 pm EST



Nov 21, 2025 at 1:40 pm EST

77

Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 21, 2025 at 3:51 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 21, 2025 3:51 PM EST
Spillway cracks with small, about 1/8" separation. Monitor for worsening condition.



Nov 21, 2025 at 3:49 pm EST



Nov 21, 2025 at 3:49 pm EST



Nov 21, 2025 at 3:49 pm EST



Nov 21, 2025 at 3:49 pm EST



Nov 21, 2025 at 3:48 pm EST



Nov 21, 2025 at 3:48 pm EST

95

Needs Action

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 3:28 pm EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Pong Lanh November 25, 2025 3:28 PM EST
Pond bank has some erosion along edge of water. Some area has steep slope. Consider addressing - monitor for worsening condition.



Nov 25, 2025 at 3:28 pm EST



Nov 25, 2025 at 3:27 pm EST



Nov 25, 2025 at 3:21 pm EST



Nov 25, 2025 at 3:21 pm EST



Nov 25, 2025 at 3:19 pm EST



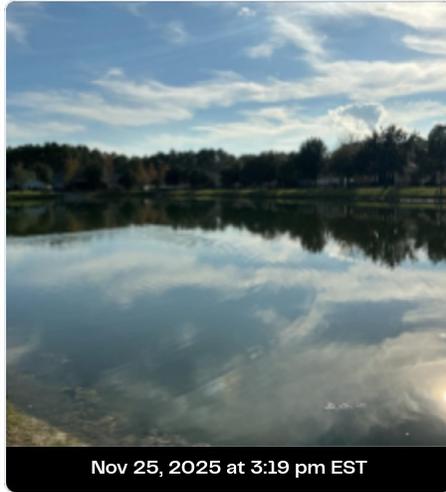
Nov 25, 2025 at 3:19 pm EST

95

Needs Action (continued)

Created by:
Pong Lanh
Construction Inspector
Nov 25, 2025 at 3:28 pm EST

Pin Type: General



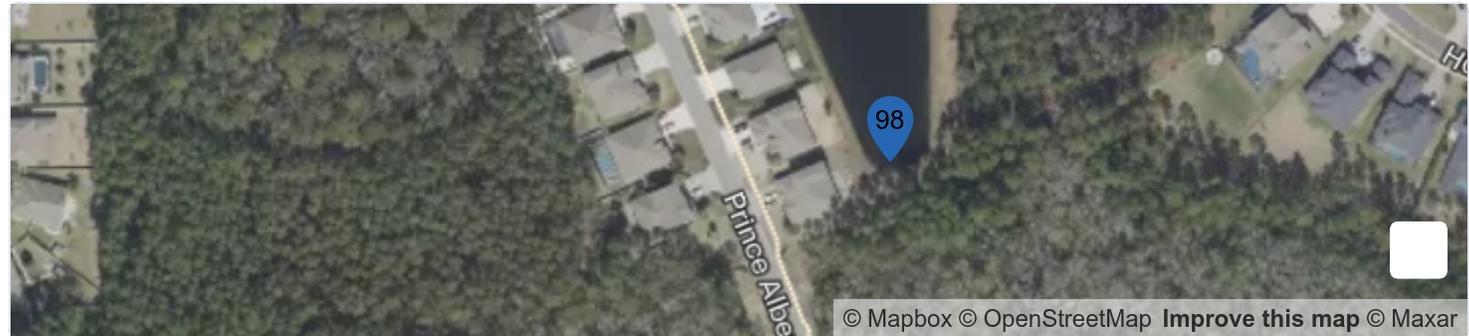
98

Needs Action

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 9:59 am EST

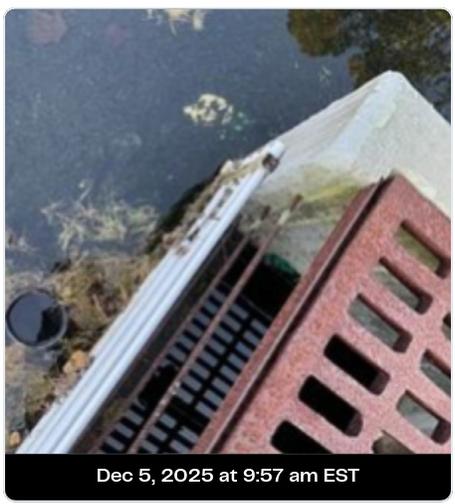
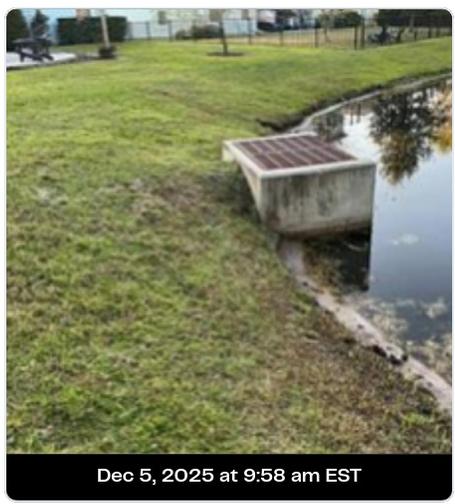
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Mike Silverstein December 5, 2025 9:59 AM EST
Control Structure does not have oil skimmer. Orifice is buried, no water come through. Clean area around drawdown pipe to provide 1' of clearance from bottom of pipe to pond bottom.



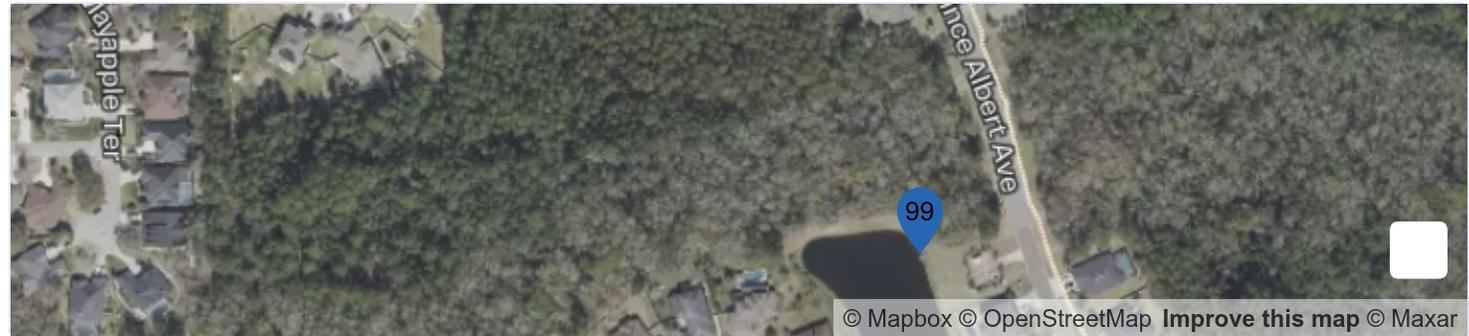
99

Needs Action

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:01 am EST

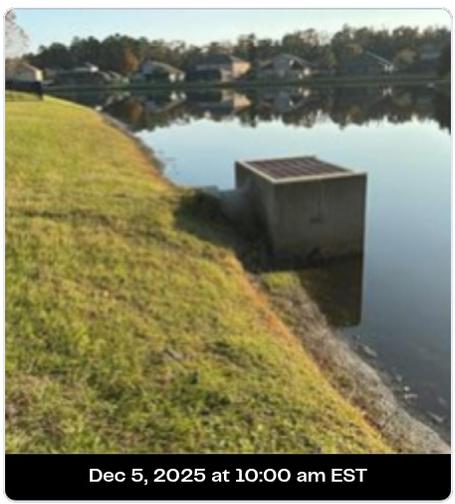
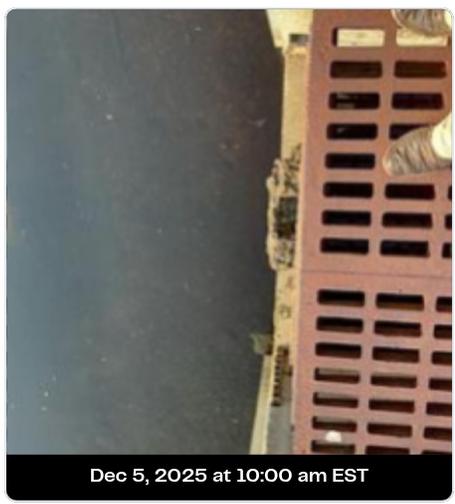
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Mike Silverstein December 5, 2025 10:01 AM EST
Control Structure missing skimmer. Replace missing oil skimmer. Control structure has erosion around the outfall pipe/pond bank. Appears stable at the time of the inspection, monitor for worsening condition.



102

Needs Action

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:27 am EST

Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Mike Silverstein December 5, 2025 10:27 AM EST

Control Structure is in good condition. Some grass grown in the skimmer. Clear organics from between skimmer and structure.



Dec 5, 2025 at 10:26 am EST



Dec 5, 2025 at 10:26 am EST



Dec 5, 2025 at 10:26 am EST



Dec 5, 2025 at 10:26 am EST

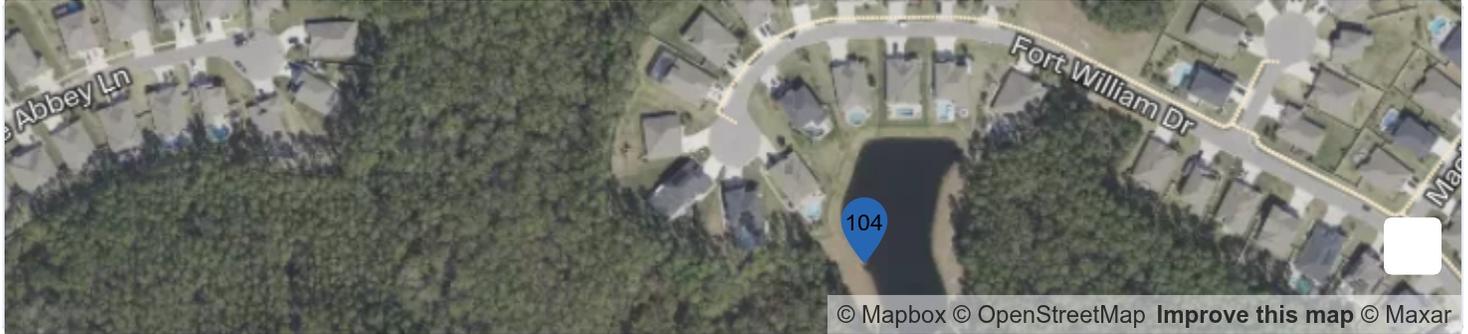
104

Needs Action

Pin Type: **General** Categories: **Storm**

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:29 am EST

Location:



Worklog:

Mike Silverstein December 5, 2025 10:29 AM EST

Control Structure missing oil skimmer.



Dec 5, 2025 at 10:28 am EST



Dec 5, 2025 at 10:28 am EST



Dec 5, 2025 at 10:28 am EST



Dec 5, 2025 at 10:28 am EST



Dec 5, 2025 at 10:28 am EST



Dec 5, 2025 at 10:28 am EST

105

Needs Action

Created by:

Mike Silverstein

Senior Construction Inspector

Dec 5, 2025 at 10:31 am EST

Pin Type: **General**

Categories: **Storm**

Location:



Worklog:

Mike Silverstein December 5, 2025 10:31 AM EST

Control Structure is in good condition. Missing skimmer.



Dec 5, 2025 at 10:30 am EST



Dec 5, 2025 at 10:30 am EST



Dec 5, 2025 at 10:30 am EST



Dec 5, 2025 at 10:30 am EST

106

Needs Action

Created by:

Mike Silverstein

Senior Construction Inspector

Dec 5, 2025 at 10:32 am EST

Pin Type: General

Categories: Storm

Location:



Worklog:

Mike Silverstein December 5, 2025 10:32 AM EST

Control Structure missing oil skimmer.



Dec 5, 2025 at 10:32 am EST



Dec 5, 2025 at 10:32 am EST



Dec 5, 2025 at 10:32 am EST



Dec 5, 2025 at 10:32 am EST



Dec 5, 2025 at 10:32 am EST

112

Needs Action

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:39 am EST

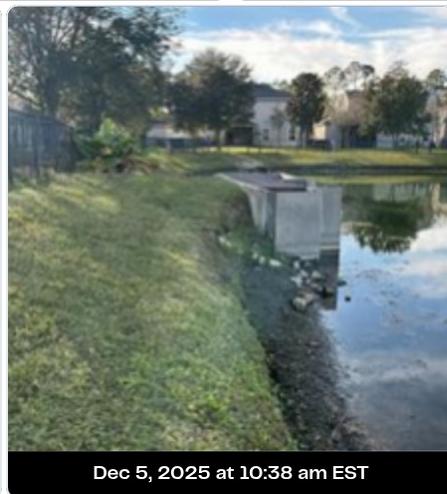
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Mike Silverstein December 5, 2025 10:39 AM EST
Control Structure has erosion around it. Recommend repair.



113

Needs Action

Pin Type: **General**

Categories: **Storm**

Created by:

Mike Silverstein

Senior Construction Inspector

Dec 5, 2025 at 10:41 am EST

Location:



Worklog:

Mike Silverstein December 5, 2025 10:41 AM EST

Control Structure skimmer pulled off structure. Some erosion around pipe. Tighten fasteners from structure to skimmer.



Dec 5, 2025 at 10:39 am EST



Dec 5, 2025 at 10:40 am EST



Dec 5, 2025 at 10:40 am EST



Dec 5, 2025 at 10:40 am EST

114

Needs Action

Created by:

Mike Silverstein

Senior Construction Inspector

Dec 5, 2025 at 10:41 am EST

Pin Type: General

Categories: Storm

Location:



Worklog:

Mike Silverstein December 5, 2025 10:41 AM EST

Control Structure missing skimmer.



Dec 5, 2025 at 10:41 am EST



Dec 5, 2025 at 10:41 am EST



Dec 5, 2025 at 10:41 am EST

115

Needs Action

Pin Type: **General** Categories: **Storm**

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:42 am EST

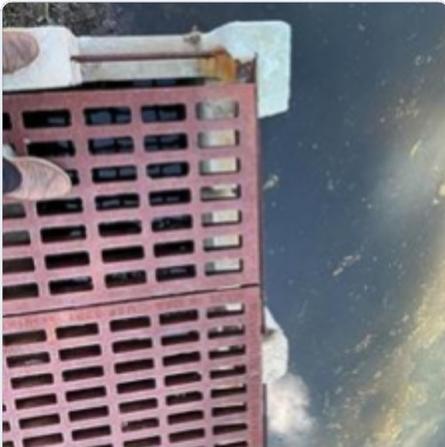
Location:



Worklog:

Mike Silverstein December 5, 2025 10:42 AM EST

Control Structure missing skimmer.



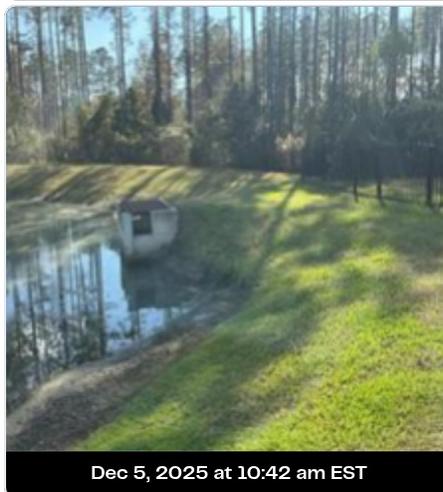
Dec 5, 2025 at 10:42 am EST



Dec 5, 2025 at 10:42 am EST



Dec 5, 2025 at 10:42 am EST



Dec 5, 2025 at 10:42 am EST

116

Needs Action

Created by:

Mike Silverstein

Senior Construction Inspector

Dec 5, 2025 at 10:43 am EST

Pin Type: **General**

Categories: **Storm**

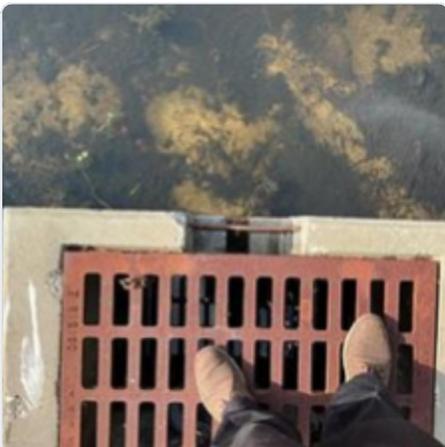
Location:



Worklog:

Mike Silverstein December 5, 2025 10:43 AM EST

Control Structure missing skimmer.



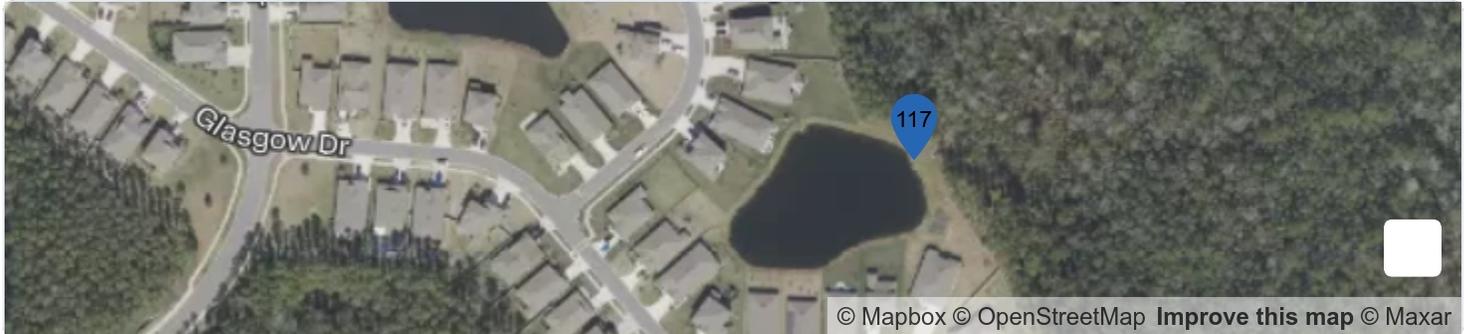
117

Needs Action

Created by:
Mike Silverstein
Senior Construction Inspector
Dec 5, 2025 at 10:45 am EST

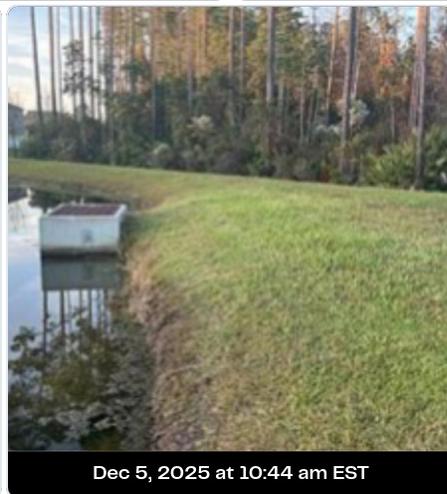
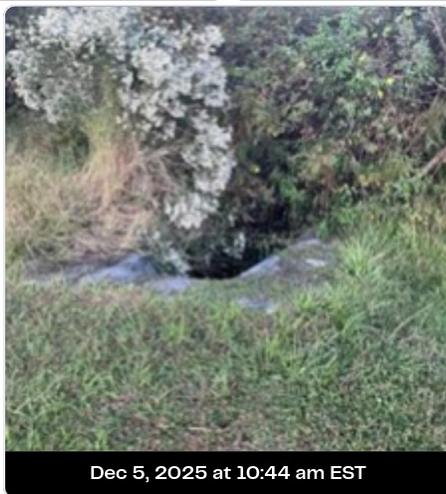
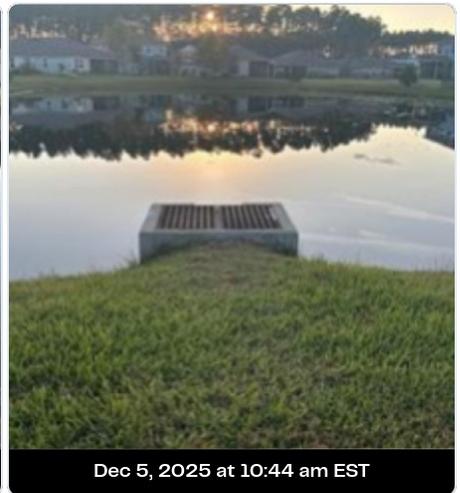
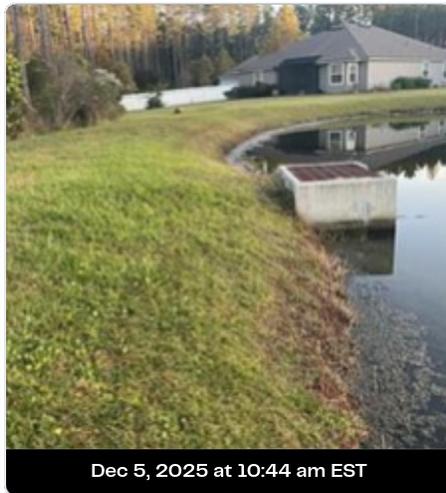
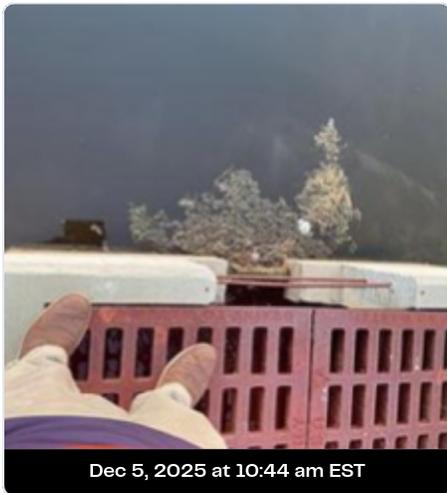
Pin Type: **General** Categories: **Storm**

Location:



Worklog:

Mike Silverstein December 5, 2025 10:45 AM EST
Control Structure missing skimmer. Orifice blocked with grass clipping.



2.

PUBLIC FACILITIES REPORT

Prepared for:

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

November 2025

Prepared by:

Matthews | DCCM
7 Waldo Street
St. Augustine, FL 32084
(904) 826-1334

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES REPORT

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PURPOSE AND SCOPE

This report is being prepared at the request of the Aberdeen Community Development District (CDD) to comply with the requirements of 189.08, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned, operated, or maintained by the District, or public facilities owned, operated, or maintained by another entity through a lease or other agreement with the District. In addition, the report will provide general descriptions of any ongoing or planned public facility additions, improvements and expansion programs within the next seven (7) years.

INTRODUCTION

The Aberdeen CDD (the “District”) is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District. The District covers ± 1,313 acres of land within unincorporated St. Johns County, Florida (the “Development”).

The Development, located within the Aberdeen Development of Regional Impact (DRI)/Planned Unit Development (PUD), consists of 1,623 single-family and 395 multi-family dwelling units as well as a village center with 46,850 square feet of office/commercial uses, community/neighborhood parks and extensive open space, bikeways and sidewalks. There is one (1) public elementary school located within the District.

The District boundaries are shown on Exhibit A. The general description of the boundaries are as follows:

- The northern boundary is Julington Creek Plantation PUD;
- The eastern boundary is Julington Lakes and ICI Middlebourne PUDs;
- The southern boundary is Greenbriar Helow PUD; and
- The western boundary is Cunningham Creek Plantation and Robert Road PUDs.

The public facilities infrastructure within the District, as outlined herein, are necessary for the function of the District and provide a direct and special benefit to the lands within the Development.

The public facilities infrastructure located within the District include:

- Potable Water and Sanitary Sewer;
- Electricity Infrastructure;
- Stormwater Management System;
- Transportation Facilities;
- Freedom Crossing Academy;
- Community Elements;
- Recreational Facilities; and
- Conservation & Open Space Areas.

EXISTING PUBLIC FACILITIES

Potable Water and Sanitary Sewer

The Development is supplied potable water from the Jacksonville Electric Authority (JEA). The potable water provided is for consumption and fire protection. Generally, the water mains are located within the public right-of-way. The water system is complete and has been transferred to the JEA. Water treatment and supply plants are maintained offsite by JEA.

The sanitary sewer discharge is collected by JEA. Within the Development, the sanitary collection system consists of gravity mains and manholes that collect the sewage and transport it to one of the existing lift stations. Generally, the sanitary mains are located within the public right-of-way. The sanitary system is complete and has been transferred to the JEA. Sanitary sewer treatment plants are maintained off-site by JEA.

Lift stations owned and maintained by JEA are located on the tracts listed below:

- Tract MM & NN, *Aberdeen (D.R. Horton - Phase 1)*, Map Book 60 Pages 58-78
- Tract I, *Aberdeen (D.R. Horton - Phase 3)*, Map Book 88 Pages 79-86
- Tract D1, *Aberdeen of St. Johns Unit One*, Map Book 60 Pages 23-34
- Tract D1, *Aberdeen of St. Johns Unit Three*, Map Book 60 Pages 46-53
- Tract D, *Braewick*, Map Book 102 Pages 7-14

Electricity Infrastructure

The Development is supplied electricity from JEA. Generally, the power lines are located within easements adjacent and parallel to the public right-of-way. The electricity infrastructure is complete and has been transferred to JEA for the entire Development. Power supply plants are maintained offsite by JEA.

Stormwater Management System

The District owns and maintains the stormwater management system for the District. The system is composed of various conveyance pipes, retention ponds, and control structures spread throughout the District. The stormwater management facilities serving the District were designed and constructed to provide full capacity to serve the build out of the project. The system is operating at full capacity.

Retention ponds and compensatory storage areas are located on the tracts listed below:

- Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, *Aberdeen (D.R. Horton - Phase 1)*, Map Book 60 Pages 58-78
- Tracts B, C, D, *Aberdeen (D.R. Horton - Phase 2A)*, Map Book 78 Pages 1-9
- Tracts G and H, *Aberdeen (D.R. Horton - Phase 3)*, Map Book 88 Pages 79-86
- Tracts E and F, *Aberdeen (D.R. Horton - Phase 4)*, Map Book 95 Pages 46-54
- Tract B, *Aberdeen (D.R. Horton - Phase 5A)*, Map Book 91 Pages 40-68
- Tract D, *Aberdeen (D.R. Horton - Phase 5B)*, Map Book 97 Pages 86-91
- Tract 1, *Aberdeen (Parcel "CC2B")*, Map Book 61 Pages 43-49
- Tracts A1, A2 and A3, *Aberdeen of St. Johns Unit One*, Map Book 60 Pages 23-34
- Tracts A1, A2 and A3, *Aberdeen of St. Johns Unit Two*, Map Book 60 Pages 35-41
- Tracts A1, A2, A3, A4 and A5, *Aberdeen of St. Johns Unit Three*, Map Book 60 Pages 46-53
- Tract D, *Aberdeen of St. Johns Unit Four*, Map Book 78 Pages 46-51
- Tracts D and E, *Aberdeen of St. Johns Unit Five-A*, Map Book 81 Pages 13-19
- Tracts E and F, *Aberdeen of St. Johns Unit Six*, Map Book 85 Pages 40-49
- Tract C, *Braewick*, Map Book 102 Pages 7-14

Transportation Facilities

Roadways, including sidewalks, have been constructed and dedicated to St. Johns County for maintenance. The District owns and maintains parking areas at the Amenity Center and Fitness Building.

Freedom Crossing Academy

The School is located at 1365 Shetland Drive (Parcel ID: 009810-0080) within the District, but is owned, operated and maintained by the School Board of St. Johns County.

Community Elements

The District owns and maintains community elements such as signage, landscaping, irrigation, lighting, fencing, mailbox kiosks and bike racks throughout the Development.

Signage is composed of monument signs located at the Longleaf Pine Parkway entry and at various community entrances along Longleaf Pine Parkway. Signage owned and maintained by the District are located on the parcels listed below:

- Parcels AA, BB, CC and DD, *Aberdeen (D.R. Horton - Phase 1)*, Map Book 60 Pages 58-78
- Parcels AA and BB, *Aberdeen (Parcel "CC2B")*, Map Book 61 Pages 43-49
- Tracts B1 and B2, *Aberdeen of St. Johns Unit One*, Map Book 60 Pages 23-34
- Tracts B1 and B2, *Aberdeen of St. Johns Unit Two*, Map Book 60 Pages 35-41
- Tracts B1 and B2, *Aberdeen of St. Johns Unit Three*, Map Book 60 Pages 46-53
- Tract I, *Aberdeen of St. Johns Unit Five-A*, Map Book 81 Pages 13-19

Landscaping and irrigation are located at community entrances, common areas and recreational facilities throughout the Development. The irrigation system consisting of several deep Floridian wells, and various piping & spray heads is fully constructed and can operate at full capacity when necessary.

Light pole fixtures located in parking lots and common areas as well as decorative wall lights at the Amenity and Fitness Buildings are owned and maintained by the District. The chain link fence at the Dog Park and basketball court; aluminum fencing at the playgrounds, pool and parking lots; and vinyl ranch fencing along Prince Albert and Queen Victoria Avenues are owned and maintained by the District. Bike racks located throughout the District are also owned and maintained by the District.

Mailbox kiosks owned and maintained by the District are located on the tracts below:

- Tract A, *Aberdeen (D.R. Horton - Phase 4)*, Map Book 95 Pages 46-54
- Tract A, *Aberdeen of St. Johns Unit Four*, Map Book 78 Pages 46-51

Recreational Facilities

The District designed, permitted and constructed a ± 21-acre Community Park known as Aberdeen Park located at 1401 Shetland Drive (Parcel ID: 009680-0060). Aberdeen Park is fully constructed, can operate at full capacity and is owned, operated and maintained by St. Johns County.

The basic components of the Community Park include:

- Two (2) lighted multi-purpose fields
- Three (3) softball fields
- An artificial turf baseball field (Field of Dreams)
- ADA Playground
- Restrooms

The District owns, operates and maintains the ± 5.39-acre Aberdeen Amenity Center, located at 110 Flower of Scotland Avenue (Parcel ID: 009810-0100). The Amenity Center is fully constructed and can operate at full capacity. Capacity is sufficient to meet the full build out demand of the residents.

The basic components of the Amenity Center include:

- Clubhouse
- Fitness equipment
- Bathrooms
- Family swimming pool
- Lap/competition swimming pool
- Waterslide and slide tower building with restrooms
- Pool cabanas
- Playground equipment
- Basketball court
- Social hall and patio

Furthermore, the District owns, operates and maintains a Health & Fitness Center located at 96 Bush Place, a ± 0.95-acre of land just east of the Amenity Center. The Health & Fitness Center is fully constructed and can operate at full capacity. Capacity is sufficient to meet the full build out demand of the residents.

- Tract F, *Greenstone Townhomes Replat*, Map Book 95 Pages 36-37

Additionally, the District owns, operates and maintains several small neighborhood “pocket” parks throughout the community used for passive recreation. The capacity of the neighborhood parks is sufficient to meet the current demands of the residents of the District.

- Parcels EE, FF, GG, HH, II, JJ, KK and LL, *Aberdeen (D.R. Horton - Phase 1)*, Map Book 60 Pages 58-78
- Tracts D, E and F, *Aberdeen (D.R. Horton - Phase 3)*, Map Book 88 Pages 79-86
- Tracts A and B, *Aberdeen (D.R. Horton - Phase 4)*, Map Book 95 Pages 46-54
- Tract A, *Aberdeen (D.R. Horton - Phase 5A)*, Map Book 91 Pages 40-68
- Tracts C1 and C2, *Aberdeen of St. Johns Unit One*, Map Book 60 Pages 23-34
- Tract C1, *Aberdeen of St. Johns Unit Two*, Map Book 60 Pages 35-41
- Tracts C1, C2 and C3, *Aberdeen of St. Johns Unit Three*, Map Book 60 Pages 46-53
- Tracts A and G, *Aberdeen of St. Johns Unit Four*, Map Book 78 Pages 46-51
- Tracts F and G, *Aberdeen of St. Johns Unit Five-B*, Map Book 95 Pages 68-73
- Tract J, *Aberdeen of St. Johns Unit Six*, Map Book 85 Pages 40-49 (SEATON MANOR PARK)
- Tracts E and F, *Braewick*, Map Book 102 Pages 7-14

The improved neighborhood parks consist of playground equipment and metal benches and trash cans and are located on the parcels below:

- Anadale Park. Parcel EE, *Aberdeen (D.R. Horton - Phase 1)*, Map Book 60 Pages 58-78
- River Dee Park. Parcel KK, *Aberdeen (D.R. Horton - Phase 1)*, Map Book 60 Pages 58-78
- Glasgow Park. Tract A, *Aberdeen (D.R. Horton - Phase 4)*, Map Book 95 Pages 46-54

There is capacity to install similar playground equipment at the remaining neighborhood parks should the District elect to do so in the future. The capacity of the neighborhood parks is sufficient to meet the current demands of the residents of the District.

The District owns and maintains Aberdeen Dog Park which consists of metal benches, trash cans and dog waste stations.

- Tract D, *Aberdeen (D.R. Horton - Phase 3)*, Map Book 88 Pages 79-86. Chain link fencing,

Conservation & Open Space Areas

The District owns and maintains a large wetland mitigation system in accordance and compliance with the permit requirements from the St. Johns River Water Management District (SJRWMD) and the US Army Corps of Engineers (ACOE).

This conservation land and additional open space are located on the tracts listed below:

- Tracts A through T, *Aberdeen (D.R. Horton - Phase 1)*, Map Book 60 Pages 58-78
- Tract A, *Aberdeen (D.R. Horton - Phase 2A)*, Map Book 78 Pages 1-9
- Tract A, *Aberdeen (D.R. Horton - Phase 2B)*, Map Book 78 Pages 35-40
- Tracts A and B, *Aberdeen (D.R. Horton - Phase 3)*, Map Book 88 Pages 79-86
- Tracts C and D, *Aberdeen (D.R. Horton - Phase 4)*, Map Book 95 Pages 46-54
- Tracts A and B, *Aberdeen (D.R. Horton - Phase 5B)*, Map Book 97 Pages 86-91
- Tract A, *Aberdeen (Parcel "CC2B")*, Map Book 61 Pages 43-49
- Tracts E1 and E2, *Aberdeen of St. Johns Unit One*, Map Book 60 Pages 23-34
- Tracts E1, E2, E3 and E4, *Aberdeen of St. Johns Unit Two*, Map Book 60 Pages 35-41
- Tracts E1 and E2, *Aberdeen of St. Johns Unit Three*, Map Book 60 Pages 46-53
- Tracts E and F, *Aberdeen of St. Johns Unit Four*, Map Book 78 Pages 46-51
- Tracts A and B, *Aberdeen of St. Johns Unit Five-A*, Map Book 81 Pages 13-19
- Tracts G and H, *Aberdeen of St. Johns Unit Five-A*, Map Book 81 Pages 13-19
- Tract C, D, E and H, *Aberdeen of St. Johns Unit Five-B*, Map Book 95 Pages 68-73
- Tracts A, B and C, *Aberdeen of St. Johns Unit Six*, Map Book 85 Pages 40-49
- Tracts G, H and I, *Aberdeen of St. Johns Unit Six*, Map Book 85 Pages 40-49
- Tracts A, B, G and H, *Braewick*, Map Book 102 Pages 7-14

PROPOSED ADDITION, IMPROVEMENT, EXPANSION OR REPLACEMENT OF PUBLIC FACILITIES

The District has the following additions, improvements and expansions planned for the public facilities they maintain within the Development over the next seven (7) years.

Stormwater Management System

The District has the following improvements planned to the stormwater management system within the next seven (7) years:

- Pond 3A and 4 Aerator replacement in Fiscal Year (FY) 2025
- Pond 5A and 35 Fountain replacement in FY 2026
- Pond Bathymetric Survey and Structure/Pipe replacement/repair in FY 2027
- Pond 3A and 4 Aerator replacement in FY 2030

Transportation Facilities

The District has the following improvements planned to the transportation facilities within the next seven (7) years:

- Parking lot asphalt mill and resurfacing in FY 2032

Community Elements

The District has the following improvements planned to the community elements within the next seven (7) years:

- Entry Feature repair and painting in FY 2031
- Monument Signage replacement in FY 2032
- Chain Link Fence replacement at the Dog Park in FY 2032
- Dumpster Enclosure Gate replacement in FY 2032
- Pool deck lighting replacement in FY 2032

Recreational Facilities

The District has the following improvements planned to the recreational facilities within the next seven (7) years:

- Amenity Center
 - HVAC Heat Pump 1 and 2 replacement in FY 2025
 - Lap/competition swimming pool land divider replacement in FY 2026
 - Exterior building and water slide tower repair and painting in FY 2027
 - Fire Alarm Panel replacement in FY 2027
 - Family swimming pool lift replacement in FY 2027
 - Family swimming pool play equipment replacement in FY 2028
 - Basketball court resurfacing in FY 2028
 - Family swimming pool resurfacing in FY 2028
 - Lap/competition swimming pool resurfacing in FY 2030
 - Family swimming pool playground plastic surface border replacement in FY 2030
 - Social Hall furniture replacement in FY 2032
 - Pool furniture replacement in FY 2032
- Fitness Building
 - HVAC Heat Pump 1 replacement in FY 2025
 - Exterior building repair and painting in FY 2027
 - Fitness equipment replacement in FY 2029
- Neighborhood Parks
 - Play Equipment replacement at Anadale and River Dee Parks in FY 2027

Conservation & Open Space Areas

The District does not have any additions, improvements, expansions or replacements planned for the conservation and open space areas within the next seven (7) years.

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



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





June 5, 2025

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

Re: Aberdeen Community Development District

Dear Supervisors:

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

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

Respectively submitted,

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



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

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

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	3.00%
2025 Beginning Balance	\$607,440

GENERAL INFORMATION

- Date of Completion: June 1, 2008
- Date of site visit: May 1, 2025
- Components Included: 63
- Current replacement cost: \$1,963,255
- Level of Service: Level II Update
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions

NOTES

- This reserve study update includes components with a replacement cost above \$2,000.
- The fitness building and parking lot are included in this update.
- Various components that were considered an operating expense in the previous report are included in this update with adequate funding provided.
- The recommended funding plan provides adequate funding with it's low balance or Threshold Year FY 2045/2046.

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

**Aberdeen Community Development District
Required Funding Model Projection**

Beginning Balance: \$607,440

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
25-26	1,963,255	103,763	19,638	56,600	674,241
26-27	2,022,152	106,876	23,202	7,709	796,610
27-28	2,082,817	110,082	23,042	138,639	791,095
28-29	2,145,302	113,385	25,659	49,173	880,967
29-30	2,209,661	116,787	20,715	307,264	711,204
30-31	2,275,950	120,290	18,733	207,046	643,181
31-32	2,344,229	123,899	22,439	19,105	770,414
32-33	2,414,556	127,616	18,264	289,229	627,065
33-34	2,486,992	131,444	19,358	113,230	664,637
34-35	2,561,602	135,388	21,371	87,656	733,740
35-36	2,638,450	139,449	21,602	153,127	741,664
36-37	2,705,423	143,633	23,087	115,733	792,651
37-38	2,786,585	147,942	23,581	154,552	809,621
38-39	2,870,183	152,380	28,860		990,861
39-40	2,956,288	156,951	23,862	352,427	819,246
40-41	3,044,977	161,660	28,610	27,241	982,275
41-42	3,136,326	166,510	33,087	45,895	1,135,977
42-43	3,230,416	171,505	27,004	407,338	927,149
43-44	3,327,328	176,650	25,270	261,461	867,608
44-45	3,427,148	181,950	16,392	503,151	562,799
45-46	3,529,963	187,408	12,627	329,305	433,529
46-47	3,635,862	193,030	17,848	31,625	612,782
47-48	3,744,937	198,821	18,376	199,054	630,926
48-49	3,857,286	204,786	21,519	118,415	738,816
49-50	3,973,004	210,929	22,989	183,442	789,292
50-51	4,092,194	217,257	29,430	25,544	1,010,436
51-52	4,214,960	223,775	33,715	110,376	1,157,550
52-53	4,296,983	230,488	33,811	261,001	1,160,848
53-54	4,425,893	237,403	38,584	112,108	1,324,726
54-55	4,558,669	244,525	43,513	118,829	1,493,935

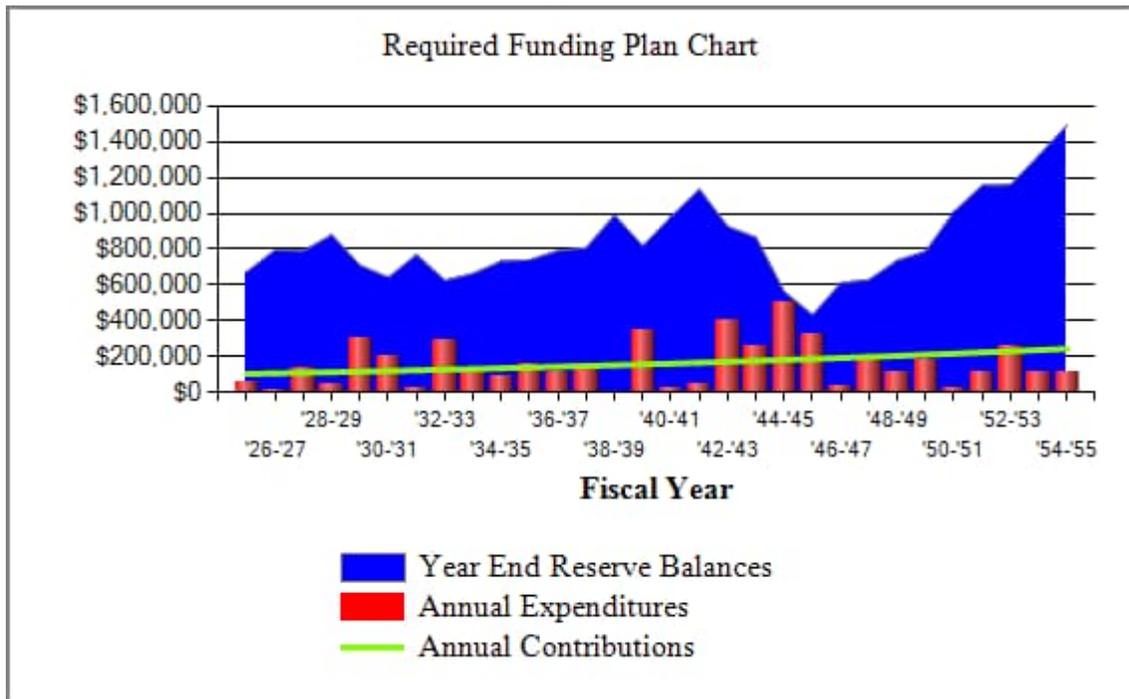
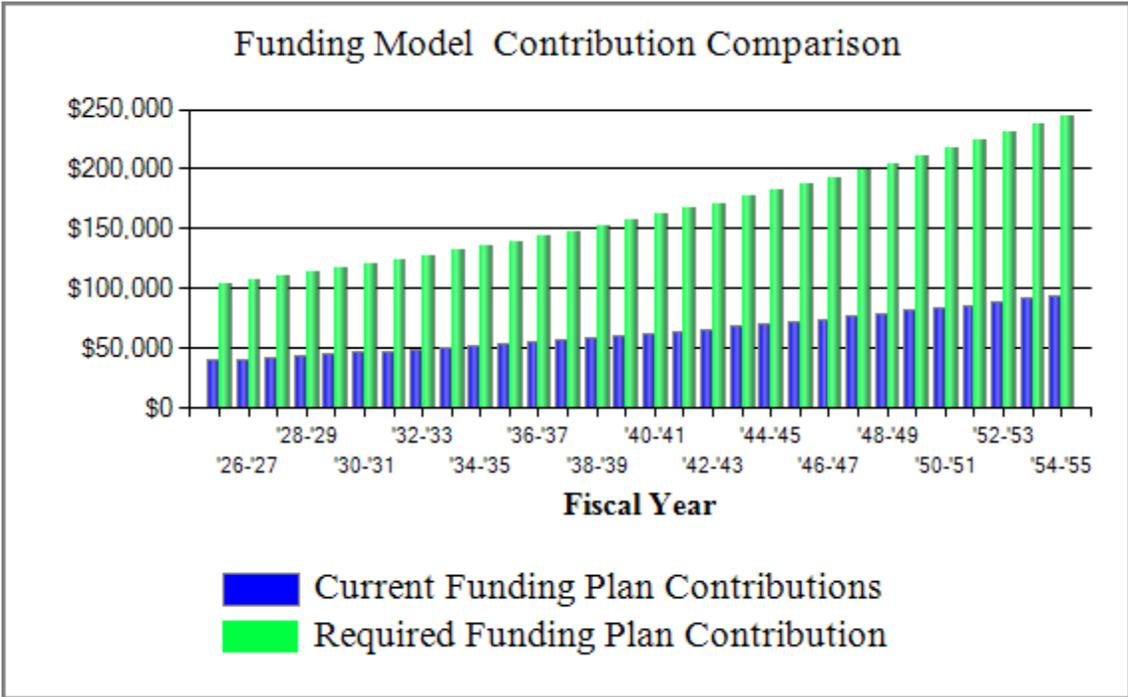


Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.

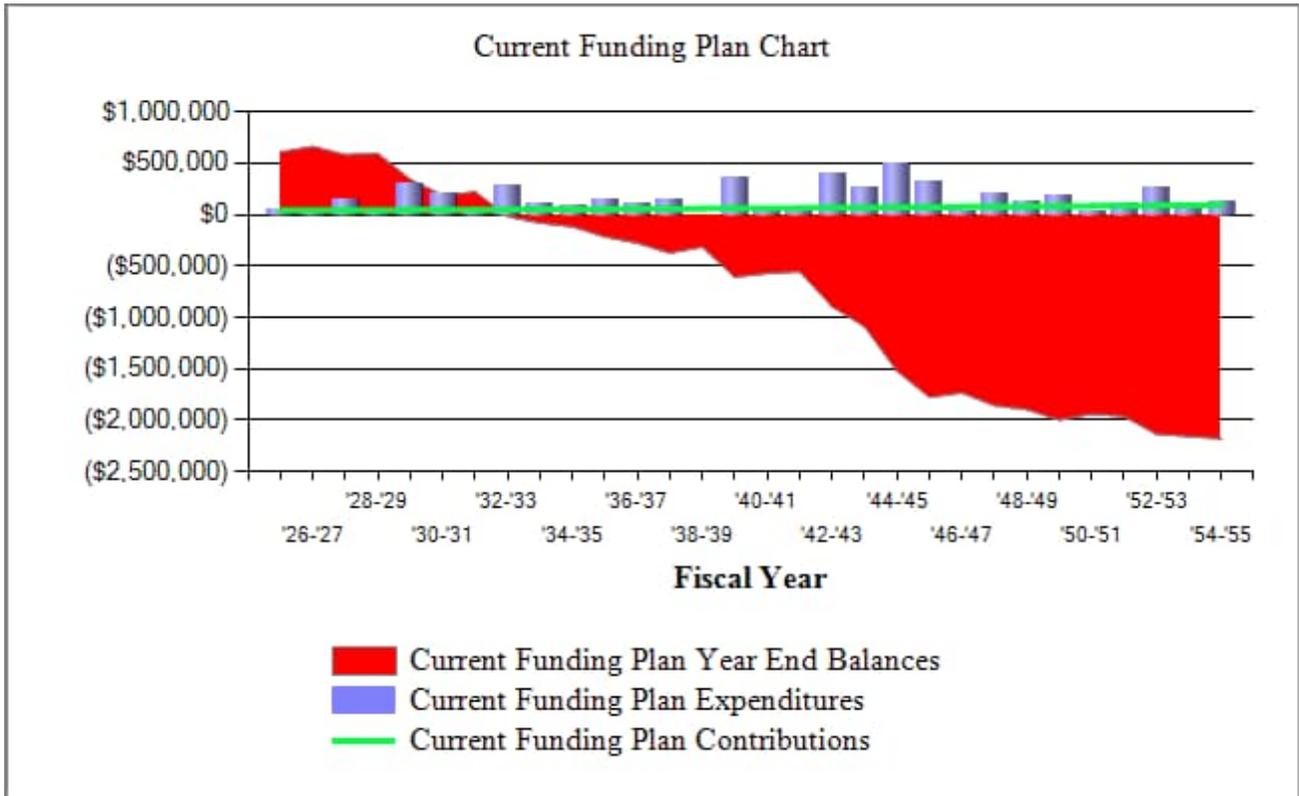


This chart illustrates annual expenditures and compares the current funding plan to the recommended funding plan.

**Aberdeen Community Development District
Current Funding Model Projection**

Beginning Balance: \$607,440

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
25-26	1,963,255	40,000	17,725	56,600	608,565
26-27	2,022,152	41,200	19,262	7,709	661,318
27-28	2,082,817	42,436	16,953	138,639	582,068
28-29	2,145,302	43,709	17,298	49,173	593,902
29-30	2,209,661	45,020	9,950	307,264	341,608
30-31	2,275,950	46,371	5,428	207,046	186,361
31-32	2,344,229	47,762	6,451	19,105	221,469
32-33	2,414,556	49,195		289,229	-18,566
33-34	2,486,992	50,671		113,230	-81,125
34-35	2,561,602	52,191		87,656	-116,590
35-36	2,638,450	53,757		153,127	-215,960
36-37	2,705,423	55,369		115,733	-276,324
37-38	2,786,585	57,030		154,552	-373,846
38-39	2,870,183	58,741			-315,105
39-40	2,956,288	60,504		352,427	-607,029
40-41	3,044,977	62,319		27,241	-571,951
41-42	3,136,326	64,188		45,895	-553,657
42-43	3,230,416	66,114		407,338	-894,881
43-44	3,327,328	68,097		261,461	-1,088,244
44-45	3,427,148	70,140		503,151	-1,521,255
45-46	3,529,963	72,244		329,305	-1,778,315
46-47	3,635,862	74,412		31,625	-1,735,529
47-48	3,744,937	76,644		199,054	-1,857,939
48-49	3,857,286	78,943		118,415	-1,897,410
49-50	3,973,004	81,312		183,442	-1,999,540
50-51	4,092,194	83,751		25,544	-1,941,333
51-52	4,214,960	86,264		110,376	-1,965,446
52-53	4,296,983	88,852		261,001	-2,137,596
53-54	4,425,893	91,517		112,108	-2,158,187
54-55	4,558,669	94,263		118,829	-2,182,754



This chart illustrates how the CDD's current funding plan will perform over time.

**Aberdeen Community Development District
Income & Expense Spreadsheet**

	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Beginning Balance	607,440	674,241	796,610	791,095	880,967	711,204	643,181	770,414	627,065	664,637
Annual Assessment	103,763	106,876	110,082	113,385	116,787	120,290	123,899	127,616	131,444	135,388
Interest Earned	19,638	23,202	23,042	25,659	20,715	18,733	22,439	18,264	19,358	21,371
Expenditures	56,600	7,709	138,639	49,173	307,264	207,046	19,105	289,229	113,230	87,656
Ending Balance	674,241	796,610	791,095	880,967	711,204	643,181	770,414	627,065	664,637	733,740

Description

Misc. Site Components

Monument Signs Refurbish Allowance									35,420	
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Misc. Site Components Total:

35,420

Storm Water System

Pond Aerators - Pond 3A	5,000					5,796				
Pond Aerators - Pond 4	5,000					5,796				
Pond Bathymetric Survey			38,192							
Pond Fountain - Pond 35										11,091
Pond Fountain - Pond 5A										11,091
Structure/Pipe Allowance			15,913							

Storm Water System Total:

10,000

54,106

11,593

22,181

Parking Lots

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

Parking Lots Total:

114,501

Fencing/Gates/Controls

Access Control/Camera System										
Aluminium Fence - Parking Lot										
Aluminium Fence - Pool & Playground										
Chain Link Fence - Basketball Court										
Chain Link Fence - Dog Park								12,385		
Dumpster Enclosure Gates								7,871		
Vinyl Ranch Fence - Prince Albert Avenue										
Vinyl Ranch Fence - Queen Victoria Avenue										

Fencing/Gates/Controls Total:

20,256

**Aberdeen Community Development District
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Site Lighting										
Decorative Wall Lights - Amenity Blds.										
Light Pole Fixtures - Parking Lots										
Site Lighting Total:										
Building Components										
Window/Door Allowance - Amenity Bld										
Window/Door Allowance - Fitness Bld.										
Building Components Total:										
Roofing										
Asphalt Shingles - Amenity Bld.										
Asphalt Shingles - Fitness Bld.										
Asphalt Shingles - Slide Bld										
Membrane Roof - Fitness Bld.										
Roofing Total:										
Interior Finishes										
LVP Flooring - Fitness Center										9,448
Refurbishment Allow - Fitness Bld. Restrooms										
Refurbishment Allowance - Locker Rooms										
Refurbishment Allowance - Slide Restrooms										26,095
Refurbishment Allowance - Social Room										29,931
Rubber Flooring - Fitness Center										
Interior Finishes Total:										65,475
Exterior Painting										
Repair/Paint - Amenity Bld.				13,014						
Repair/Paint - Entry Feature							19,105			
Repair/Paint - Fitness Bld.				8,799						
Repair/Paint - Slide Tower Bld.				11,267						
Exterior Painting Total:				33,080			19,105			

**Aberdeen Community Development District
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
HVAC										
Heat Pump 1 - Amenity Bld.	9,000									
Heat Pump 1 - Fitness Bld.	28,600									
Heat Pump 2 - Amenity Bld.	9,000									
HVAC Total:	46,600									
Plumbing										
Water Coolers - Amenity Bld.										
Water Coolers - Fitness Bld.										
Plumbing Total:										
Life Safety Systems										
Fire Alarm Panel - Amenity Bld.			9,018							
Life Safety Systems Total:			9,018							
Furniture/Mis. Equip.										
Fitness Equip. Allowance					73,158					
Furniture Allowance - Social Hall										
Pool Furniture Replace Allowance								67,643		
Furniture/Mis. Equip. Total:					73,158			67,643		
Swimming Pools										
Concrete Pavers - Pool Deck										
Lane Divider Reel										
Pool Deck Lighting								51,409		
Pool Filtration Refurbish Allowance										
Pool Lane Dividers		3,193								
Pool Lift										
Pool Resurfacing - Family Pool					234,106					
Pool Resurfacing - Lap Pool						192,903				
Pool Slide Refurbishment Allowance									31,669	
Shade Fabric - Pool Area Structures										
Shade Structures/Fabric - Pool										
Shade Structures/Fabric - Pool Equip.										

**Aberdeen Community Development District
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
<i>Swimming Pools continued...</i>										
Slide Tower Stair Refurbishment										
Swimming Pools Total:		3,193			234,106	192,903		51,409	31,669	
Playground - Pool										
Plastic Play Surface Border - Playground						2,550				
Play Equipment Allowance				49,173						
Playground - Pool Total:				49,173		2,550				
Basketball Court										
Basketball Court Resurfacing		4,516							5,555	
Basketball Court Total:		4,516							5,555	
Pocket Parks										
Play Equipment Allowance - Amadale Park			21,218							
Play Equipment Allowance - Glassglow Park									76,006	
Play Equipment Allowance - River Dee Park			21,218							
Pocket Parks Total:			42,436						76,006	
Operating Expense										
Appliances - Social Hall										
Basketball Poles & Goals										
Benches/Dog Play Equipment - Dog Park										
Bike Racks										
Carpet - Office										
Ceiling Fans										
Concrete Curb/Walk Repair										
Dumpster Enclosure Repair & Paint										
Entry Feature Roof										
Interior Painting										
Irrigation System Repair										
Landscape Lighting										
Landscape Replacement										
Metal Park Benches										
Office Furniture & Equipment										
Parking Lot Asphalt Seal Coat										

**Aberdeen Community Development District
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
<i>Operating Expense continued...</i>										
Office Furniture & Equipment										
Parking Lot Asphalt Seal Coat										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Signage Replacement										
Televisions										
Long Life Components										
Building Foundations/Frames										
Communications Wiring/Devices										
Electrical Panels/Wiring										
Electrical Service to Blds.										
Hand Rails										
Pond Bank Rebuilding										
Pond Dredging										
Pool Shell										
Water/Sewer Mains to Blds.										
Year Total:	56,600	7,709	138,639	49,173	307,264	207,046	19,105	289,229	113,230	87,656

**Aberdeen Community Development District
Income & Expense Spreadsheet**

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Beginning Balance	733,740	741,664	792,651	809,621	990,861	819,246	982,275	1,135,977	927,149	867,608
Annual Assessment	139,449	143,633	147,942	152,380	156,951	161,660	166,510	171,505	176,650	181,950
Interest Earned	21,602	23,087	23,581	28,860	23,862	28,610	33,087	27,004	25,270	16,392
Expenditures	153,127	115,733	154,552		352,427	27,241	45,895	407,338	261,461	503,151
Ending Balance	741,664	792,651	809,621	990,861	819,246	982,275	1,135,977	927,149	867,608	562,799

Description

Misc. Site Components

Monument Signs Refurbish Allowance

Misc. Site Components Total:

Storm Water System

Pond Aerators - Pond 3A

6,720

7,790

Pond Aerators - Pond 4

6,720

7,790

Pond Bathymetric Survey

Pond Fountain - Pond 35

Pond Fountain - Pond 5A

Structure/Pipe Allowance

24,793

Storm Water System Total:

13,439

15,580

24,793

Parking Lots

Asphalt Mill & Resurface - Amenity Lot

Asphalt Mill & Resurface - Fitness Bld Lot

39,267

Parking Lots Total:

39,267

Fencing/Gates/Controls

Access Control/Camera System

36,824

Aluminium Fence - Parking Lot

13,174

Aluminium Fence - Pool & Playground

65,243

Chain Link Fence - Basketball Court

Chain Link Fence - Dog Park

Dumpster Enclosure Gates

Vinyl Ranch Fence - Prince Albert Avenue

31,394

Vinyl Ranch Fence - Queen Victoria Avenue

45,580

Fencing/Gates/Controls Total:

76,974

78,417

36,824

**Aberdeen Community Development District
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Site Lighting										
Decorative Wall Lights - Amenity Blds.			19,390							
Light Pole Fixtures - Parking Lots					45,378					
Site Lighting Total:			19,390		45,378					
Building Components										
Window/Door Allowance - Amenity Bld										
Window/Door Allowance - Fitness Bld.										
Building Components Total:										
Roofing										
Asphalt Shingles - Amenity Bld.									52,231	
Asphalt Shingles - Fitness Bld.					55,845					
Asphalt Shingles - Slide Bld									9,738	
Membrane Roof - Fitness Bld.					32,484					
Roofing Total:					88,329				61,969	
Interior Finishes										
LVP Flooring - Fitness Center										
Refurbishment Allow - Fitness Bld. Restrooms					37,210					
Refurbishment Allowance - Locker Rooms	85,957									
Refurbishment Allowance - Slide Restrooms										35,070
Refurbishment Allowance - Social Room										40,225
Rubber Flooring - Fitness Center					25,169					
Interior Finishes Total:	85,957				62,379					75,296
Exterior Painting										
Repair/Paint - Amenity Bld.	16,486								20,883	
Repair/Paint - Entry Feature									27,239	
Repair/Paint - Fitness Bld.	11,146								14,120	
Repair/Paint - Slide Tower Bld.	14,272								18,080	
Exterior Painting Total:	41,904								80,322	

**Aberdeen Community Development District
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
HVAC										
Heat Pump 1 - Amenity Bld.			12,832							
Heat Pump 1 - Fitness Bld.							45,895			
Heat Pump 2 - Amenity Bld.			12,832							
HVAC Total:			25,664				45,895			
Plumbing										
Water Coolers - Amenity Bld.					9,378					
Water Coolers - Fitness Bld.					9,378					
Plumbing Total:					18,756					
Life Safety Systems										
Fire Alarm Panel - Amenity Bld.										
Life Safety Systems Total:										
Furniture/Mis. Equip.										
Fitness Equip. Allowance					98,318					
Furniture Allowance - Social Hall									26,303	
Pool Furniture Replace Allowance										
Furniture/Mis. Equip. Total:					98,318				26,303	
Swimming Pools										
Concrete Pavers - Pool Deck								266,846		
Lane Divider Reel			5,418							
Pool Deck Lighting										
Pool Filtration Refurbish Allowance								49,585		
Pool Lane Dividers						4,830				
Pool Lift			25,664							
Pool Resurfacing - Family Pool										364,729
Pool Resurfacing - Lap Pool										
Pool Slide Refurbishment Allowance									42,561	
Shade Fabric - Pool Area Structures	11,826									
Shade Structures/Fabric - Pool										
Shade Structures/Fabric - Pool Equip.										

**Aberdeen Community Development District
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
<i>Swimming Pools continued...</i>										
Slide Tower Stair Refurbishment		38,759								
Swimming Pools Total:	11,826	38,759	31,082			4,830		316,431	42,561	364,729
Playground - Pool										
Plastic Play Surface Border - Playground										
Play Equipment Allowance									76,609	
Playground - Pool Total:									76,609	
Basketball Court										
Basketball Court Resurfacing						6,831				
Basketball Court Total:						6,831				
Pocket Parks										
Play Equipment Allowance - Amadale Park								33,057		
Play Equipment Allowance - Glassglow Park										
Play Equipment Allowance - River Dee Park								33,057		
Pocket Parks Total:								66,114		
Operating Expense										
Appliances - Social Hall										
Basketball Poles & Goals										
Benches/Dog Play Equipment - Dog Park										
Bike Racks										
Carpet - Office										
Ceiling Fans										
Concrete Curb/Walk Repair										
Dumpster Enclosure Repair & Paint										
Entry Feature Roof										
Interior Painting										
Irrigation System Repair										
Landscape Lighting										
Landscape Replacement										
Metal Park Benches										
Office Furniture & Equipment										
Parking Lot Asphalt Seal Coat										

**Aberdeen Community Development District
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
<i>Operating Expense continued...</i>										
Office Furniture & Equipment										
Parking Lot Asphalt Seal Coat										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Signage Replacement										
Televisions										
Long Life Components										
Building Foundations/Frames										
Communications Wiring/Devices										
Electrical Panels/Wiring										
Electrical Service to Blds.										
Hand Rails										
Pond Bank Rebuilding										
Pond Dredging										
Pool Shell										
Water/Sewer Mains to Blds.										
Year Total:	153,127	115,733	154,552		352,427	27,241	45,895	407,338	261,461	503,151

**Aberdeen Community Development District
Income & Expense Spreadsheet**

	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Beginning Balance	562,799	433,529	612,782	630,926	738,816	789,292	1,010,436	1,157,550	1,160,848	1,324,726
Annual Assessment	187,408	193,030	198,821	204,786	210,929	217,257	223,775	230,488	237,403	244,525
Interest Earned	12,627	17,848	18,376	21,519	22,989	29,430	33,715	33,811	38,584	43,513
Expenditures	329,305	31,625	199,054	118,415	183,442	25,544	110,376	261,001	112,108	118,829
Ending Balance	433,529	612,782	630,926	738,816	789,292	1,010,436	1,157,550	1,160,848	1,324,726	1,493,935

Description

Misc. Site Components

Monument Signs Refurbish Allowance

Misc. Site Components Total:

Storm Water System

Pond Aerators - Pond 3A

9,031

10,469

Pond Aerators - Pond 4

9,031

10,469

Pond Bathymetric Survey

68,980

Pond Fountain - Pond 35

15,813

Pond Fountain - Pond 5A

15,813

Structure/Pipe Allowance

Storm Water System Total:

18,061

31,625

68,980

20,938

Parking Lots

Asphalt Mill & Resurface - Amenity Lot

206,802

Asphalt Mill & Resurface - Fitness Bld Lot

Parking Lots Total:

206,802

Fencing/Gates/Controls

Access Control/Camera System

Aluminium Fence - Parking Lot

Aluminium Fence - Pool & Playground

Chain Link Fence - Basketball Court

10,707

Chain Link Fence - Dog Park

Dumpster Enclosure Gates

14,216

Vinyl Ranch Fence - Prince Albert Avenue

Vinyl Ranch Fence - Queen Victoria Avenue

Fencing/Gates/Controls Total:

10,707

14,216

**Aberdeen Community Development District
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Site Lighting										
Decorative Wall Lights - Amenity Blds.										
Light Pole Fixtures - Parking Lots										
Site Lighting Total:										
Building Components										
Window/Door Allowance - Amenity Bld			105,386							
Window/Door Allowance - Fitness Bld.										
Building Components Total:			105,386							
Roofing										
Asphalt Shingles - Amenity Bld.										
Asphalt Shingles - Fitness Bld.										
Asphalt Shingles - Slide Bld										
Membrane Roof - Fitness Bld.										
Roofing Total:										
Interior Finishes										
LVP Flooring - Fitness Center					14,720					
Refurbishment Allow - Fitness Bld. Restrooms										
Refurbishment Allowance - Locker Rooms										
Refurbishment Allowance - Slide Restrooms									47,131	
Refurbishment Allowance - Social Room									54,060	
Rubber Flooring - Fitness Center										
Interior Finishes Total:					14,720				101,191	
Exterior Painting										
Repair/Paint - Amenity Bld.							26,454			
Repair/Paint - Entry Feature										
Repair/Paint - Fitness Bld.							17,887			
Repair/Paint - Slide Tower Bld.							22,903			
Exterior Painting Total:							67,244			

**Aberdeen Community Development District
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
HVAC										
Heat Pump 1 - Amenity Bld.					18,295					
Heat Pump 1 - Fitness Bld.										
Heat Pump 2 - Amenity Bld.					18,295					
HVAC Total:					36,590					
Plumbing										
Water Coolers - Amenity Bld.										
Water Coolers - Fitness Bld.										
Plumbing Total:										
Life Safety Systems										
Fire Alarm Panel - Amenity Bld.			16,287							
Life Safety Systems Total:			16,287							
Furniture/Mis. Equip.										
Fitness Equip. Allowance					132,132					
Furniture Allowance - Social Hall										
Pool Furniture Replace Allowance										
Furniture/Mis. Equip. Total:					132,132					
Swimming Pools										
Concrete Pavers - Pool Deck										
Lane Divider Reel										
Pool Deck Lighting										
Pool Filtration Refurbish Allowance										
Pool Lane Dividers										7,305
Pool Lift								39,983		
Pool Resurfacing - Family Pool										
Pool Resurfacing - Lap Pool	300,537									
Pool Slide Refurbishment Allowance									57,198	
Shade Fabric - Pool Area Structures										
Shade Structures/Fabric - Pool									54,910	
Shade Structures/Fabric - Pool Equip.							43,132			

**Aberdeen Community Development District
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
<i>Swimming Pools continued...</i>										
Slide Tower Stair Refurbishment										
Swimming Pools Total:	300,537						43,132	39,983	112,108	7,305
Playground - Pool										
Plastic Play Surface Border - Playground						4,606				
Play Equipment Allowance										
Playground - Pool Total:						4,606				
Basketball Court										
Basketball Court Resurfacing			8,402							10,333
Basketball Court Total:			8,402							10,333
Pocket Parks										
Play Equipment Allowance - Amadale Park										
Play Equipment Allowance - Glassglow Park				118,415						
Play Equipment Allowance - River Dee Park										
Pocket Parks Total:				118,415						
Operating Expense										
Appliances - Social Hall										
Basketball Poles & Goals										
Benches/Dog Play Equipment - Dog Park										
Bike Racks										
Carpet - Office										
Ceiling Fans										
Concrete Curb/Walk Repair										
Dumpster Enclosure Repair & Paint										
Entry Feature Roof										
Interior Painting										
Irrigation System Repair										
Landscape Lighting										
Landscape Replacement										
Metal Park Benches										
Office Furniture & Equipment										
Parking Lot Asphalt Seal Coat										

**Aberdeen Community Development District
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
<i>Operating Expense continued...</i>										
Office Furniture & Equipment										
Parking Lot Asphalt Seal Coat										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Signage Replacement										
Televisions										
Long Life Components										
Building Foundations/Frames										
Communications Wiring/Devices										
Electrical Panels/Wiring										
Electrical Service to Blds.										
Hand Rails										
Pond Bank Rebuilding										
Pond Dredging										
Pool Shell										
Water/Sewer Mains to Blds.										
Year Total:	329,305	31,625	199,054	118,415	183,442	25,544	110,376	261,001	112,108	118,829

**Aberdeen Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 25-26	
Storm Water System	
Pond Aerators - Pond 3A	5,000
Pond Aerators - Pond 4	5,000
HVAC	
Heat Pump 1 - Amenity Bld.	9,000
Heat Pump 1 - Fitness Bld.	28,600
Heat Pump 2 - Amenity Bld.	9,000
Total for 2025 - 2026	<u>\$56,600</u>
 Replacement Year 26-27	
Swimming Pools	
Pool Lane Dividers	3,193
Basketball Court	
Basketball Court Resurfacing	4,516
Total for 2026 - 2027	<u>\$7,709</u>
 Replacement Year 27-28	
Storm Water System	
Pond Bathymetric Survey	38,192
Structure/Pipe Allowance	15,913
Exterior Painting	
Repair/Paint - Amenity Bld.	13,014
Repair/Paint - Fitness Bld.	8,799
Repair/Paint - Slide Tower Bld.	11,267
Life Safety Systems	
Fire Alarm Panel - Amenity Bld.	9,018
Pocket Parks	
Play Equipment Allowance - Amadale Park	21,218
Play Equipment Allowance - River Dee Park	21,218
Total for 2027 - 2028	<u>\$138,639</u>
 Replacement Year 28-29	
Playground - Pool	
Play Equipment Allowance	49,173
Total for 2028 - 2029	<u>\$49,173</u>

**Aberdeen Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 29-30	
Furniture/Mis. Equip.	
Fitness Equip. Allowance	73,158
Swimming Pools	
Pool Resurfacing - Family Pool	234,106
Total for 2029 - 2030	\$307,264
Replacement Year 30-31	
Storm Water System	
Pond Aerators - Pond 3A	5,796
Pond Aerators - Pond 4	5,796
Swimming Pools	
Pool Resurfacing - Lap Pool	192,903
Playground - Pool	
Plastic Play Surface Border - Playground	2,550
Total for 2030 - 2031	\$207,046
Replacement Year 31-32	
Exterior Painting	
Repair/Paint - Entry Feature	19,105
Total for 2031 - 2032	\$19,105
Replacement Year 32-33	
Misc. Site Components	
Monument Signs Refurbish Allowance	35,420
Parking Lots	
Asphalt Mill & Resurface - Amenity Lot	114,501
Fencing/Gates/Controls	
Chain Link Fence - Dog Park	12,385
Dumpster Enclosure Gates	7,871
Furniture/Mis. Equip.	
Pool Furniture Replace Allowance	67,643
Swimming Pools	
Pool Deck Lighting	51,409
Total for 2032 - 2033	\$289,229

**Aberdeen Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 33-34	
Swimming Pools	
Pool Slide Refurbishment Allowance	31,669
Basketball Court	
Basketball Court Resurfacing	5,555
Pocket Parks	
Play Equipment Allowance - Glassglow Park	76,006
Total for 2033 - 2034	<u>\$113,230</u>
Replacement Year 34-35	
Storm Water System	
Pond Fountain - Pond 35	11,091
Pond Fountain - Pond 5A	11,091
Interior Finishes	
LVP Flooring - Fitness Center	9,448
Refurbishment Allowance - Slide Restrooms	26,095
Refurbishment Allowance - Social Room	29,931
Total for 2034 - 2035	<u>\$87,656</u>
Replacement Year 35-36	
Storm Water System	
Pond Aerators - Pond 3A	6,720
Pond Aerators - Pond 4	6,720
Interior Finishes	
Refurbishment Allowance - Locker Rooms	85,957
Exterior Painting	
Repair/Paint - Amenity Bld.	16,486
Repair/Paint - Fitness Bld.	11,146
Repair/Paint - Slide Tower Bld.	14,272
Swimming Pools	
Shade Fabric - Pool Area Structures	11,826
Total for 2035 - 2036	<u>\$153,127</u>
Replacement Year 36-37	
Fencing/Gates/Controls	
Vinyl Ranch Fence - Prince Albert Avenue	31,394

**Aberdeen Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 36-37 continued...</i>	
Vinyl Ranch Fence - Queen Victoria Avenue	45,580
Swimming Pools	
Slide Tower Stair Refurbishment	38,759
Total for 2036 - 2037	<u>\$115,733</u>
 Replacement Year 37-38	
Fencing/Gates/Controls	
Aluminium Fence - Parking Lot	13,174
Aluminium Fence - Pool & Playground	65,243
Site Lighting	
Decorative Wall Lights - Amenity Blds.	19,390
HVAC	
Heat Pump 1 - Amenity Bld.	12,832
Heat Pump 2 - Amenity Bld.	12,832
Swimming Pools	
Lane Divider Reel	5,418
Pool Lift	25,664
Total for 2037 - 2038	<u>\$154,552</u>
 <i>No Replacement in 38-39</i>	
 Replacement Year 39-40	
Parking Lots	
Asphalt Mill & Resurface - Fitness Bld Lot	39,267
Site Lighting	
Light Pole Fixtures - Parking Lots	45,378
Roofing	
Asphalt Shingles - Fitness Bld.	55,845
Membrane Roof - Fitness Bld.	32,484
Interior Finishes	
Refurbishment Allow - Fitness Bld. Restrooms	37,210
Rubber Flooring - Fitness Center	25,169
Plumbing	
Water Coolers - Amenity Bld.	9,378

**Aberdeen Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 39-40 continued...</i>	
Water Coolers - Fitness Bld.	9,378
Furniture/Mis. Equip.	
Fitness Equip. Allowance	98,318
Total for 2039 - 2040	<u>\$352,427</u>
 Replacement Year 40-41	
Storm Water System	
Pond Aerators - Pond 3A	7,790
Pond Aerators - Pond 4	7,790
Swimming Pools	
Pool Lane Dividers	4,830
Basketball Court	
Basketball Court Resurfacing	6,831
Total for 2040 - 2041	<u>\$27,241</u>
 Replacement Year 41-42	
HVAC	
Heat Pump 1 - Fitness Bld.	45,895
Total for 2041 - 2042	<u>\$45,895</u>
 Replacement Year 42-43	
Storm Water System	
Structure/Pipe Allowance	24,793
Swimming Pools	
Concrete Pavers - Pool Deck	266,846
Pool Filtration Refurbish Allowance	49,585
Pocket Parks	
Play Equipment Allowance - Amadale Park	33,057
Play Equipment Allowance - River Dee Park	33,057
Total for 2042 - 2043	<u>\$407,338</u>
 Replacement Year 43-44	
Roofing	
Asphalt Shingles - Amenity Bld.	52,231

**Aberdeen Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 43-44 continued...</i>	
Asphalt Shingles - Slide Bld	9,738
Exterior Painting	
Repair/Paint - Amenity Bld.	20,883
Repair/Paint - Entry Feature	27,239
Repair/Paint - Fitness Bld.	14,120
Repair/Paint - Slide Tower Bld.	18,080
Swimming Pools	
Pool Slide Refurbishment Allowance	42,561
Playground - Pool	
Play Equipment Allowance	76,609
Total for 2043 - 2044	<u>\$261,461</u>
 Replacement Year 44-45	
Fencing/Gates/Controls	
Access Control/Camera System	36,824
Interior Finishes	
Refurbishment Allowance - Slide Restrooms	35,070
Refurbishment Allowance - Social Room	40,225
Furniture/Mis. Equip.	
Furniture Allowance - Social Hall	26,303
Swimming Pools	
Pool Resurfacing - Family Pool	364,729
Total for 2044 - 2045	<u>\$503,151</u>
 Replacement Year 45-46	
Storm Water System	
Pond Aerators - Pond 3A	9,031
Pond Aerators - Pond 4	9,031
Fencing/Gates/Controls	
Chain Link Fence - Basketball Court	10,707
Swimming Pools	
Pool Resurfacing - Lap Pool	300,537
Total for 2045 - 2046	<u>\$329,305</u>

**Aberdeen Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 46-47	
Storm Water System	
Pond Fountain - Pond 35	15,813
Pond Fountain - Pond 5A	15,813
Total for 2046 - 2047	<u>\$31,625</u>
 Replacement Year 47-48	
Storm Water System	
Pond Bathymetric Survey	68,980
Building Components	
Window/Door Allowance - Amenity Bld	105,386
Life Safety Systems	
Fire Alarm Panel - Amenity Bld.	16,287
Basketball Court	
Basketball Court Resurfacing	8,402
Total for 2047 - 2048	<u>\$199,054</u>
 Replacement Year 48-49	
Pocket Parks	
Play Equipment Allowance - Glassglow Park	118,415
Total for 2048 - 2049	<u>\$118,415</u>
 Replacement Year 49-50	
Interior Finishes	
LVP Flooring - Fitness Center	14,720
HVAC	
Heat Pump 1 - Amenity Bld.	18,295
Heat Pump 2 - Amenity Bld.	18,295
Furniture/Mis. Equip.	
Fitness Equip. Allowance	132,132
Total for 2049 - 2050	<u>\$183,442</u>
 Replacement Year 50-51	
Storm Water System	
Pond Aerators - Pond 3A	10,469

**Aberdeen Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 50-51 continued...</i>	
Pond Aerators - Pond 4	10,469
Playground - Pool	
Plastic Play Surface Border - Playground	4,606
Total for 2050 - 2051	<u>\$25,544</u>
 Replacement Year 51-52	
Exterior Painting	
Repair/Paint - Amenity Bld.	26,454
Repair/Paint - Fitness Bld.	17,887
Repair/Paint - Slide Tower Bld.	22,903
Swimming Pools	
Shade Structures/Fabric - Pool Equip.	43,132
Total for 2051 - 2052	<u>\$110,376</u>
 Replacement Year 52-53	
Parking Lots	
Asphalt Mill & Resurface - Amenity Lot	206,802
Fencing/Gates/Controls	
Dumpster Enclosure Gates	14,216
Swimming Pools	
Pool Lift	39,983
Total for 2052 - 2053	<u>\$261,001</u>
 Replacement Year 53-54	
Swimming Pools	
Pool Slide Refurbishment Allowance	57,198
Shade Structures/Fabric - Pool	54,910
Total for 2053 - 2054	<u>\$112,108</u>
 Replacement Year 54-55	
Interior Finishes	
Refurbishment Allowance - Slide Restrooms	47,131
Refurbishment Allowance - Social Room	54,060

**Aberdeen Community Development District
Annual Expenditure Detail**

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

**Aberdeen Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Misc. Site Components								
Monument Signs Refurbish Allowance	2008	32-33	25	0	7	24 Each	1,200.00	<u>28,800</u>
Misc. Site Components - Total								\$28,800
Storm Water System								
Pond Aerators - Pond 3A	2015	25-26	5	0	0	1 Each	5,000.00	5,000
Pond Aerators - Pond 4	2015	25-26	5	0	0	1 Each	5,000.00	5,000
Pond Bathymetric Survey	2008	27-28	20	0	2	24 Acres	1,500.00	36,000
Pond Fountain - Pond 35	2023	34-35	12	0	9	1 Each	8,500.00	8,500
Pond Fountain - Pond 5A	2023	34-35	12	0	9	1 Each	8,500.00	8,500
Structure/Pipe Allowance	2008	27-28	15	5	2	1 Lump Sum	15,000.00	<u>15,000</u>
Storm Water System - Total								\$78,000
Parking Lots								
Asphalt Mill & Resurface - Amenity Lot	2008	32-33	20	5	7	4,900 Square Yards	19.00	93,100
Asphalt Mill & Resurface - Fitness Bld Lot	2020	39-40	20	0	14	1,180 Square Yards	22.00	<u>25,960</u>
Parking Lots - Total								\$119,060
Fencing/Gates/Controls								
Access Control/Camera System	2025	44-45	20	0	19	1 Lump Sum	21,000.00	21,000
Aluminium Fence - Parking Lot	2008	37-38	30	0	12	220 Linear Feet	42.00	9,240
Aluminium Fence - Pool & Playground	2008	37-38	30	0	12	880 Linear Feet	52.00	45,760
Chain Link Fence - Basketball Court	2024	45-46	22	0	20	156 Linear Feet	38.00	5,928
Chain Link Fence - Dog Park	2008	32-33	25	0	7	380 Linear Feet	26.50	10,070
Dumpster Enclosure Gates	2008	32-33	20	5	7	2 Each	3,200.00	6,400
Vinyl Ranch Fence - Prince Albert Avenue	2007	36-37	30	0	11	540 Linear Feet	42.00	22,680
Vinyl Ranch Fence - Queen Victoria Avenue	2007	36-37	30	0	11	784 Linear Feet	42.00	<u>32,928</u>
Fencing/Gates/Controls - Total								\$154,006
Site Lighting								
Decorative Wall Lights - Amenity Blds.	2008	37-38	30	0	12	16 Each	850.00	13,600
Light Pole Fixtures - Parking Lots	2020	39-40	20	0	14	25 Each	1,200.00	<u>30,000</u>
Site Lighting - Total								\$43,600
Building Components								
Window/Door Allowance - Amenity Bld	2008	47-48	40	0	22	1 Lump Sum	55,000.00	55,000
Window/Door Allowance - Fitness Bld.	2020	59-60	40	0	34	1 Lump Sum	95,000.00	<u>95,000</u>
Building Components - Total								\$150,000
Roofing								
Asphalt Shingles - Amenity Bld.	2024	43-44	20	0	18	59 Squares	520.00	30,680
Asphalt Shingles - Fitness Bld.	2020	39-40	20	0	14	71 Squares	520.00	36,920
Asphalt Shingles - Slide Bld	2024	43-44	20	0	18	11 Squares	520.00	5,720
Membrane Roof - Fitness Bld.	2020	39-40	20	0	14	1,180 Square Feet	18.20	<u>21,476</u>
Roofing - Total								\$94,796

**Aberdeen Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Interior Finishes								
LVP Flooring - Fitness Center	2020	34-35	15	0	9	842 Square Feet	8.60	7,241
Refurbishment Allow - Fitness Bld. Restroo..	2020	39-40	20	0	14	300 Square Feet	82.00	24,600
Refurbishment Allowance - Locker Rooms	2008	35-36	20	8	10	780 Square Feet	82.00	63,960
Refurbishment Allowance - Slide Restrooms	2023	34-35	10	2	9	1 Lump Sum	20,000.00	20,000
Refurbishment Allowance - Social Room	2025	34-35	10	0	9	740 Square Feet	31.00	22,940
Rubber Flooring - Fitness Center	2020	39-40	20	0	14	260 Square Yards	64.00	16,640
Interior Finishes - Total								<u>\$155,381</u>
Exterior Painting								
Repair/Paint - Amenity Bld.	2020	27-28	8	0	2	4,718 Square Feet	2.60	12,267
Repair/Paint - Entry Feature	2020	31-32	12	0	6	1 Lump Sum	16,000.00	16,000
Repair/Paint - Fitness Bld.	2020	27-28	8	0	2	3,190 Square Feet	2.60	8,294
Repair/Paint - Slide Tower Bld.	2020	27-28	8	0	2	1,800 Square Feet	5.90	10,620
Exterior Painting - Total								<u>\$47,181</u>
HVAC								
Heat Pump 1 - Amenity Bld.	2008	25-26	12	0	0	6 Ton	1,500.00	9,000
Heat Pump 1 - Fitness Bld.	2008	25-26	16	0	0	11 Ton	2,600.00	28,600
Heat Pump 2 - Amenity Bld.	2008	25-26	12	0	0	6 Ton	1,500.00	9,000
HVAC - Total								<u>\$46,600</u>
Plumbing								
Water Coolers - Amenity Bld.	2020	39-40	20	0	14	1 Lump Sum	6,200.00	6,200
Water Coolers - Fitness Bld.	2020	39-40	20	0	14	1 Lump Sum	6,200.00	6,200
Plumbing - Total								<u>\$12,400</u>
Life Safety Systems								
Fire Alarm Panel - Amenity Bld.	2008	27-28	20	0	2	1 Lump Sum	8,500.00	8,500
Life Safety Systems - Total								<u>\$8,500</u>
Furniture/Mis. Equip.								
Fitness Equip. Allowance	2020	29-30	10	0	4	1 Lump Sum	65,000.00	65,000
Furniture Allowance - Social Hall	2025	44-45	20	0	19	1 Lump Sum	15,000.00	15,000
Pool Furniture Replace Allowance	2008	32-33	25	0	7	1 Lump Sum	55,000.00	55,000
Furniture/Mis. Equip. - Total								<u>\$135,000</u>
Swimming Pools								
Concrete Pavers - Pool Deck	2008	42-43	35	0	17	18,140 Square Feet	8.90	161,446
Lane Divider Reel	2008	37-38	30	0	12	1 Each	3,800.00	3,800
Pool Deck Lighting	2008	32-33	25	0	7	11 Each	3,800.00	41,800
Pool Filtration Refurbish Allowance	2008	42-43	35	0	17	1 Lump Sum	30,000.00	30,000
Pool Lane Dividers	2008	26-27	14	5	1	5 Lanes	620.00	3,100
Pool Lift	2023	37-38	15	0	12	2 Each	9,000.00	18,000
Pool Resurfacing - Family Pool	2015	29-30	15	0	4	6,500 Square Feet	32.00	208,000

**Aberdeen Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Swimming Pools continued...</i>								
Pool Resurfacing - Lap Pool	2016	30-31	15	0	5	5,200 Square Feet	32.00	166,400
Pool Slide Refurbishment Allowance	2024	33-34	10	0	8	1 Lump Sum	25,000.00	25,000
Shade Fabric - Pool Area Structures	2024	35-36	12	0	10	1 Lump Sum	8,800.00	8,800
Shade Structures/Fabric - Pool	2024	53-54	30	0	28	2 Each	12,000.00	24,000
Shade Structures/Fabric - Pool Equip.	2022	51-52	30	0	26	1 Each	20,000.00	20,000
Slide Tower Stair Refurbishment	2017	36-37	20	0	11	1 Lump Sum	28,000.00	<u>28,000</u>
Swimming Pools - Total								\$738,346
Playground - Pool								
Plastic Play Surface Border - Playground	2008	30-31	20	3	5	100 Linear Feet	22.00	2,200
Play Equipment Allowance	2008	28-29	15	6	3	1 Lump Sum	45,000.00	<u>45,000</u>
Playground - Pool - Total								\$47,200
Basketball Court								
Basketball Court Resurfacing	2020	26-27	7	0	1	522 SF	8.40	<u>4,385</u>
Basketball Court - Total								\$4,385
Pocket Parks								
Play Equipment Allowance - Amadale Park	2008	27-28	15	5	2	1 Lump Sum	20,000.00	20,000
Play Equipment Allowance - Glassglow Park	2019	33-34	15	0	8	1 Lump Sum	60,000.00	60,000
Play Equipment Allowance - River Dee Park	2008	27-28	15	5	2	1 Each	20,000.00	<u>20,000</u>
Pocket Parks - Total								\$100,000
Operating Expense								
Appliances - Social Hall							Operating Expense	0.00
Basketball Poles & Goals							Operating Expense	0.00
Benches/Dog Play Equipment - Dog Park							Operating Expense	0.00
Bike Racks							Operating Expense	0.00
Carpet - Office							Operating Expense	0.00
Ceiling Fans							Operating Expense	0.00
Concrete Curb/Walk Repair							Operating Expense	0.00
Dumpster Enclosure Repair & Paint							Operating Expense	0.00
Entry Feature Roof							Operating Expense	0.00
Interior Painting							Operating Expense	0.00
Irrigation System Repair							Operating Expense	0.00
Landscape Lighting							Operating Expense	0.00
Landscape Replacement							Operating Expense	0.00
Metal Park Benches							Operating Expense	0.00
Office Furniture & Equipment							Operating Expense	0.00
Parking Lot Asphalt Seal Coat							Operating Expense	0.00
Pool Filtration Partial Replacement							Operating Expense	0.00
Pool Furniture Partial Replacement							Operating Expense	0.00
Signage Replacement							Operating Expense	0.00
Televisions							Operating Expense	0.00
Operating Expense - Total								0.00

**Aberdeen Community Development District
Component Inventory**

Description	<i>Date in Service</i>	<i>Replacement Year</i>	<i>Useful Adjustment</i>	<i>Remaining</i>	Units	Unit Cost	Current Cost
Long Life Components							
Building Foundations/Frames						0.00	
Communications Wiring/Devices						0.00	
Electrical Panels/Wiring						0.00	
Electrical Service to Blds.						0.00	
Hand Rails						0.00	
Pond Bank Rebuilding						0.00	
Pond Dredging						0.00	
Pool Shell						0.00	
Water/Sewer Mains to Blds.						0.00	
Long Life Components - Total							
Total Asset Summary							\$1,963,255

**Aberdeen Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
Misc. Site Components			
1082	Monument Signs Refurbish Allowance	32-33	5-9
Storm Water System			
1058	Pond Aerators - Pond 3A	25-26	5-10
1059	Pond Aerators - Pond 4	25-26	5-10
1057	Pond Bathymetric Survey	27-28	5-10
1058	Pond Fountain - Pond 35	34-35	5-10
1058	Pond Fountain - Pond 5A	34-35	5-11
1060	Structure/Pipe Allowance	27-28	5-11
Parking Lots			
1009	Asphalt Mill & Resurface - Amenity Lot	32-33	5-12
1009	Asphalt Mill & Resurface - Fitness Bld Lot	39-40	5-12
Fencing/Gates/Controls			
1017	Access Control/Camera System	44-45	5-14
1014	Aluminium Fence - Parking Lot	37-38	5-14
1014	Aluminium Fence - Pool & Playground	37-38	5-15
1012	Chain Link Fence - Basketball Court	45-46	5-16
	Chain Link Fence - Dog Park	32-33	5-17
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	Total Funded Assets	63	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	63	

**Aberdeen Community Development District
Component Detail**

Monument Signs Refurbish Allowance - 2032

		24 Each	@ \$1,200.00
Asset ID	1082	Asset Actual Cost	\$28,800.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$35,420.37
Placed in Service	June 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	7		



**Aberdeen Community Development District
Component Detail**

Pond Aerators - Pond 3A - 2025

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

Pond Aerators - Pond 4 - 2025

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

Pond Bathymetric Survey - 2027

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

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

Pond Fountain - Pond 35 - 2034

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

**Aberdeen Community Development District
Component Detail**

Pond Fountain - Pond 5A - 2034

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

Structure/Pipe Allowance - 2027

Asset ID	1060	1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Storm Water System	Future Cost	\$15,913.50
Placed in Service	June 2008		
Useful Life	15		
Adjustment	5		
Replacement Year	27-28		
Remaining Life	2		

Allowance is included at time of Bathymetric survey to provide funds for repairs.

**Aberdeen Community Development District
Component Detail**

Asphalt Mill & Resurface - Amenity Lot - 2032

Asset ID	1009	4,900 Square Yards	@ \$19.00
		Asset Actual Cost	\$93,100.00
		Percent Replacement	100%
Category	Parking Lots	Future Cost	\$114,501.26
Placed in Service	June 2008		
Useful Life	20		
Adjustment	5		
Replacement Year	32-33		
Remaining Life	7		



Asphalt Mill & Resurface - Fitness Bld Lot - 2039

Asset ID	1009	1,180 Square Yards	@ \$22.00
		Asset Actual Cost	\$25,960.00
		Percent Replacement	100%
Category	Parking Lots	Future Cost	\$39,266.83
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Aberdeen Community Development District
Component Detail**

Asphalt Mill & Resurface - Fitness Bld Lot continued...



**Aberdeen Community Development District
Component Detail**

Access Control/Camera System - 2044

Asset ID	1017	1 Lump Sum	@ \$21,000.00
		Asset Actual Cost	\$21,000.00
		Percent Replacement	100%
Category	Fencing/Gates/Controls	Future Cost	\$36,823.63
Placed in Service	July 2025		
Useful Life	20		
Replacement Year	44-45		
Remaining Life	19		

Access control panel replacement.

Aluminium Fence - Parking Lot - 2037

Asset ID	1014	220 Linear Feet	@ \$42.00
		Asset Actual Cost	\$9,240.00
		Percent Replacement	100%
Category	Fencing/Gates/Controls	Future Cost	\$13,174.03
Placed in Service	June 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		

**Aberdeen Community Development District
Component Detail**

Aluminium Fence - Parking Lot continued...



Aluminium Fence - Pool & Playground - 2037

Asset ID	1014	880 Linear Feet	@ \$52.00
		Asset Actual Cost	\$45,760.00
		Percent Replacement	100%
Category	Fencing/Gates/Controls	Future Cost	\$65,242.82
Placed in Service	June 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		

**Aberdeen Community Development District
Component Detail**

Aluminium Fence - Pool & Playground continued...



Chain Link Fence - Basketball Court - 2045

Asset ID	1012	156 Linear Feet	@ \$38.00
		Asset Actual Cost	\$5,928.00
		Percent Replacement	100%
Category	Fencing/Gates/Controls	Future Cost	\$10,706.63
Placed in Service	June 2024		
Useful Life	22		
Replacement Year	45-46		
Remaining Life	20		

**Aberdeen Community Development District
Component Detail**

Chain Link Fence - Basketball Court continued...



Chain Link Fence - Dog Park - 2032

Asset ID		380 Linear Feet	@ \$26.50
		Asset Actual Cost	\$10,070.00
		Percent Replacement	100%
Category	Fencing/Gates/Controls	Future Cost	\$12,384.83
Placed in Service	June 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	7		

**Aberdeen Community Development District
Component Detail**

Chain Link Fence - Dog Park continued...



Dumpster Enclosure Gates - 2032

		2 Each	@ \$3,200.00
Asset ID	1050	Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
Category	Fencing/Gates/Controls	Future Cost	\$7,871.19
Placed in Service	June 2008		
Useful Life	20		
Adjustment	5		
Replacement Year	32-33		
Remaining Life	7		

**Aberdeen Community Development District
Component Detail**

Dumpster Enclosure Gates continued...



Vinyl Ranch Fence - Prince Albert Avenue - 2036

Asset ID	1013	540 Linear Feet	@ \$42.00
		Asset Actual Cost	\$22,680.00
		Percent Replacement	100%
Category	Fencing/Gates/Controls	Future Cost	\$31,394.42
Placed in Service	June 2007		
Useful Life	30		
Replacement Year	36-37		
Remaining Life	11		

**Aberdeen Community Development District
Component Detail**

Vinyl Ranch Fence - Prince Albert Avenue continued...



Vinyl Ranch Fence - Queen Victoria Avenue - 2036

		784 Linear Feet	@ \$42.00
Asset ID	1013	Asset Actual Cost	\$32,928.00
		Percent Replacement	100%
Category	Fencing/Gates/Controls	Future Cost	\$45,580.05
Placed in Service	June 2007		
Useful Life	30		
Replacement Year	36-37		
Remaining Life	11		

**Aberdeen Community Development District
Component Detail**

Vinyl Ranch Fence - Queen Victoria Avenue continued...



**Aberdeen Community Development District
Component Detail**

Decorative Wall Lights - Amenity Blds. - 2037

Asset ID		16 Each	@ \$850.00
		Asset Actual Cost	\$13,600.00
		Percent Replacement	100%
Category	Site Lighting	Future Cost	\$19,390.35
Placed in Service	June 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	12		



Operating Expense

Light Pole Fixtures - Parking Lots - 2039

Asset ID	1008	25 Each	@ \$1,200.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Site Lighting	Future Cost	\$45,377.69
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Aberdeen Community Development District
Component Detail**

Light Pole Fixtures - Parking Lots continued...



**Aberdeen Community Development District
Component Detail**

Window/Door Allowance - Amenity Bld - 2047

			1 Lump Sum @ \$55,000.00
Asset ID	1032	Asset Actual Cost	\$55,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$105,385.69
Placed in Service	June 2008		
Useful Life	40		
Replacement Year	47-48		
Remaining Life	22		



Window/Door Allowance - Fitness Bld. - 2059

			1 Lump Sum @ \$95,000.00
Asset ID	1032	Asset Actual Cost	\$95,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$259,531.00
Placed in Service	June 2020		
Useful Life	40		
Replacement Year	59-60		
Remaining Life	34		

**Aberdeen Community Development District
Component Detail**

Window/Door Allowance - Fitness Bld. continued...



**Aberdeen Community Development District
Component Detail**

Asphalt Shingles - Amenity Bld. - 2043

Asset ID	1016	59 Squares	@ \$520.00
		Asset Actual Cost	\$30,680.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$52,230.65
Placed in Service	June 2024		
Useful Life	20		
Replacement Year	43-44		
Remaining Life	18		



Asphalt Shingles - Fitness Bld. - 2039

Asset ID	1016	71 Squares	@ \$520.00
		Asset Actual Cost	\$36,920.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$55,844.81
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Aberdeen Community Development District
Component Detail**

Asphalt Shingles - Fitness Bld. continued...



Asphalt Shingles - Slide Bld - 2043

Asset ID	1073	11 Squares	@ \$520.00
Category	Roofing	Asset Actual Cost	\$5,720.00
Placed in Service	June 2024	Percent Replacement	100%
Useful Life	20	Future Cost	\$9,737.92
Replacement Year	43-44		
Remaining Life	18		

**Aberdeen Community Development District
Component Detail**

Asphalt Shingles - Slide Bld continued...



Membrane Roof - Fitness Bld. - 2039

Asset ID		1,180 Square Feet	@ \$18.20
Category	Roofing	Asset Actual Cost	\$21,476.00
Placed in Service	June 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$32,484.38
Replacement Year	39-40		
Remaining Life	14		

**Aberdeen Community Development District
Component Detail**

LVP Flooring - Fitness Center - 2034

Asset ID	1061	842 Square Feet	@ \$8.60
		Asset Actual Cost	\$7,241.20
		Percent Replacement	100%
Category	Interior Finishes	Future Cost	\$9,448.12
Placed in Service	June 2020		
Useful Life	15		
Replacement Year	34-35		
Remaining Life	9		



Refurbishment Allow - Fitness Bld. Restrooms - 2039

Asset ID	1062	300 Square Feet	@ \$82.00
		Asset Actual Cost	\$24,600.00
		Percent Replacement	100%
Category	Interior Finishes	Future Cost	\$37,209.71
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Aberdeen Community Development District
Component Detail**

Refurbishment Allow - Fitness Bld. Restrooms continued...



Refurbishment Allowance - Locker Rooms - 2035

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

**Aberdeen Community Development District
Component Detail**

Refurbishment Allowance - Locker Rooms continued...



Refurbishment Allowance - Slide Restrooms - 2034

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

**Aberdeen Community Development District
Component Detail**

Refurbishment Allowance - Slide Restrooms continued...



Refurbishment Allowance - Social Room - 2034

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

**Aberdeen Community Development District
Component Detail**

Refurbishment Allowance - Social Room continued...



Rubber Flooring - Fitness Center - 2039

Asset ID	1061	260 Square Yards	@ \$64.00
Category	Interior Finishes	Asset Actual Cost	\$16,640.00
Placed in Service	June 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$25,169.49
Replacement Year	39-40		
Remaining Life	14		

**Aberdeen Community Development District
Component Detail**

Rubber Flooring - Fitness Center continued...



**Aberdeen Community Development District
Component Detail**

Repair/Paint - Amenity Bld. - 2027

Asset ID	1064	4,718 Square Feet	@ \$2.60
		Asset Actual Cost	\$12,266.80
		Percent Replacement	100%
Category	Exterior Painting	Future Cost	\$13,013.85
Placed in Service	June 2020		
Useful Life	8		
Replacement Year	27-28		
Remaining Life	2		



Repair/Paint - Entry Feature - 2031

Asset ID		1 Lump Sum	@ \$16,000.00
		Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
Category	Exterior Painting	Future Cost	\$19,104.84
Placed in Service	June 2020		
Useful Life	12		
Replacement Year	31-32		
Remaining Life	6		

**Aberdeen Community Development District
Component Detail**

Repair/Paint - Entry Feature continued...



Repair/Paint - Fitness Bld. - 2027

Asset ID	1064	3,190 Square Feet	@ \$2.60
Category	Exterior Painting	Asset Actual Cost	\$8,294.00
Placed in Service	June 2020	Percent Replacement	100%
Useful Life	8	Future Cost	\$8,799.10
Replacement Year	27-28		
Remaining Life	2		

**Aberdeen Community Development District
Component Detail**

Repair/Paint - Fitness Bld. continued...



Repair/Paint - Slide Tower Bld. - 2027

Asset ID	1071	1,800 Square Feet	@ \$5.90
Category	Exterior Painting	Asset Actual Cost	\$10,620.00
Placed in Service	June 2020	Percent Replacement	100%
Useful Life	8	Future Cost	\$11,266.76
Replacement Year	27-28		
Remaining Life	2		

**Aberdeen Community Development District
Component Detail**

Repair/Paint - Slide Tower Bld. continued...



**Aberdeen Community Development District
Component Detail**

Heat Pump 1 - Amenity Bld. - 2025

		6 Ton	@ \$1,500.00
Asset ID	1023	Asset Actual Cost	\$9,000.00
Category	HVAC	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	\$9,000.00
Useful Life	12		
Replacement Year	25-26		
Remaining Life	0		

Heat Pump 1 - Fitness Bld. - 2025

		11 Ton	@ \$2,600.00
Asset ID	1024	Asset Actual Cost	\$28,600.00
Category	HVAC	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	\$28,600.00
Useful Life	16		
Replacement Year	25-26		
Remaining Life	0		



**Aberdeen Community Development District
Component Detail**

Heat Pump 2 - Amenity Bld. - 2025

Asset ID	1024	6 Ton	@ \$1,500.00
Category	HVAC	Asset Actual Cost	\$9,000.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	12	Future Cost	\$9,000.00
Replacement Year	25-26		
Remaining Life	0		

**Aberdeen Community Development District
Component Detail**

Water Coolers - Amenity Bld. - 2039

Asset ID	1047	1 Lump Sum	@ \$6,200.00
		Asset Actual Cost	\$6,200.00
		Percent Replacement	100%
Category	Plumbing	Future Cost	\$9,378.06
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		



Water Coolers - Fitness Bld. - 2039

Asset ID	1047	1 Lump Sum	@ \$6,200.00
		Asset Actual Cost	\$6,200.00
		Percent Replacement	100%
Category	Plumbing	Future Cost	\$9,378.06
Placed in Service	June 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Aberdeen Community Development District
Component Detail**

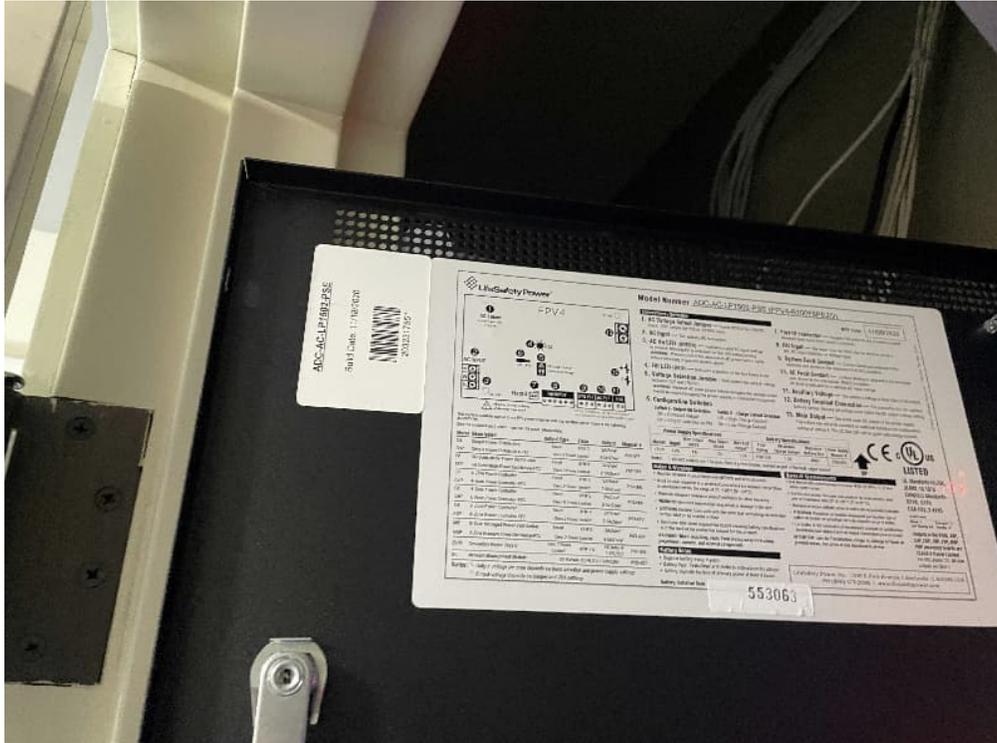
Water Coolers - Fitness Bld. continued...



Aberdeen Community Development District Component Detail

Fire Alarm Panel - Amenity Bld. - 2027

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



**Aberdeen Community Development District
Component Detail**

Fitness Equip. Allowance - 2029

Asset ID	1022	1 Lump Sum	@ \$65,000.00
		Asset Actual Cost	\$65,000.00
		Percent Replacement	100%
Category	Furniture/Mis. Equip.	Future Cost	\$73,158.07
Placed in Service	June 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	4		



Furniture Allowance - Social Hall - 2044

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

**Aberdeen Community Development District
Component Detail**

Furniture Allowance - Social Hall continued...



Replacement of furniture and furnishings.

Pool Furniture Replace Allowance - 2032

Asset ID	1019	1 Lump Sum	@ \$55,000.00
Category	Furniture/Mis. Equip.	Asset Actual Cost	\$55,000.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	25	Future Cost	\$67,643.06
Replacement Year	32-33		
Remaining Life	7		

**Aberdeen Community Development District
Component Detail**

Pool Furniture Replace Allowance continued...



**Aberdeen Community Development District
Component Detail**

Concrete Pavers - Pool Deck - 2042

Asset ID	1048	18,140 Square Feet	@ \$8.90
		Asset Actual Cost	\$161,446.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$266,845.64
Placed in Service	June 2008		
Useful Life	35		
Replacement Year	42-43		
Remaining Life	17		



Lane Divider Reel - 2037

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

**Aberdeen Community Development District
Component Detail**

Lane Divider Reel continued...



Pool Deck Lighting - 2032

		11 Each	@ \$3,800.00
Asset ID	1004	Asset Actual Cost	\$41,800.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$51,408.73
Placed in Service	June 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	7		

**Aberdeen Community Development District
Component Detail**

Pool Filtration Refurbish Allowance - 2042

Asset ID	1002	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$49,585.43
Placed in Service	June 2008		
Useful Life	35		
Replacement Year	42-43		
Remaining Life	17		



Pool Lane Dividers - 2026

Asset ID	1007	5 Lanes	@ \$620.00
		Asset Actual Cost	\$3,100.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$3,193.00
Placed in Service	June 2008		
Useful Life	14		
Adjustment	5		
Replacement Year	26-27		
Remaining Life	1		

**Aberdeen Community Development District
Component Detail**

Pool Lane Dividers continued...



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

**Aberdeen Community Development District
Component Detail**

Pool Lift continued...



Pool Resurfacing - Family Pool - 2029

Asset ID	1006	6,500 Square Feet	@ \$32.00
Category	Swimming Pools	Asset Actual Cost	\$208,000.00
Placed in Service	January 2015	Percent Replacement	100%
Useful Life	15	Future Cost	\$234,105.83
Replacement Year	29-30		
Remaining Life	4		

**Aberdeen Community Development District
Component Detail**

Pool Resurfacing - Family Pool continued...



Pool Resurfacing - Lap Pool - 2030

Asset ID	1005	5,200 Square Feet	@ \$32.00
Category	Swimming Pools	Asset Actual Cost	\$166,400.00
Placed in Service	January 2016	Percent Replacement	100%
Useful Life	15	Future Cost	\$192,903.21
Replacement Year	30-31		
Remaining Life	5		

**Aberdeen Community Development District
Component Detail**

Pool Resurfacing - Lap Pool continued...



Pool Slide Refurbishment Allowance - 2033

Asset ID	1070	1 Lump Sum	@ \$25,000.00
Category	Swimming Pools	Asset Actual Cost	\$25,000.00
Placed in Service	June 2024	Percent Replacement	100%
Useful Life	10	Future Cost	\$31,669.25
Replacement Year	33-34		
Remaining Life	8		

**Aberdeen Community Development District
Component Detail**

Pool Slide Refurbishment Allowance continued...



Shade Fabric - Pool Area Structures - 2035

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

**Aberdeen Community Development District
Component Detail**

Shade Fabric - Pool Area Structures continued...



Shade Structures/Fabric - Pool - 2053

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

**Aberdeen Community Development District
Component Detail**

Shade Structures/Fabric - Pool continued...



Shade Structures/Fabric - Pool Equip. - 2051

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

**Aberdeen Community Development District
Component Detail**

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



Slide Tower Stair Refurbishment - 2036

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

**Aberdeen Community Development District
Component Detail**

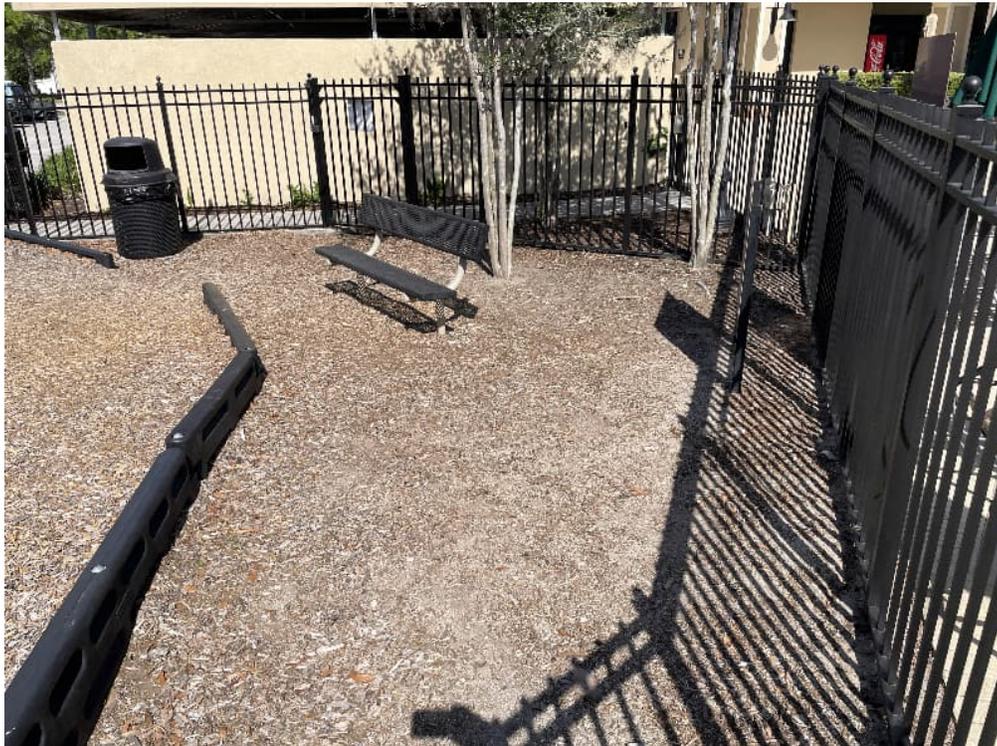
Slide Tower Stair Refurbishment continued...



**Aberdeen Community Development District
Component Detail**

Plastic Play Surface Border - Playground - 2030

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



Play Equipment Allowance - 2028

Asset ID	1074	1 Lump Sum	@ \$45,000.00
		Asset Actual Cost	\$45,000.00
		Percent Replacement	100%
Category	Playground - Pool	Future Cost	\$49,172.71
Placed in Service	June 2008		
Useful Life	15		
Adjustment	6		
Replacement Year	28-29		
Remaining Life	3		

**Aberdeen Community Development District
Component Detail**

Play Equipment Allowance continued...



**Aberdeen Community Development District
Component Detail**

Basketball Court Resurfacing - 2026

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



**Aberdeen Community Development District
Component Detail**

Play Equipment Allowance - Amadale Park - 2027

			1 Lump Sum @ \$20,000.00
Asset ID	1075	Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Pocket Parks	Future Cost	\$21,218.00
Placed in Service	June 2008		
Useful Life	15		
Adjustment	5		
Replacement Year	27-28		
Remaining Life	2		



Play Equipment Allowance - Glassglow Park - 2033

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

**Aberdeen Community Development District
Component Detail**

Play Equipment Allowance - Glassglow Park continued...



Play Equipment Allowance - River Dee Park - 2027

Asset ID	1081	1 Each	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Pocket Parks	Future Cost	\$21,218.00
Placed in Service	June 2008		
Useful Life	15		
Adjustment	5		
Replacement Year	27-28		
Remaining Life	2		

**Aberdeen Community Development District
Component Detail**

Play Equipment Allowance - River Dee Park continued...



**Aberdeen Community Development District
Component Detail**

Appliances - Social Hall

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

Operating Expense

Basketball Poles & Goals

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



Operating Expense

**Aberdeen Community Development District
Component Detail**

Benches/Dog Play Equipment - Dog Park

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

Operating Expense

Bike Racks

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

Operating Expense

Carpet - Office

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

Operating Expense

Ceiling Fans

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

Operating Expense

**Aberdeen Community Development District
Component Detail**

Concrete Curb/Walk Repair

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

Operating Expense

Dumpster Enclosure Repair & Paint

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

Operating Expense

Entry Feature Roof

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

Operating Expense

Interior Painting

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

Operating Expense

**Aberdeen Community Development District
Component Detail**

Irrigation System Repair

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

Operating Expense

Landscape Lighting

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

Operating Expense

Landscape Replacement

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

Operating Expense

Metal Park Benches

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

Operating Expense

**Aberdeen Community Development District
Component Detail**

Office Furniture & Equipment

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

Operating Expense

Parking Lot Asphalt Seal Coat

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

Operating Expense

Pool Filtration Partial Replacement

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

**Aberdeen Community Development District
Component Detail**

Pool Filtration Partial Replacement continued...



Operating Expense

Pool Furniture Partial Replacement

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

**Aberdeen Community Development District
Component Detail**

Pool Furniture Partial Replacement continued...



Operating Expense

Signage Replacement

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

Operating Expense

Televisions

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2015	Future Cost	
No Useful Life			

Operating Expense

**Aberdeen Community Development District
Component Detail**

Building Foundations/Frames

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

Long Life Component

Communications Wiring/Devices

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

Long Life Component

Electrical Panels/Wiring

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

Long Life Component

Electrical Service to Blds.

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

Long Life Component

**Aberdeen Community Development District
Component Detail**

Hand Rails

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

Long Life Component

Pond Bank Rebuilding

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

Long Life Component

Pond Dredging

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

Long Life Component

Pool Shell

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

Long Life Component

**Aberdeen Community Development District
Component Detail**

Water/Sewer Mains to Blds.

Asset ID	Asset Actual Cost	
Category Long Life Components	Percent Replacement	100%
Placed in Service	Future Cost	
No Useful Life		
June 2008		
Long Life Component		

Report Navigation

- **Executive Summary** provides information about projected year end reserve balance, current annual contribution, interest, and inflation rates:
 - Level of Service is the type of reserve study
 - Funding Method is either Component Funding or Pooled Cash
 - Component Funding Contribution is a year one only amount
 - Current Funding Plan currently used by the Association
 - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
 - Year begins with your study year generally for a 30-year term
 - Current cost is the current replacement of all components
 - Annual contribution is the amount placed in reserves each year
 - Annual interest earned on your funds
 - Annual expenditures are the projected component replacement cost by year
 - Projected ending balance is the year end reserve fund balance
 - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is Fully Funded Balance= Component cost x Age/Useful Life
 - Percent Funded is a measure of fund strength
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model** Projection is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures This is a good section to review each year when preparing your budgets
- **Condition Assessment (if included)** is a brief description of major component condition
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work and our credentials

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the District can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a “Threshold” level providing adequate funding with moderate risk; using this method requires regular analysis updates.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

Personal Service attention to detail, quick response and valued client relationships.

Range of Experience includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.

C.

From: Brendan Callen <bcallen@egisadvisors.com>

Subject: Aberdeen CDD Site Visit - 11.13.2025

Date: November 18, 2025 at 2:13:39 PM EST

To: Marilee Giles <mgiles@gmsnf.com>

Cc: Kate Trivelpiece <kate.trivelpiece@fsresidential.com>, Jay Parker <jay.parker@fsresidential.com>, Ryan Rupnarain <rrupnarain@egisadvisors.com>, Maggie Elliott <MELLIOTT@egisadvisors.com>, Kristina Rudez <krudez@egisadvisors.com>, Brendan Callen <bcallen@egisadvisors.com>

Hello Marilee,

As you know, we had performed a site visit for Aberdeen Community Development District with the assistance of Kate and Jay, who were very helpful in gaining a better understanding of the district. Below are the following proposed changes and questions:

Property Schedule Updates/Questions

Please Note: The purpose of this report is to aid the District in refining the property schedule to reduce the likelihood of an uninsured or underinsured loss. However, it is ultimately the responsibility of the District to ensure all assets are adequately listed and properly valued on the insurance policy as not all property may have been reviewed during the site visit.

Please see the attached SOV – Property Schedule and Inland Marine tabs. Items in purple are changes to the property schedule, items in green are additions to the property schedule, items in yellow are missing information or need confirmation, and items in red are marked for deletion. A summary of the updates and outstanding questions is below.

- Several changes were made to item descriptions and addresses for clarification.
- **Unit 13: Parking lot lights (21 @ \$7000.00 each) & Unit 16: Pool Deck Lights (10 @ \$5,000 each)** were both eligible items to be moved to the inland marine schedule, which will yield a lower deductible of \$1,000 vs \$2,500.
- To ensure this item is properly insured to value, could you please confirm the total linear feet of the fencing of this item: **Unit 11: Aluminum 5 foot Fencing (Pool & Perimeter)**.
- The following items may be insured for less than the actual cost to replace. Please confirm or provide an updated value in the “Updated Value” column below:

Unit	Original Description	Updated Description	Address	Original Value	Updated Value	Notes
21	Shade Structures - Alum. Frame (2 @ \$10,000)	Shade Structures - Alum. Frame (2 @ \$10,557) w/ Masonry Base	110 Flower of Scotland Avenue	\$21,115	\$	These shade structures may be undervalued given their masonry bases included. Please confirm or provide an updated value. Description updated to reflect masonry bases.
23	Playground Equipment - Glenlivet	Playground Equipment - Glenlivet w/ benches & trash receptacle	River Dee Dr & Glenlivet Way	\$8,446	\$	Description was updated to include benches & trash receptacles at this location. Please confirm or provide updated value to include these items.
24	Playground Equipment - Armadale	Playground Equipment - Armadale w/ benches & trash receptacle	Aberdeenshire Dr & Armadale Pl	\$8,446	\$	Description was updated to include benches & trash receptacles at this location. Please confirm or provide updated value to include these items.
25	Playground Equipment - Granite	Playground Equipment - Granite w/ bench	Glasgow Drive	\$8,446	\$	Playground equipment at this location is different and more extensive than at Glenlivet and Armadale. Please provide a revised value or confirm that the current value is adequate.
26	Dog Park Fence	Dog Park Chainlink Fencing w/ benches & trash receptacle	Shetland Drive	\$21,115	\$	Description was updated to include benches & trash receptacles at this location. Please provide updated value to include these items.
29	Wall Around Pool Equipment	Wall Around Pool Equipment w/ Shade Structure	110 Flower of Scotland Avenue	\$48,565	\$	Previous description just described the walls, this was updated to include the shade structure overhead. Please confirm that the current value includes this shade structure or provided an updated value.

- The following items are either not currently itemized on the schedule or were separated out as individual items as previously referenced. Please provide a value if you wish to insure.

Unit	Description	Address	Value	Notes
31	Entry Feature – Club	Flower of Scotland Ave & Longleaf Pine Pkwy	\$	This is on the left-hand side as you turn into the Amenity Center. Please provide a value if you wish to insure.
32	Pool & Patio Furniture in the Open	110 Flower of Scotland Avenue	\$	Please provide a total value if you wish to insure.
33	Storage Shed	110 Flower of Scotland Avenue	\$	Shed alongside the vinyl fencing. Please provide a value if you wish to insure.
34	Pool Showers (2)	110 Flower of Scotland Avenue	\$	Please provide a total value if you wish to insure.

Inland Marine Schedule Updates/Questions

- The following property was discovered that is not currently itemized on the insured Inland Marine Schedule or had been separated out as previously referenced. Please provide a value if you wish to insure.

Unit	Description	Address	Value	Notes
3	Parking lot lights (21 @ \$7,390 each)	110 Flower of Scotland Avenue	\$ 155,195	Previously on property schedule. Moved to yield a lower deductible.
4	Pool Deck Lights (10 @ \$5,278 each)	110 Flower of Scotland Avenue	\$ 52,788	Previously on property schedule. Moved to yield a lower deductible.
5	Flagpole @ Clubhouse	110 Flower of Scotland Avenue	\$	Please provide a value if you wish to insure.
6	Water Fountain	Prince Albert King Ave & Montague Drive	\$	It was discussed that the district was responsible for a fountain at this location. Please provide a value if you wish to insure.
7	Water Fountain	Longleaf Pkwy & Burnett Cir	\$	It was discussed that the district was responsible for a fountain at this location. Please provide a value if you wish to insure.

8	Aerator	Prince Albert King Ave & Montague Drive	\$	It was discussed that the district was responsible for an aerator at this location. Please provide a value if you wish to insure.
9	Aerator	Longleaf Pkwy & Burnett Cir	\$	It was discussed that the district was responsible for an aerator at this location. Please provide a value if you wish to insure.
10	Gator Golf Cart	110 Flower of Scotland Avenue	\$	Golf cart identified to be owned by the district. Please provide a value if you wish to insure.
11	Electronic Entry Access	110 Flower of Scotland Avenue	\$	Electronic Entry access to various parts of the amenity center/gym. Please provide a total value if you wish to insure.

Please let us know if you have any questions.

Best Regards,
Brendan Callen, CIC, AAI
Jr. Account Manager
Egis Insurance & Risk Advisors
 250 International Pkwy #260
 Lake Mary, FL 32746
 Office (407) 705-2637
 Cell (689) 332-8228
 Email: bcallen@egisadvisors.com



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Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)
Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)

PROPERTY SCHEDULE																				
Unit Number	DESCRIPTION OF OCCUPANCY (If Vacant, state "Vacant" if Under Construction, state "Under Construction," If Historic Bldg state "Historic")	ADDRESS Line 1	Address Line 2	City	State	Zip	County	Year Built	Square Feet	# of Stories	Flood Zone	Building Replacement Value	Contents Replacement Value	Construction Type	Protection Class	Roof Shape (flat, hip, gable, etc)	Type of Roof Covering (shingle, tile, etc)	Roof Pitch	Roof Anchorage	Year Roof Covering Last Replaced
1	Amenity Center	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2008	4000	1	X	\$ 1,582,569	\$ 109,270	Joisted Masonry	3	Simple Hip	Asphalt Shingles			2023
2	Entry Feature - Aberdeen w/ Tower	Longleaf Pine Pkwy & Prince Albert Ave		St. Johns	FL	32259	St. Johns	2008			X	\$ 143,582	\$ -	Masonry Non-Combustible	3					
3	Entry Feature - Seaton Manor	Queen Victoria Ave & Longleaf Pine Pkwy		St. Johns	FL	32259	St. Johns	2007			X	\$ 26,394	\$ -	Masonry Non-Combustible	3					
4	Entry Feature - Wellington (2 @ \$26,394 each)	Scotland Yard Blvd & Longleaf Pine Pkwy		St. Johns	FL	32259	St. Johns	2007			X	\$ 52,788	\$ -	Masonry Non-Combustible	3					
5	Entry Feature - Grandholm (2 @ \$26,394 each)	Prince Albert Ave & Longleaf Pine Pkwy		St. Johns	FL	32259	St. Johns	2007			X	\$ 52,788	\$ -	Masonry Non-Combustible	3					
6	Entry Feature - Stirling (2 sets of 2 @ \$47,509 each set)	Longleaf Pine Pkwy & Armadale Pl		St. Johns	FL	32259	St. Johns	2007			X	\$ 95,018	\$ -	Masonry Non-Combustible	3					
7	Entry Feature - Castlegate (2 sets of 2 @ \$47,509 each set)	Longleaf Pine Pkwy & Mahogany Bay	Longleaf Pine Pkwy & Glenlivet	St. Johns	FL	32259	St. Johns	2007			X	\$ 95,018	\$ -	Masonry Non-Combustible	3					
8	Entry Feature - Highland	Flower of Scotland Avenue & Longleaf Pine		St. Johns	FL	32259	St. Johns	2007			X	\$ 26,394	\$ -	Masonry Non-Combustible	3					
9	Entry Feature - Southerland	Shetland Dr & Longleaf Pine Pkwy		St. Johns	FL	32259	St. Johns	2007			X	\$ 26,394	\$ -	Masonry Non-Combustible	3					
10	Entry Feature - East Wood	William Penney Way & Longleaf Pine Pkwy		St. Johns	FL	32259	St. Johns	2007			X	\$ 19,004	\$ -	Masonry Non-Combustible	3					
11	Aluminum 5 foot Fencing (Pool & Perimeter)	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2008			X	\$ 19,278	\$ -	Non-Combustible	3					
12	Vinyl 6 foot fencing - (1440 linear feet)	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2007			X	\$ 31,926	\$ -	Non-Combustible	3					
13	Parking lot lights (21 @ \$7000.00 each)	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2008			X		\$ -	Electrical Equipment	3					
14	Swimming Pool/Deck/Pumps (lap & rec.)	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2008	6100		X	\$ 701,335	\$ -	Under Ground Liquid Storage/Pool	3					
15	Slide Tower w/ attached Slide	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2008	540		X	\$ 304,056	\$ -	Non-Combustible	3					
16	Pool Deck Lights (10 @ \$5,000 each)	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2008			X		\$ -	Electrical Equipment	3					
17	Basketball Courts/Fencing	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2009			X	\$ 28,505	\$ -	Non-Combustible	3					
18	Bike Racks (6 @ \$475.00 each)	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2009			X	\$ 2,851	\$ -	Property in the Open	3					
19	Decorative Signage (6 @ Amenity, Tot, Courts)	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2009			X	\$ 2,138	\$ -	Non-Combustible	3					
20	Security Camera System	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2009			X	\$ 16,892	\$ -	Electrical Equipment	3					
21	Shade Structures - Alum. Frame (2 @ \$10,558) w/ Masonry Base	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2009			X	\$ 21,115	\$ -	Electrical Equipment	3					
22	Playground Equipment-Amenity	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2008			X	\$ 55,000	\$ -	Non-Combustible	3					
23	Playground Equipment - Glenlivet w/ benches & trash receptacle	River Dee Dr & Glenlivet Way		St. Johns	FL	32259	St. Johns	2009			X	\$ 8,446	\$ -	Non-Combustible	3					
24	Playground Equipment - Armadale w/ benches & trash receptacle	Aberdeenshire Dr & Armadale Pl		St. Johns	FL	32259	St. Johns	2009			X	\$ 8,446	\$ -	Non-Combustible	3					
25	Playground Equipment - Granite w/ bench	Glasgow Drive		St. Johns	FL	32259	St. Johns	2019			X	\$ 8,446	\$ -	Non-Combustible	3					
26	Dog Park Chainlink Fencing w/ benches & trash receptacle	Shetland Drive		St. Johns	FL	32259	St. Johns	2019			X	\$ 21,115	\$ -	Non-Combustible	3					
27	Entry Feature - Sutherland Forest	Shetland Drive		St. Johns	FL	32259	St. Johns	2018				\$ 26,394	\$ -	Masonry Non-Combustible	3					
28	Fitness Center	96 Bush Place		St. Johns	FL	32259	St. Johns	2021	2482			\$ 1,425,263	\$ 422,300	Joisted Masonry	3					
29	Wall Around Pool Equipment w/ Shade Structure	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2022			X	\$ 48,565	\$ -	Masonry Non-Combustible	3					
30	Lap Pool	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2008	4040		X	\$ 464,530	\$ -	Under Ground Liquid Storage/Pool	3					
31	Entry Feature - Club	Flower of Scotland Ave & Longleaf Pine Pkwy		St. Johns	FL	32259	St. Johns	2008						Masonry Non-Combustible	3					
32	Pool & Patio Furniture in the Open	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2008						Property in the Open	3					
33	Storage Shed	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2008						Frame	3					
34	Pool Showers (2)	110 Flower of Scotland Avenue		St. Johns	FL	32259	St. Johns	2008						Property in the Open	3					
												\$ 5,314,250	\$ 531,570							

INLAND MARINE

Item #	Description	Serial Number	Value	Classification
1	Pool Chair Lift		\$ 5,000	Other Inland Marine
2	Pool Chair Lift		\$ 5,000	Other Inland Marine
3	Parking lot lights (21 @ \$7,390 each)		\$ 155,195	Other Inland Marine
4	Pool Deck Lights (10 @ \$5,278 each)		\$ 52,788	Other Inland Marine
5	Flagpole @ Clubhouse			Other Inland Marine
6	Water Fountain			Other Inland Marine
7	Water Fountain			Other Inland Marine
8	Aerator			Other Inland Marine
9	Aerator			Other Inland Marine
10	Gator Golf Cart			Mobile Equipment
11	Electronic Entry Access			Other Inland Marine
			\$ 217,983	

Inland Marine Classification
Electronic Data Processing Equipment
Mobile Equipment
Emergency Services Portable Equipment
Fine Arts
Rented, Borrowed, Leased Equipment
Valuable Papers
Other Inland Marine

D.

Aberdeen CDD Operations, GM/LD Monthly Report – January 27, 2026

Operations Manager Update:

- Trees were removed by Mitch & Sons from the Estate Community.
- There was a reported downed light post due to an accident, JEA was called and it has been repaired.
- A handicap walkway with cracks and damage was inspected and repaired off of Fort Williams Drive by SJC .
- Squat guard pads were replaced in the Fitness Center due to poor condition.
- We replaced 55lb and 65lb dumbbells at the Fitness Center that were cracked and in poor condition.
- The front entry door to the Fitness Center was having issues closing properly and has been repaired.
- The two benches at the Glasgow pocket park have been securely taped until replacements are approved by the CDD Board.
- Ruppert repaired the irrigation timer at the main entrance sign and the flowers have been replaced.
- We replaced the Community Library bookcase at the Amenity Center and added an additional community events bulletin board. (Photo)

Current Operations Projects/ Areas of Concerns:

- A water leak was found in the landscaping outside the pool deck which was thought to be a possible irrigation leak. It was reported and inspected by Ruppert and determined not an irrigation pipe leak. The water was tested and pool chemicals were found, a possible pool leak is most likely the cause. We have contacted Red Rhino, a commercial pool leak detection specialist to find the cause and location of the leak .

GM/Lifestyle Update:

Facility Updates:

- The Amenity Center and Fitness Center were decorated for the holiday season.
- M&G Holiday lights and the new wreaths and bows were distributed to all the monument signs. There are several power issues at a large number of the monument's that will need to be addressed prior to next season.
- Ruppert replaced the sod at the Amenity Center areas where there was cinch bug sod damage. (Photos)
- Ruppert performed their seasonal flower Change-out on property. (Photo)
- A new Coke beverage dispenser was placed at the Amenity Center Pool. (Photo)

Lifestyle Events Recap:

- We held our family Holiday Movie Night on December 5th with a movie, hot chocolate, popcorn and crafts. (Photos)
- The 50+ Group held their Christmas & New Year socials in the Social Hall on December 12 & January 9.
- The Snow Time with Santa event that was held on December 14th was well attended. We had photos with Santa and Mrs. Claus, crafts, cookies, bounce house and face painter. (Photos)
- The Annual Polar Plunge was held on January 3rd at the Amenity Center. We had 75 plungers that braved the 59 degree pool temperatures. We had complimentary doughnuts, coffee, hot chocolate and fun raffle prizes. (Photos)

Lifestyle Upcoming Events:

- We will offer a Babysitting Safety Course and Community CPR AED Class on Saturday, February 21st.
- We will host a family BINGO night on Saturday, February 21st at 6:30pm in the Social Hall.
- There will be a Vendor Village Spring Kickoff held in the amenity parking lot on Saturday, March 7th.
- The date for the Spring Eggstravaganza is Saturday, April 4th from 11am-2pm.

Operations & Facility Update



New Bookcase & Community Board



Ruppert Sod Replacement At Amenity Center



Seasonal Flower Change-Out



New Coke Vending Machine

Current Operations/Facility Areas Of Concern



Undetermined Water Leak Adjacent to the Pool Deck, Not Irrigation Related.



December 5th
AT 6:30PM

CHRISTMAS CHRONICLES

The Christmas Chronicles
Aberdeen CDD PRESENTS
FAMILY MOVIE NIGHT
At the Amenity Center

Bring a Blanket and join us for a holiday classic!

*Popcorn * Hot Cocoa
* Ornament Craft





★ ★ ★
MOVIE
★ ★ ★
NIGHT





Aberdeen Presents
**Snow Time
with Santa!**

- * PHOTOS WITH SANTA & MRS. CLAUS
- * FACE PAINTER * SWEET TREATS
- * CRAFTS * BOUNCE HOUSE



Sunday, December 14th,
2:00 - 5:00pm

Aberdeen Amenity Center



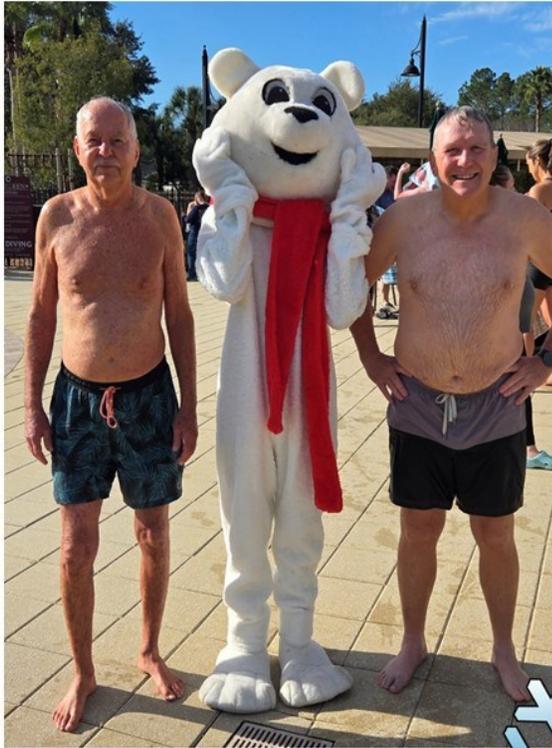






**1ST Down The Slide
in 2026 Winner!**





NINTH 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, **November 25, 2025** at 4:05 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 <i>by telephone</i>
Susie Clarke	Supervisor
Richard Perez	Supervisor <i>by telephone</i>

Also present were:

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

The following is a summary of the discussions and actions taken at the November 25, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 4:05 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Noll stated I had asked questions prior to the meeting; the answers were provided. I request that these get entered into the meeting minutes so the entire community can benefit from the answers to those questions. Is that acceptable?

Ms. Giles asked Kyle, is that something we do, we submit documents to the meeting minutes?

Mr. Magee stated the meeting minutes are intended to document board action taken during the meeting. There is no requirement to include them. Having said that if the board wants to, they certainly can but they are not required to do so.

Mr. Noll stated the issue is I would be cut short on the 3-minute limit. It is related to whether the board has adequate cost control procedures in place because there were several budget line items that were overspent by significant amounts, percentagewise. I'm trying to understand the actual processes how and who is responsible for managing each of the budget line items to know ahead of time if a budget amendment is required. One of the responses said, when actual projected costs exceed the adopted amount the board must amend the budget to legally authorize those expenditures before they occur. Given we are now doing a budget amendment with several line items overspent, I'm very concerned. My issue is over the last three years expenses have gone up, the board has used surplus funds to offset those. I use the word "maxed" because until the board came and said they needed an increase by 27% nobody would have known that expenses were getting out of control. Compare a two or three year old budget with the budget today to see where they have increased, but I'm concerned that the controls may or may not be in place to adequately manage each of those budget line items before they get overspent.

Ms. Giles stated it is up to the board if they want to include that in the minutes. As district counsel said usually minutes are short with action items, motion boxes but it is up for board discussion.

Mr. Perez stated I am not in favor of that at all.

Mr. Fogel stated I don't want this to set a precedent that every time we do get questions from the public of having to include them in the minutes. I understand his concerns, but the board has used surplus funds to avoid increases the past few years.

Mr. Noll stated if I had known expenses were increasing as they have three years ago I would have been engaged much sooner, but it wasn't until the letter came out about the increase and it alluded that it is likely going to happen again.

Mr. Fogel stated we weren't using it to cover or mask the need in expenditures. We used surplus to not pass that on to the community because prices did increase so dramatically especially since Covid and that is what you are seeing where we have been nearly flat on increases until this

last time because the community had come and pressed not to have increases in past budget seasons, we had reached the point where it was no longer fiscally responsible to use surplus to cover the change in costs the district has incurred.

Ms. Giles stated there are a lot of variables that affect that increase, the cost of living, the price of gas, insurance.

Ms. Egleston stated the insurance came in after we adopted our budget in 2025. Homeowners insurance went up and so did our insurance. We don't have a lot of control over something like that. We have control over things we are going to purchase or go out and do. We had some construction things we had no control over. For safety and liability we have to fix those things and a lot of that did occur this year. We have big ticket items coming up because the community is aging and we have to be prepared for that. I wanted to re-marcite the pool and didn't know how expensive it was, I worked in that field and had no idea it had increased that much and it is the cost of supplies. We have taken things out of the budget that were not necessary, we are trying to narrow down the added expenses that we can.

THIRD ORDER OF BUSINESS

Acceptance of Audit Committee's Recommendation: Approval of Audit Criteria

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the audit committee's recommendation was approved and staff was authorized to issue an RFQ for audit services.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01 Amending the Fiscal Year 2025 General Fund and Capital Reserve Fund Budget

Ms. Giles stated when expenditures differ from the amount originally approved the board is required to amend the budget to provide proper legal spending authority and maintain statutory compliance. The budget amendment ensures transparency, aligns our financial reporting, the current board actions and prevents audit issues relating to variances or unauthorized expenses. This is a way to true up the budget, no money is moving around, this money has already been spent, this is showing the auditor general this is what we budgeted, these are the actuals, this is what it is amended to.

On MOTION by Mr. Fogel seconded by Ms. Clarke with all in favor Resolution 2026-01 Amending the Fiscal Year 2025 General Fund and Capital Reserve Fund Budget was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee stated I'm still doing the research necessary to prepare the project completion resolution and close out the 2018 bonds. Hopefully, I will have that completed in time for the next meeting.

B. Engineer

Mr. Silverstein stated we sent in the 2025 public facilities report today. That can be added to the December meeting agenda. Our inspector was out there today wrapping up the pond inspections. I will edit and finalize that report and you will have that for your December meeting as well.

C. Manager

Ms. Giles stated just a reminder about your ethics training. That suspense is December 31st.

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.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Ms. Egleston stated the entranceways to the condos is a mess. Send them a letter and tell them to take care of it or we will and bill them.

Ms. Clarke stated a resident asked why is there a fee to pay off our CDD.

Ms. Giles stated that is probably the estoppel fee. When you look at the financials you will see there is an amortization schedule and that fee covers the cost of rerunning those numbers every time someone pays down or pays off their bond debt.

Mr. Marmo stated I want to commend Kate and Jay for being responsible and keeping the standard of our community high. It looks really good.

SEVENTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the October 28, 2025 Meeting

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the minutes of the October 28, 2025 meeting were approved as presented.

- 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**

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

**EIGHTH ORDER OF BUSINESS Next Scheduled Meeting – December 16, 2025
at 6:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting is scheduled for December 16, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the December 16, 2025 meeting was cancelled.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the meeting adjourned at 4:50 p.m.

November 25, 2025

Aberdeen Community Development District

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

**MINUTES OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT**

The Aberdeen Community Development District audit committee meeting was held Tuesday, **November 25, 2025** at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present were:

Lauren Egleston
Paul Fogel
Thomas Marmo *by telephone*
Susie Clarke
Richard Perez *by telephone*
Marilee Giles
Kyle Magee *by telephone*
Mike Silverstein *by telephone*

The following is a summary of the discussions and actions taken at the November 25, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the audit committee meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Review and Selection of Audit RFP Criteria

Ms. Giles stated the five criteria meet the statutory requirements, ability of personnel, proposer's experience, understanding scope of work, ability to furnish the required services and price.

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the audit selection criteria was approved.

THIRD ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the audit committee meeting adjourned at 4:03 p.m.

C.

Aberdeen
Community Development District

Unaudited Financial Reporting
December 31, 2025



Aberdeen
Community Development District
Combined Balance Sheet
December 31, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 21,059	\$ -	\$ 20,714	\$ -	\$ 41,773
Assessment Receivable	1,183,576	1,663,139	-	-	2,846,715
Due from General Fund	-	-	4,568	-	4,568
Investments:					
State Board of Administration (SBA)	915	-	2,198	-	3,113
Custody	125,499	-	353,681	-	479,181
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	2,349	-	-	2,349
Prepayment A-1	-	1,708	-	-	1,708
Revenue	-	624,207	-	-	624,207
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	1,354	-	-	1,354
Prepayment A-2	-	3,990	-	-	3,990
General Redemption	-	273	-	-	273
Series 2018					
Reserve	-	65,669	-	-	65,669
Revenue	-	27,323	-	-	27,323
Prepayment	-	8	-	-	8
Redemption	-	620	-	-	620
Construction	-	-	-	112	112
Prepaid Expenses	3,094	-	-	-	3,094
Total Assets	\$ 1,334,143	\$ 2,987,516	\$ 381,162	\$ 112	\$ 4,702,932
Liabilities:					
Accounts Payable	\$ 58,715	\$ -	\$ 1,541	\$ -	\$ 60,256
Due to Capital Reserve Fund	4,568	-	-	-	4,568
Total Liabilities	\$ 63,283	\$ -	\$ 1,541	\$ -	\$ 64,824
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 3,094	\$ -	\$ -	\$ -	\$ 3,094
Restricted for:					
Debt Service - Series	-	2,987,516	-	-	2,987,516
Capital Project - Series	-	-	-	112	112
Assigned for:					
Capital Reserve Fund	-	-	379,620	-	379,620
Unassigned	1,267,766	-	-	-	1,267,766
Total Fund Balances	\$ 1,270,860	\$ 2,987,516	\$ 379,620	\$ 112	\$ 4,638,108
Total Liabilities & Fund Balance	\$ 1,334,143	\$ 2,987,516	\$ 381,162	\$ 112	\$ 4,702,932

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,478,375	\$ 1,390,758	\$ 1,390,758	\$ -
Interest Income	15,000	3,750	283	(3,467)
Amenities Revenue/Misc	15,000	3,750	1,850	(1,900)
Total Revenues	\$ 1,508,375	\$ 1,398,258	\$1,392,891	\$ (5,367)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,000	\$ 1,000
FICA Expense	918	230	153	77
Assessment Administration	5,899	5,899	5,899	-
Engineering Fees	10,000	2,500	1,218	1,282
Arbitrage	600	150	-	150
Dissemination Agent	9,202	2,301	2,500	(200)
Attorney Fees	27,000	6,750	6,309	441
Annual Audit	3,475	869	-	869
Trustee Fees	9,000	4,788	4,788	-
Management Fees	62,288	15,572	15,572	(0)
Information Technology	2,124	531	531	(0)
Telephone	500	125	39	86
Postage	2,000	500	428	72
Printing and Binding	1,000	250	113	137
Insurance	14,050	13,239	13,239	-
Legal Advertising	2,000	500	240	260
Office Supplies	200	50	48	2
Other Current Charges	100	100	154	(54)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 162,531	\$ 57,528	\$ 53,407	\$ 4,121
Operations & Maintenance				
Amenity Center				
Insurance	\$ 57,064	\$ 51,666	\$ 51,666	\$ -
Repairs & Replacements	75,000	18,750	13,424	5,326
Special Events	20,000	5,000	4,586	414
Staff Uniforms	1,000	250	66	184
Recreational Supplies	900	225	-	225
Recreational Passes	1,000	250	-	250
Other Current Charges	500	125	-	125
Permit Fees	800	200	-	200
Office Supplies	2,000	500	670	(170)
Credit Card Machine Fees	900	225	201	24
Pest Control	3,000	750	662	88
Pool Chemicals - Poolsure	33,000	8,250	9,048	(798)
Refuse Service	16,000	4,000	3,908	92
Security	10,752	2,688	2,688	0
Website	1,800	450	450	-
Holiday Decorations	7,000	1,750	3,450	(1,700)
Subscriptions	2,000	500	393	107

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Utilities				
Water & Sewer	\$ 21,000	\$ 5,250	\$ 5,688	\$ (438)
Electric	39,600	9,900	8,858	1,042
Cable/Internet/Phone	20,000	5,000	3,733	1,267
Management Contracts				
Field Operations Management - FirstService	88,924	22,231	17,247	4,984
Pool Attendants/Lifeguards - RMS	52,000	13,000	-	13,000
Facility Management - FirstService	116,486	29,121	22,660	6,461
Janitorial Services - FirstService	59,472	14,868	9,187	5,681
General Facility Maintenance - FirstService	67,584	16,896	12,471	4,425
Resident Services Coordinator- FirstService	90,838	22,710	14,243	8,467
Management Fee - FirstService	14,928	3,732	4,032	(300)
Fitness Center Cleaning - Jani King	19,584	4,896	4,896	-
Subtotal Amenity Center	\$ 823,132	\$ 243,183	\$ 194,225	\$ 48,958
Ground Maintenance				
Electric	\$ 16,000	\$ 4,000	\$ 3,458	\$ 542
Streetlighting	40,000	10,000	8,643	1,357
Lake Maintenance	35,000	8,750	2,675	6,075
Landscape Maintenance	271,653	67,913	68,579	(666)
Landscape Contingency	30,000	7,500	6,011	1,489
Common Area Maintenance	13,000	3,250	1,000	2,250
Reuse Water	38,000	9,500	12,727	(3,227)
Irrigation Repairs	9,060	2,265	-	2,265
Subtotal Ground Maintenance	\$ 452,713	\$ 113,178	\$ 103,093	\$ 10,085
Total Operations & Maintenance	\$ 1,275,844	\$ 356,361	\$ 297,318	\$ 59,043
Capital Reserve Funding	\$ 70,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,508,375	\$ 413,889	\$ 350,725	\$ 63,165
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 984,369	\$ 1,042,167	\$ (68,531)
<i>Other Financing Sources/(Uses):</i>				
Transfer In	\$ -	\$ -	175,000	\$ (175,000)
Transfer (Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 175,000	\$ (175,000)
Net Change in Fund Balance	\$ -	\$ 984,369	\$ 1,217,167	\$ (243,531)
Fund Balance - Beginning	\$ -		\$ 53,694	
Fund Balance - Ending	\$ -		\$ 1,270,860	

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 December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 1,827,573	\$ 1,827,573	\$ -
Interest Income	10,000	10,000	11,049	1,049
Total Revenues	\$ 1,938,685	\$ 1,837,573	\$ 1,838,623	\$ 1,049
Expenditures:				
<u>2020A-1</u>				
Interest 11/1	\$ 246,219	\$ 246,219	\$ 246,219	\$ -
Principal Prepayment 11/1	-	-	10,000	(10,000)
Interest 5/1	246,219	-	-	-
Principal 5/1	1,045,000	-	-	-
<u>2020A-2</u>				
Interest 11/1	84,550	84,550	84,550	-
Interest 5/1	84,550	-	-	-
Principal 5/1	255,000	-	-	-
Total Expenditures	\$ 1,961,538	\$ 330,769	\$ 340,769	\$ (10,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (22,852)	\$ 1,506,805	\$ 1,497,854	\$ (8,951)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (22,852)	\$ 1,506,805	\$ 1,497,854	\$ (8,951)
Fund Balance - Beginning	\$ 652,744		\$ 1,288,221	
Fund Balance - Ending	\$ 629,892		\$ 2,786,075	

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 133,250	\$ 126,694	\$ 126,694	\$ -
Interest Income	5,000	1,250	1,014	(236)
Total Revenues	\$ 138,250	\$ 127,944	\$ 127,708	\$ (236)
Expenditures:				
Interest 11/1	\$ 44,958	\$ 44,958	\$ 44,958	\$ -
Principal Prepayment 11/1	-	-	5,000	(5,000)
Interest 5/1	44,958	-	-	-
Principal 5/1	40,000	-	-	-
Total Expenditures	\$ 129,915	\$ 44,958	\$ 49,958	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,335	\$ 82,987	\$ 77,751	\$ (5,236)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,335	\$ 82,987	\$ 77,751	\$ (5,236)
Fund Balance - Beginning	\$ 54,303		\$ 123,690	
Fund Balance - Ending	\$ 62,639		\$ 201,441	

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Capital Reserve Funding	\$ 70,000	\$ -	\$ -	\$ -
Interest	10,000	2,500	4,231	1,731
Total Revenues	\$ 80,000	\$ 2,500	\$ 4,231	\$ 1,731
Expenditures:				
Capital Outlay	\$ 100,000	\$ 25,000	\$ -	\$ 25,000
Repair and Replacements	100,000	25,000	-	25,000
Other Current Charges	1,000	250	9,161	(8,911)
Total Expenditures	\$ 201,000	\$ 50,250	\$ 9,161	\$ 41,089
Excess (Deficiency) of Revenues over Expenditures	\$ (121,000)	\$ (47,750)	\$ (4,930)	\$ (39,358)
Other Financing Sources/(Uses)				
Transfer In	\$ -	\$ -	\$ -	\$ -
Transfer (Out)	-	-	(175,000)	(175,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (175,000)	\$ (175,000)
Net Change in Fund Balance	\$ (121,000)		\$ (179,930)	
Fund Balance - Beginning	\$ 528,153		\$ 559,550	
Fund Balance - Ending	\$ 407,153		\$ 379,620	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Actual	
	Thru 12/31/25	
Revenues		
Interest Income	\$	2
Total Revenues	\$	2
Expenditures:		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	2
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$	-
Total Other Financing Sources (Uses)	\$	-
Net Change in Fund Balance	\$	2
Fund Balance - Beginning	\$	110
Fund Balance - Ending	\$	112

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)
Less: Principal Prepayment - 11/1/25	(10,000)
Current Bonds Outstanding	\$ 13,925,000

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)
Less: Principal Prepayment - 11/1/25	(5,000)
Current Bonds Outstanding	\$ 1,790,000

D.

Aberdeen

Community Development District

Check Run Summary

December 31, 2025

Check Date	Check No.	Amount
General Fund - Wells Fargo		
Payroll	12/1/25 51049-51053	\$ 923.50
Total		\$ 923.50
General Fund - Wells Fargo		
Accounts Payable	11/18/25 5375-5399	\$ 80,243.48
	12/12/25 5400-5416	65,481.44
	12/17/25 5417-5424	17,887.55
	12/26/25 5425	1,500.00
		\$ 165,112.47
Capital Reserve Fund - Wells Fargo		
Accounts Payable	12/17/25 180	\$ 7,619.76
		\$ 7,619.76
Total		\$ 172,732.23
Autopayments - Wells Fargo		
	11/7/25 Comcast	\$ 509.17
	11/13/25 JEA Utilities	14,694.13
	11/17/25 Comcast	557.45
	11/20/25 GFL Environmental	1,267.75
	11/25/25 Comcast	282.58
	11/28/25 Wells Fargo Credit Card	2,915.48
	12/10/25 JEA Utilities	11,962.32
	12/17/25 Comcast	572.48
	12/22/25 GFL Environmental	1,369.17
	12/26/25 Comcast	293.95
	12/29/25 Wells Fargo Credit Card	4,394.64
Total		\$ 38,819.12

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51049	17	HARRIET S CLARKE	184.70	12/01/2025
51050	15	LAUREN Q EGGLESTON	184.70	12/01/2025
51051	18	PAUL R FOGEL	184.70	12/01/2025
51052	19	RICHARD A PEREZ	184.70	12/01/2025
51053	16	THOMAS G MARMO	184.70	12/01/2025

TOTAL FOR REGISTER 923.50

ABER ABERDEEN DLAUGHLIN

ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 11.25.25

	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:

Mandy D 11/25/25

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 #
11/18/25	00188	10/23/25 22	202510 310-51300-31300		*	100.00	
		SE2018 AMORT SCHED \$5K					
		10/23/25 22	202510 310-51300-31300		*	100.00	
		SE2020A-1 AMORT SCHED \$5K					
DISCLOSURE SERVICES LLC							200.00 005375
11/18/25	00068	6/16/25 756980	202506 320-53800-45400		*	924.00	
		POOL MONITOR 7/1-7/31					
HIDDEN EYES LLC							924.00 005376
11/18/25	00259	10/24/25 11098865	202510 320-53800-45918		*	4,099.20	
		OCT GENERAL MANAGER					
		10/24/25 11098865	202510 320-53800-45915		*	1,978.67	
		OCT FRONT DESK					
		10/24/25 11098865	202510 320-53800-45506		*	1,764.45	
		OCT JANITORIAL					
		10/24/25 11098865	202510 320-53800-46000		*	2,999.03	
		OCT SUPV BUILDING MAINT					
		10/24/25 11098865	202510 320-53800-45917		*	2,173.51	
		OCT BUILDING MAINT					
FIRST SERVICE RESIDENTIAL							13,014.86 005377
11/18/25	00259	10/24/25 11100766	202510 320-53800-45918		*	788.00	
		OCT PROPERTY MANAGER					
		10/24/25 11100766	202510 320-53800-45915		*	788.00	
		OCT FRONT DESK					
		10/24/25 11100766	202510 320-53800-45917		*	788.00	
		OCT MAINTENANCE CREW					
		10/24/25 11100766	202510 320-53800-46000		*	788.00	
		OCT MAINTENANCE SUPV					
FIRST SERVICE RESIDENTIAL							3,152.00 005378
11/18/25	00259	11/01/25 11101839	202511 320-53800-45921		*	1,244.00	
		NOV MANAGEMENT FEE					
		11/01/25 11101839	202511 320-53800-45921		*	50.00	
		NOV GEN MGR PHONE BILL					
		11/01/25 11101839	202511 320-53800-45921		*	50.00	
		NOV MAINT SUPV PHONE BILL					
FIRST SERVICE RESIDENTIAL							1,344.00 005379
11/18/25	00259	11/07/25 11103317	202511 320-53800-45918		*	3,999.20	
		NOV GENERAL MANAGER					
		11/07/25 11103317	202511 320-53800-45915		*	2,399.55	
		NOV FRONT DESK					
		11/07/25 11103317	202511 320-53800-45506		*	1,755.76	
		NOV JANITORIAL					

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/07/25		11103317	202511 320-53800-46000				NOV SUPV BUILDING MAINT	*	2,949.38		
11/07/25		11103317	202511 320-53800-45917				NOV BUILDING MAINT	*	2,173.50		
FIRST SERVICE RESIDENTIAL										13,277.39	005380
11/18/25	00017	11/01/25	727 202511 310-51300-34000				NOV MANAGEMENT FEES	*	5,190.67		
11/01/25		727	202511 310-51300-35100				NOV INFO TECH	*	177.00		
11/01/25		727	202511 310-51300-31300				NOV DISSEM AGENT SRVCS	*	766.83		
11/01/25		727	202511 310-51300-51000				OFFICE SUPPLIES	*	.81		
11/01/25		727	202511 310-51300-42000				POSTAGE	*	19.98		
11/01/25		727	202511 310-51300-42500				COPIES	*	51.30		
11/01/25		727	202511 310-51300-41000				TELEPHONE	*	29.10		
GOVERNMENTAL MANAGEMENT SERVICES										6,235.69	005381
11/18/25	00301	11/01/25	433034 202511 320-53800-45400				NOV SECURITY SERVICES	*	895.99		
HI TECH SYSTEM ASSOCIATES INC										895.99	005382
11/18/25	00309	11/01/25	JAK11250 202511 320-53800-45927				NOV JANITORIAL SERVICES	*	1,632.00		
JANI-KING OF JACKSONVILLE										1,632.00	005383
11/18/25	00271	10/24/25	3642520 202507 310-51300-31500				JUL GENERAL SERVICES	*	1,496.50		
KUTAK ROCK LLP										1,496.50	005384
11/18/25	00271	10/24/25	3642521 202507 310-51300-31500				JUL MONTHLY MEETING	*	1,500.00		
KUTAK ROCK LLP										1,500.00	005385
11/18/25	00286	10/20/25	7405126 202510 310-51300-48000				10/28 NTC MTG #11686737	*	70.00		
GANNETT MEDIA CORP										70.00	005386
11/18/25	00331	11/07/25	603 202511 320-57200-46000				TOILET AUGER BLOCKAGE	*	225.00		
LOCAL PLUMBER OF JACKSONVILLE LLC										225.00	005387
ABER ABERDEEN OKUZMUK											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/18/25	00185	10/30/25 1098A	202510 320-53800-45920	DEP HOLIDAY LIGHTING M & G HOLIDAY LIGHTING	*	3,450.34	3,450.34 005388
11/18/25	00079	11/01/25 13129563	202511 320-53800-45507	NOV POOL CHEMICALS POOLSURE	*	3,016.07	3,016.07 005389
11/18/25	00072	11/17/25 11172025	202510 310-51300-42000	2025 REAL ESTATE POSTAGE ST. JOHNS COUNTY TAX COLLECTOR	*	307.10	307.10 005390
11/18/25	00323	11/07/25 4333	202511 320-53800-46300	TREE REMOVAL TREE WORK BY MITCH DRAKE & SONS	*	1,200.00	1,200.00 005391
11/18/25	00323	11/07/25 4334	202511 320-53800-46300	TREE REMOVAL TREE WORK BY MITCH DRAKE & SONS	*	650.00	650.00 005392
11/18/25	00323	11/07/25 4335	202511 320-53800-46300	TREE REMOVAL TREE WORK BY MITCH DRAKE & SONS	*	650.00	650.00 005393
11/18/25	00319	10/31/25 770717	202510 320-53800-46200	OCT LANDSCAPE MAINTENANCE RUPPERT LANDSCAPE LLC	*	22,859.61	22,859.61 005394
11/18/25	00319	10/31/25 773018	202510 320-57200-46000	OCT IRRIGATION REPAIRS RUPPERT LANDSCAPE LLC	*	1,761.11	1,761.11 005395
11/18/25	00319	10/15/25 768389	202510 320-53800-46300	PHILODENDRONS-POOL AREA RUPPERT LANDSCAPE LLC	*	2,011.00	2,011.00 005396
11/18/25	00060	11/04/25 62137556	202511 320-53800-45926	NOV PEST CONTROL TURNER PEST CONTROL LLC	*	115.79	115.79 005397
11/18/25	00060	11/04/25 62137730	202511 320-53800-45926	NOV PEST CONTROL AMENITY TURNER PEST CONTROL LLC	*	105.03	105.03 005398
11/18/25	00221	11/01/25 3186	202511 320-53800-45919	NOV MAINT & NEWS LETTER ROBERTA G NAGLE	*	150.00	150.00 005399

ABER ABERDEEN OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/12/25	00290	8/13/25 044	202512 320-57200-49400	AAA BIG TOP ENTERTAINMENT	*	1,050.00	1,050.00 005400
12/12/25	00308	12/04/25 4966	202512 320-57200-46000	C BUSS ENTERPRISES INC	*	514.44	514.44 005401
12/12/25	00324	11/17/25 11013000	202511 320-57200-46000	DARRYL HALL	*	420.00	420.00 005402
12/12/25	00259	11/01/25 11104499	202511 320-53800-45918	FIRST SERVICE RESIDENTIAL	*	4,099.20	13,454.91 005403
		11/01/25 11104499	202511 320-53800-45915	FIRST SERVICE RESIDENTIAL	*	2,531.51	
		11/01/25 11104499	202511 320-53800-45506	FIRST SERVICE RESIDENTIAL	*	1,656.13	
		11/01/25 11104499	202511 320-53800-46000	FIRST SERVICE RESIDENTIAL	*	2,994.56	
		11/01/25 11104499	202511 320-53800-45917	FIRST SERVICE RESIDENTIAL	*	2,173.51	
12/12/25	00259	11/01/25 11107447	202511 320-53800-45918	FIRST SERVICE RESIDENTIAL	*	788.00	3,152.00 005404
		11/01/25 11107447	202511 320-53800-45915	FIRST SERVICE RESIDENTIAL	*	788.00	
		11/01/25 11107447	202511 320-53800-45921	FIRST SERVICE RESIDENTIAL	*	788.00	
		11/01/25 11107447	202511 320-53800-46000	FIRST SERVICE RESIDENTIAL	*	788.00	
12/12/25	00259	12/01/25 11108535	202512 320-53800-45921	FIRST SERVICE RESIDENTIAL	*	1,244.00	1,344.00 005405
		12/01/25 11108535	202512 320-53800-45921	FIRST SERVICE RESIDENTIAL	*	50.00	
		12/01/25 11108535	202512 320-53800-45921	FIRST SERVICE RESIDENTIAL	*	50.00	
12/12/25	00213	11/30/25 92458	202511 320-53800-46100	FUTURE HORIZONS, INC	*	2,675.00	2,675.00 005406

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/12/25	00319	11/30/25	780437	202511	320-53800-46200			NOV LANDSCAPE MAINTENANCE RUPPERT LANDSCAPE LLC	*	22,859.61	22,859.61	005415
12/12/25	00303	12/03/25	1217	202512	320-57200-49400			12/14 FACE PAINTING EVENT GINA PEAVEY	*	300.00	300.00	005416
12/17/25	00240	12/04/25	12042025	202511	320-57200-46000			DUCT SMOKE DETECTOR ABERDEEN AIR, LLC	*	536.77	536.77	005417
12/17/25	00153	12/05/25	53063142	202512	320-57200-46000			FIRST AID/SAFETY SUPPLIES CINTAS FIRE 636525	*	7.53	7.53	005418
12/17/25	00259	12/05/25	11109808	202512	320-53800-45918			DEC GENERAL MANAGER	*	3,999.20		
		12/05/25	11109808	202512	320-53800-45915			DEC FRONT DESK	*	2,482.33		
		12/05/25	11109808	202512	320-53800-45506			DEC JANITORIAL	*	1,734.31		
		12/05/25	11109808	202512	320-53800-46000			DEC SUPV BUILDING MAINT	*	2,948.27		
		12/05/25	11109808	202512	320-53800-45917			DEC BUILDING MAINT	*	2,173.50		
								FIRST SERVICE RESIDENTIAL			13,337.61	005419
12/17/25	00312	12/08/25	194388	202511	310-51300-31100			NOV ENGINEERING SERVICES MATTHEWS DESIGN GROUP LLC	*	618.75	618.75	005420
12/17/25	00079	12/01/25	13129563	202512	320-53800-45507			DEC POOL CHEMICALS POOLSURE	*	3,016.07	3,016.07	005421
12/17/25	00060	12/04/25	62149695	202512	320-53800-45926			DEC PEST CONTROL TURNER PEST CONTROL LLC	*	115.79	115.79	005422
12/17/25	00060	12/04/25	62149852	202512	320-53800-45926			DEC PEST CONTROL AMENITY TURNER PEST CONTROL LLC	*	105.03	105.03	005423
12/17/25	00221	12/01/25	3188	202512	320-53800-45919			DEC MAINT & NEWS LETTER ROBERTA G NAGLE	*	150.00	150.00	005424

ABER ABERDEEN OKUZMUK

AP300R
*** CHECK NOS. 005375-005425

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/19/26
ABERDEEN - GENERAL FUND
BANK A ABERDEEN CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/26/25	00323	12/10/25 4383	202512 320-53800-46300	TREE REMOVAL	*	1,500.00	

TREE WORK BY MITCH DRAKE & SONS							1,500.00 005425

TOTAL FOR BANK A						165,112.47	
TOTAL FOR REGISTER						165,112.47	

ABER ABERDEEN

OKUZMUK

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

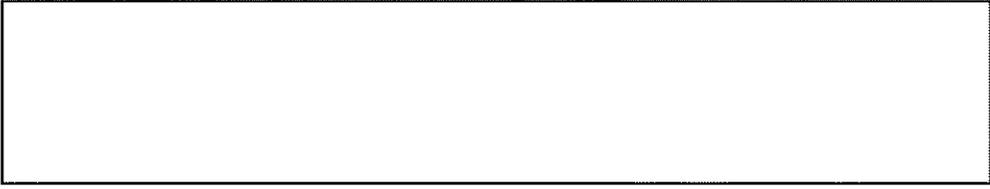
Date	Invoice #
10/23/2025	22

Bill To
Aberdeen CDD c/o GMS, LLC

RECEIVED
OCT 23 2025
BY: _____

Terms	Due Date
Net 30	11/22/2025

Description	Amount
Amortization Schedule Series 2018 11-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2020A-1 11-1-25 Prepay \$10,000	100.00



Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

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

<i>Invoice</i>	
Invoice Number 756980	Date 6/16/2025
Customer Number 400171	Due Date 8/1/2025



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

Remit To: **Envera**
PO Box 2086
Hicksville, NY 11802

Net Due: \$924.00

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Aberdeen CDD	400171		6/16/2025	8/1/2025

Quantity	Description	Rate	Amount
<i>Aberdeen CDD 110 Flower of Scotland Ave, Jacksonville, FL</i>			
1.00	Active Video Monitoring 07/01/2025-07/31/2025	374.00	374.00
1.00	Service & Maintenance 07/01/2025-07/31/2025	400.00	400.00
1.00	Video Pulls 07/01/2025-07/31/2025	150.00	150.00
	Tax		\$ 0.00

REPLACES INV 756360. Changing cancellation date to 8/4/25

Date	Invoice #	Description	Amount	Balance Due
6/16/2025	756980	Monitoring Services	924.00	924.00

Return Stub Below

Customer: Aberdeen CDD

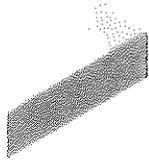
Invoice Number: 756980
 Bill Payer ID: 400171

Due This Inv. 924.00 Amount Remitted

Payment Method: Check Check Number Date Remitted

Charge* Card Number Exp Date
 Name On Card Card ID

Signature



FirstService

RESIDENTIAL

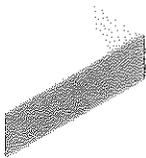
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;

RECEIVED
OCT 28 2025
BY: _____

INVOICE

Invoice Number 11098865
Invoice Date 10/24/2025
Terms 15 ePay ACH BP
Period Start 10/4/2025
Period End 10/17/2025
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,014.86

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	48.00 REG	\$43.47	\$2,399.52
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	32.00 VACATION	\$43.47	\$1,599.68
General Manager, Property Oper	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00
				Subtotal	\$4,099.20
Staff, Front Desk	25.00%	Gibbs, Michayla	70.57 REG	\$20.70	\$1,826.01
Staff, Front Desk	25.00%	Gibbs, Michayla	5.90 VACATION	\$20.70	\$152.66
				Subtotal	\$1,978.67
Staff, Janitorial	25.00%	Oliver, Jason E	0.15 OT	\$26.39	\$4.95
Staff, Janitorial	25.00%	Oliver, Jason E	80.00 REG	\$17.60	\$1,759.50
				Subtotal	\$1,764.45
Supervisor, Building Maint	25.00%	Parker, Jay	63.52 REG	\$29.67	\$2,355.67
Supervisor, Building Maint	25.00%	Parker, Jay	16.00 VACATION	\$29.67	\$593.36
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
				Subtotal	\$2,999.03
Staff, Building Maint	25.00%	Newman, Joshua D	76.00 REG	\$21.74	\$2,064.83
Staff, Building Maint	25.00%	Newman, Joshua D	4.00 VACATION	\$21.74	\$108.68



FirstService

RESIDENTIAL

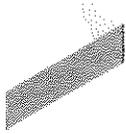
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;

INVOICE

Invoice Number 11098865
Invoice Date 10/24/2025
Terms 15 ePay ACH BP
Period Start 10/4/2025
Period End 10/17/2025
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,014.86

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$2,173.51
				Subtotal	\$13,014.86
				Tax	\$0.00
				Total	\$13,014.86
General Manager, Property Oper	320.53800	45918			\$4,099.20
Staff, Building Maint	320.53800	45917			\$2,173.51
Staff, Front Desk	320.53800	45915			\$1,978.67
Staff, Janitorial	320.53800	45506			\$1,764.45
Supervisor, Building Maint	320.53800	46000			\$2,999.03

KD
10/28/25



FirstService
RESIDENTIAL

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

RECEIVED
OCT 28 2025

BY: _____

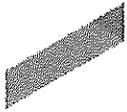
INVOICE

Invoice Number 11100766
 Invoice Date 10/24/2025
 Terms 15 ePay ACH BP
 Period Begin 10/1/2025
 Customer 100-0SNC
 Account # MED-0SNC
Total Amount Due: \$3,152.00

Medical Insurance

Date	Position	Employee	Amount
10/1/2025	Property Manager	Trivelpiece, Katherine	\$788.00
		328.53800 45918	Subtotal \$788.00
10/1/2025	Front Desk	Gibbs, Michayla	\$788.00
		320.53800 45915	Subtotal \$788.00
10/1/2025	Maintenance Crew	Newman, Joshua D	\$788.00
		320.53800 45917	Subtotal \$788.00
10/1/2025	Maintenance Supervisor	Parker, Jay	\$788.00
		320.53800 46000	Subtotal \$788.00

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



FirstService
RESIDENTIAL

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

INVOICE

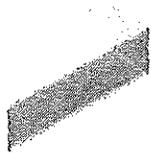
Invoice Number 11101839
Invoice Date 11/1/2025
Terms 15 ePay ACH BP
Service Period 11/1/2025
Customer 100-OSNC

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

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

*Mgr. Contract
320.53800.45912
K*

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NOV 05 2025
BY: _____



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11103317
Invoice Date 11/7/2025
Terms 15 ePay ACH BP
Period Start 10/18/2025
Period End 10/31/2025
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,277.39

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$43.47	\$3,999.20
				Subtotal	\$3,999.20
Staff, Front Desk	25.00%	Gibbs, Michayla	1.67 OT	\$31.05	\$64.82
Staff, Front Desk	25.00%	Gibbs, Michayla	71.68 REG	\$20.70	\$1,854.72
Staff, Front Desk	25.00%	Gibbs, Michayla	5.00 VACATION	\$20.70	\$129.38
Staff, Front Desk	25.00%	Orozco, Hailey	17.00 REG	\$16.50	\$350.63
				Subtotal	\$2,399.55
Staff, Janitorial	25.00%	Oliver, Jason E	79.83 REG	\$17.60	\$1,755.76
				Subtotal	\$1,755.76
Supervisor, Building Maint	25.00%	Parker, Jay	51.53 REG	\$29.67	\$1,911.00
Supervisor, Building Maint	25.00%	Parker, Jay	28.00 VACATION	\$29.67	\$1,038.38
				Subtotal	\$2,949.38
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$21.74	\$2,173.50
				Subtotal	\$2,173.50
				Subtotal	\$13,277.39
				Tax	\$0.00
				Total	\$13,277.39

FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11103317
Invoice Date 11/7/2025
Terms 15 ePay ACH BP
Period Start 10/18/2025
Period End 10/31/2025
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,277.39

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	320.53800	45918			\$3,999.20
Staff, Building Maint	320.53800	45917			\$2,173.50
Staff, Front Desk	320.53800	45915			\$2,399.55
Staff, Janitorial	320.53800	48506			\$1,755.76
Supervisor, Building Maint	320.53800	46000			\$2,949.38

[Handwritten signature]

RECEIVED
NOV 13 2025
BY: _____

Governmental Management Services, LLC

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

Invoice

Invoice #: 727
Invoice Date: 11/1/25
Due Date: 11/1/25
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 - November 2025 Information Technology - November 2025 Dissemination Agent Services - November 2025 Office Supplies Postage Copies Telephone		5,190.67 177.00 766.83 0.81 19.98 51.30 29.10	5,190.67 177.00 766.83 0.81 19.98 51.30 29.10
Total			\$6,235.69
Payments/Credits			\$0.00
Balance Due			\$6,235.69



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 433034
 Invoice Date: 11/01/2025
 Completed: 11/02/2025
 Terms: Due on Aging Date
 Bld#:

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

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
10696117-AC - Access Control System - Aberdeen CDD - 96 BUSH PL, Saint Johns, FL			
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
Add-on Access 1	1.00	\$10.00	10.00
10696117-CCTV - CCTV Cloud - Aberdeen CDD - 96 BUSH PL, Saint Johns, FL			
Hi-Tech Commercial Video 16	1.00	\$60.00	60.00
Add-on AI Deterrence	1.00	\$52.00	52.00
HT OVRC Net Pro	1.00	\$25.00	25.00
2-14151-ACC-1 - Access Control System - Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, FL			
HT Comm Access 4	1.00	\$50.00	50.00
Add-on Access 1	1.00	\$20.00	20.00
2-14151-CCTV-1 - CCTV System - Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, FL			
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
AS50-0051 - Security System - Aberdeen CDD - 96 BUSH PL, Saint Johns, FL			
Hi-Tech Commercial Interactive Plus	1.00	\$59.99	59.99
CHKT0065 - CCTV System - Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, FL			
HT CHEKT Custom Site	1.00	\$200.00	200.00
HT CHEKT Exterior Secured Camera	1.00	\$250.00	250.00
Sales Tax			0.00

RECEIVED
 NOV 05 2025
 BY: _____

*Security Contract
 320.53800.45400
 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



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

Invoice	
Date	Number
11/01/2025	JAK11250041
Due Date	Cust #
11/30/2025	126102
Invoice Amount	Amount Remitted
\$ 1,632.00	

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
JAK11250041	11/01/2025	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	11/30/2025

Quantity	Description	Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR NOVEMBER	1632.00	1632.00
RECEIVED NOV 05 2025 BY: _____ Cleaning Contract 320.53800.45927 K2		Amount of Sale	\$ 1,632.00
		Sales Tax	\$ 0.00
		Total	\$ 1,632.00

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

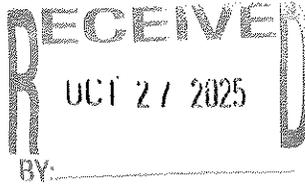
Telephone 404-222-4600

Facsimile 404-222-4654

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

Federal ID 47-0597598

October 24, 2025



Reference: Invoice No. 3642520
Client Matter No. 223-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3642520
223-1

Re: General

For Professional Legal Services Rendered

07/08/25	K. Jusevitch	0.20	29.00	Confer with Magee regarding budget hearing notice
07/14/25	K. Magee	2.60	689.00	Review previous agreement terms and draft renewal contract with First Service
07/15/25	K. Magee	2.20	583.00	Finalize and distribute First Service draft agreement
07/25/25	K. Magee	0.30	79.50	Review correspondence from district manager regarding resident issue at amenity center
07/28/25	W. Haber	0.20	58.00	Review correspondence regarding status of audit; confer with Giles regarding same
07/30/25	A. Cox	0.40	58.00	Draft resolution adopting FY 2026 budget and FY 2026 annual assessment resolution
TOTAL HOURS		5.90		
TOTAL FOR SERVICES RENDERED				\$1,496.50
TOTAL CURRENT AMOUNT DUE				<u>\$1,496.50</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

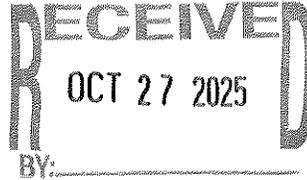
Telephone 404-222-4600

Facsimile 404-222-4654

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

Federal ID 47-0597598

October 24, 2025



Reference: Invoice No. 3642521
Client Matter No. 223-2
Notification Email: efgroup@kutakrock.com

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

Invoice No. 3642521
223-2

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

07/21/25	W. Haber	Confer with Magee regarding monthly meeting agenda
07/28/25	K. Magee	Review agenda for Board of Supervisors meeting; call with District Manager regarding agenda items
07/29/25	K. Magee	Call with District Manager regarding Board of Supervisors meeting; attend Board of Supervisors meeting via phone
07/31/25	K. Magee	Review draft meeting minutes

TOTAL FOR SERVICES RENDERED \$1,500.00

TOTAL CURRENT AMOUNT DUE \$1,500.00



ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	INV DATE 10/31/25
INVOICE # 0007405126	INVOICE PERIOD Oct 1- Oct 31, 2025	CURRENT INVOICE TOTAL \$70.00	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$70.00	

BILLING ACCOUNT NAME AND ADDRESS Aberdeen Cdd/Gms SUITE 4 393 Palm Coast Pkwy Sw Palm Coast, FL 32137	PAYMENT DUE DATE: NOVEMBER 30, 2025 Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
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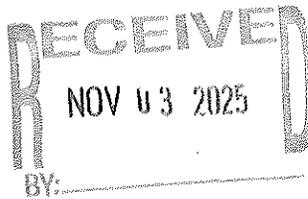
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

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
10/1/25	Balance Forward	\$163.12
10/23/25	PAYMENT - THANK YOU	-\$163.12

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/20/25	11686737	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	\$70.00
Service Fee 3.99%	\$2.79
*Cash/Check/ACH Discount	-\$2.79
*Payment Amount by Cash/Check/ACH	\$70.00
Payment Amount by Credit Card	\$72.79

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT NUMBER 764138		INVOICE NUMBER 0007405126		AMOUNT PAID \$70.00
CURRENT DUE \$70.00	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$70.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$72.79
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

00007641380000000000000074051260000700067175

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

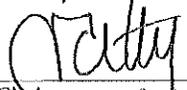
STATE OF WISCONSIN, COUNTY OF BROWN

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:

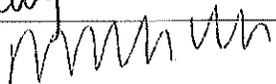
SAG St Augustine Record 10/20/2025
SAG staugustine.com 10/20/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/20/2025



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:	11686737	# 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, October 28, 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.

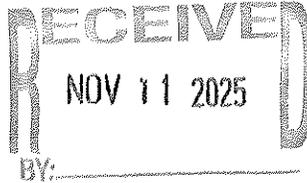
Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Marilee Giles
District Manager



Local Plumber of Jacksonville

Aberdeen CDD
Aberdeen CDD
110 Flower Of Scotland Ave
Saint Johns , FL 32259

☎ (904) 303-7366
✉ Jay.Parker@fsresidential.com



INVOICE	#603
SERVICE DATE	Nov 07, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Nov 11, 2025
AMOUNT DUE	\$225.00

SERVICE ADDRESS

110 Flower Of Scotland Ave
Saint Johns , FL 32259

CONTACT US

12644 Thicket Ridge Dr
Jacksonville, FL 32258

☎ (904) 855-7333
✉ zack@tampabayplumber.com

Service completed by: Ryan King

INVOICE

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Toilet Auger Blockage	1.0	\$225.00	\$225.00
All work to be completed up to Florida Plumbing Code			
Price is to run Toilet auger through female bathroom toilet.			
Will test after running auger.			

Subtotal	\$225.00
Job Total	\$225.00
Amount Due	\$225.00

See our Terms & Conditions

INVOICE

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

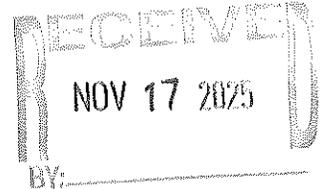
holidayandeventlights@gmail.com
+1 (904) 679-1150



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

Reissued due to being sent to old address.
I have updated the address in the ASI system.
TP 11/17/25

#	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  DISCOVER BANK  PAYPAL VENMO

[View and pay](#)

Total

\$3,450.34



Invoice

Date Invoice#

11/1/2025
131295632573

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

Terms	Net 20
Due Date	11/21/2025
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

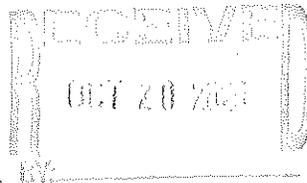
Subtotal \$3,016.07

Tax \$0.00

Total \$3,016.07

Amount Paid/Credit Applied \$0.00

Balance Due \$3,016.07



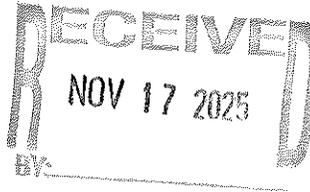
[Click Here to Pay Now](#)



131295632573

November 17, 2025

Aberdeen



INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2025 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 307.10

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Jennifer Ravan, C.F.C.
St. Johns County Tax Collector



Tree Work 
by Mitch Drake & Sons LLC

INVOICE #4333

ISSUED:
 Nov 07, 2025

DUE:
 Nov 22, 2025

RECIPIENT:

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



662 Nottingham Forest Circle
 St Johns, FL 32259

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Nov 07, 2025				
Tree Removal	Cut down haul and grind 3 crapes inside playground next to pool Cut down and leave in preserve large area wax Myrtle behind pool slide	1	\$1,200.00	\$1,200.00

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

Total	\$1,200.00
Account balance	\$1,200.00

Pay Now



Tree Work 
by Mitch Drake & Sons LLC

INVOICE #4334

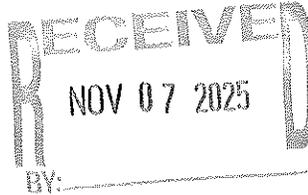
ISSUED:
Nov 07, 2025

DUE:
Nov 22, 2025

RECIPIENT:

Aberdeen CDD Community

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



662 Nottingham Forest Circle
 St Johns, FL 32259

Phone: (904) 287-3819

Email: mitchdrake04@yahoo.com

Website:

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Nov 07, 2025				
Tree Removal	Cut down and leave dead pine in preserve	1	\$650.00	\$650.00

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	\$650.00
Account balance	\$1,850.00

Pay Now



INVOICE #4335

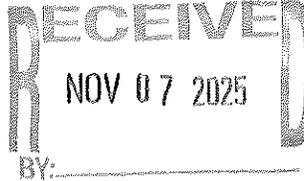
ISSUED:
Nov 07, 2025

DUE:
Nov 22, 2025

RECIPIENT:

Aberdeen CDD Community

291 Queen Victoria Avenue
St. Johns County, Florida 32259
Phone: (904) 303-7366



662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819

Email: mitchdrake04@yahoo.com

Website:

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Nov 07, 2025				
Tree Removal	Cut down and leave in Preserve leaning dead pine over fence	1	\$650.00	\$650.00

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 \$650.00
Account balance \$2,500.00

Pay Now



INVOICE

Date	Invoice#
Oct 31,2025	770717

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	Nov 30,2025	

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

RECEIVED

NOV 05 2025

BY: _____

Landscape Contract
 320.53800.46200
 KS

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

Date	Invoice#
Oct 31, 2025	773018

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	Nov 30, 2025	4554724

Description	Price	Total
October Irrigation Repairs (1) Hunter Controller-Castle Gate Bridge (2) Hunter Controller- Castle Gate Park (1) Mainline Break -Big Aberdeen Sign on Longleaf Pine (1) Mainline Break - Shetland Dr. Labor	\$1,761.11	\$1,761.11

RECEIVED
 NOV 05 2025
 BY: _____

RJM
 320.57200.46000
 ES

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:	\$1,761.11
Sales Tax:	\$0.00
Amount Due:	\$1,761.11



INVOICE

Date	Invoice#
Oct 15, 2025	768389

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	Nov 14, 2025	4515525

Description	Price	Total
Two rows of philodendrons in the open area along fence outside of pool area, (29) 7gal Philodendron	\$2,011.00	\$2,011.00

320.53800.46300
 Landscape
 Conting.
 [Signature]

RECEIVED
 OCT 21 2025
 BY: _____

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:	\$2,011.00
Sales Tax:	\$0.00
Amount Due:	\$2,011.00



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

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

Service Slip/Invoice

INVOICE: 621375566
DATE: 11/04/2025
ORDER: 621375566

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
 NOV 05 2025
 BY: _____

Work Date	Time	Target Pest	Technician	Time In
11/04/2025	08:06 AM			08:06 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/04/2025	121:05	08:43 AM

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 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: 621377306
DATE: 11/04/2025
ORDER: 621377306

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

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

RECEIVED
 NOV 05 2025
 BY: _____

Work Date	Time	Target Pest	Technician	Time In
11/04/2025	08:07 AM	ANTS, FIRE ANT, ROA		08:07 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/04/2025		08:42 AM

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.

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

2025 11 04 11:14:07 139845 428304 621377306

Invoice



P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
11/1/2025	3186

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

RECEIVED
NOV 06 2025
BY: _____

P.O. No.	Terms	Project

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

AAA Big Top Entertainment
 1376 Akron Oaks Dr.
 Orange Park, FL 32065
 904-307-2499
 www.ClownMagicianJax.com



INVOICE

Date	Invoice #
08/13/25	044

RECEIVED
 DEC 04 2025
 BY: _____

Bill To
Aberdeen CDD Amenity Center Attn: Kate Trivelpiece 110 Flower of Scotland Ave., Saint Johns, FL 32259 email: Kate.Trivelpiece@FSresidential Ph - C - 904-993-9831

**Check Request
 to be sent to vendor
 Events
 320.572.49400
 ks*

Description	Qty	Rate	Amount
Santa & Mrs. Claus to meet, greet and take photos with families on Dec 14 from 2 - 5 PM at Aberdeen CDD Amenity Center, 110 Flower of Scotland Ave., Saint Johns, FL (If payment is made by CC a convenience fee of 4% will be added, thank you)			\$1050.00
EIN - 27-1325947 Thank you for using AAA Big Top Entertainment and for hiring a Vet!		Balance due:	\$1050.00

INVOICE

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

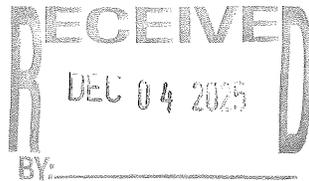
clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



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

Invoice details

Invoice no.: 4966
Terms: Net 30
Invoice date: 12/04/2025
Due date: 01/03/2026



#	Product or service	Description	Qty	Rate	Amount
1.	FLOAT ASSEMBLY	WATER LEVEL CONTROL FLOAT ASSEMBLY, PER EACH	1	\$265.52	\$265.52
2.	TORO VALVE	INSTALL NEW TORO VALVE, PER EACH	1	\$89.92	\$89.92
3.	STENNER TUBING	1/4" BLACK UV SUCTION/DISCHARGE TUBING, PER FT	4	\$2.25	\$9.00
4.	LABOR	INSTALLATION/REPAIR LABOR, PER HOUR	1	\$150.00	\$150.00

Total **\$514.44**

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

Kate Trivelpiece

From: Darryl Hall <d.hall126@yahoo.com>
Sent: Monday, November 17, 2025 10:10 PM
To: info@aberdeencdd.com; Kate Trivelpiece
Subject: Windows

11/13/25

INVOICE # 1101300025

Darryl Hall
168 Prince Phillip Dr.
St. Augustine, FL. 32092

BILL TO

Kate Trivelpiece
CDD General Manager
Aberdeen Fitness Center
110 Flower of Scotland Ave.
St. Johns, FL. 32259

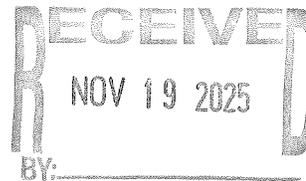
Description	Terms	Amount
Clean windows inside & out	Due upon receipt	\$420.00

*Fitness
Window
Cleaning*

Thank you for your Business.

Darryl Hall

*370.57200.46000
KS*





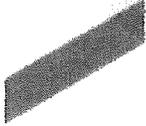
Aberdeen Community Development District
 110 Flower of Scotland Avenue
 Saint Johns, FL 32259
 kate.trivelpiece@fsresidential.com;

INVOICE

Invoice Number 11104499
 Invoice Date 11/21/2025
 Terms 15 ePay ACH BP
 Period Start 11/1/2025
 Period End 11/14/2025

Customer 100-0SNC
 Account # PAY-0SNC
Total Amount Due: \$13,454.91

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$43.47	\$3,999.20
General Manager, Property Oper	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00
				Subtotal	\$4,099.20
Staff, Front Desk	25.00%	Gibbs, Michayla	66.68 REG	\$20.70	\$1,725.34
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 VACATION	\$20.70	\$207.00
Staff, Front Desk	25.00%	Orozco, Hailey	29.05 REG	\$16.50	\$599.17
				Subtotal	\$2,531.51
Staff, Janitorial	25.00%	Oliver, Jason E	75.30 REG	\$17.60	\$1,656.13
				Subtotal	\$1,656.13
Supervisor, Building Maint	25.00%	Parker, Jay	71.40 REG	\$29.67	\$2,647.88
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 VACATION	\$29.67	\$296.68
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
				Subtotal	\$2,994.56
Staff, Building Maint	25.00%	Newman, Joshua D	76.00 REG	\$21.74	\$2,064.83
Staff, Building Maint	25.00%	Newman, Joshua D	4.00 VACATION	\$21.74	\$108.68
				Subtotal	\$2,173.51



FirstService

RESIDENTIAL

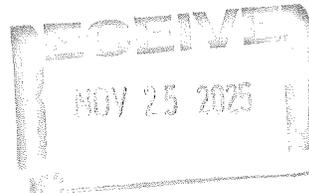
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;

INVOICE

Invoice Number 11104499
Invoice Date 11/21/2025
Terms 15 ePay ACH BP
Period Start 11/1/2025
Period End 11/14/2025
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,454.91

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$13,454.91
				Tax	\$0.00
				Total	\$13,454.91
General Manager, Property Oper	320,538.00	45918			\$4,099.20
Staff, Building Maint	320,538.00	45917			\$2,173.51
Staff, Front Desk	320,538.00	45915			\$2,531.51
Staff, Janitorial -	320,538.00	45506			\$1,656.13
Supervisor, Building Maint	320,538.00	46000			\$2,994.56

MS
11.25.25





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

INVOICE

Invoice Number 11107447
 Invoice Date 11/24/2025
 Terms 15 ePay ACH BP
 Period Begin 11/1/2025
 Customer 100-0SNC
 Account # MED-0SNC
Total Amount Due: \$3,152.00

Medical Insurance

Date	Position	Employee	Amount
11/1/2025	Property Manager <i>320.53800.45918</i>	Trivelpiece, Katherine	\$788.00
		Subtotal	\$788.00
11/1/2025	Front Desk <i>320.53800.45915</i>	Gibbs, Michayla	\$788.00
		Subtotal	\$788.00
11/1/2025	Maintenance Crew <i>320.53800.45912</i>	Newman, Joshua D	\$788.00
		Subtotal	\$788.00
11/1/2025	Maintenance Supervisor <i>320.53800.46000</i>	Parker, Jay	\$788.00
		Subtotal	\$788.00

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



KS
11.25.25



FirstService
RESIDENTIAL

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

INVOICE

Invoice Number 11108535
 Invoice Date 12/1/2025
 Terms 15 ePay ACH BP
 Service Period 12/1/2025
 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

320.53800.45912
K2

RECEIVED
DEC 03 2025
BY: _____

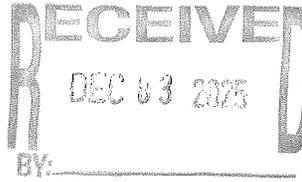
Future Horizons, Inc

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

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

INVOICE

Invoice Number: 92458
 Invoice Date: Nov 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		12/30/25

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 728

Invoice Date: 12/1/25

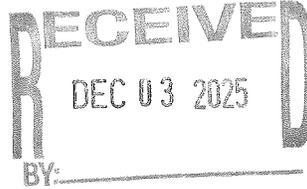
Due Date: 12/1/25

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 - December 2025		5,190.67	5,190.67
Information Technology - December 2025		177.00	177.00
Dissemination Agent Services - December 2025		766.83	766.83
Office Supplies		0.42	0.42
Postage		46.33	46.33
Copies		28.80	28.80
Telephone		20.37	20.37
Total			\$6,230.42
Payments/Credits			\$0.00
Balance Due			\$6,230.42

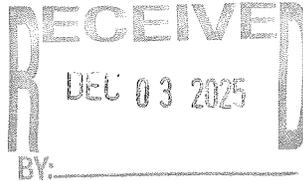


Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 434490
Invoice Date: 12/01/2025
Completed: 12/01/2025
Terms: Due on Aging Date
Bid#:

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



475 West Town Place

*Security Contract
3 20. 53800.45400*

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>10696117-AC - Access Control System - Aberdeen CDD - 96 BUSH PL, Saint Johns, FL</i>			
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
Add-on Access 1	1.00	\$10.00	10.00
<i>10696117-CCTV - CCTV Cloud - Aberdeen CDD - 96 BUSH PL, Saint Johns, FL</i>			
Hi-Tech Commercial Video 16	1.00	\$60.00	60.00
Add-on AI Deterrence	1.00	\$52.00	52.00
HT OVRC Net Pro	1.00	\$25.00	25.00
<i>2-14151-ACC-1 - Access Control System - Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, FL</i>			
HT Comm Access 4	1.00	\$50.00	50.00
Add-on Access 1	1.00	\$20.00	20.00
<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
<i>AS50-0651 - Security System - Aberdeen CDD - 96 BUSH PL, Saint Johns, FL</i>			
Hi-Tech Commercial Interactive Plus	1.00	\$59.99	59.99
<i>CHKT0065 - CCTV System - Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, FL</i>			
HT CHekt Custom Site	1.00	\$200.00	200.00
HT CHekt Exterior Secured Camera	1.00	\$250.00	250.00
Sales Tax			0.00

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



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

Invoice	
Date 12/01/2025	Number JAK12250041
Due Date 12/31/2025	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	Slsmn No	PO Number	Franchisee	Due Date	
JAK12250041	12/01/2025	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	12/31/2025	
Quantity	Description				Unit Price	Extended Price	
1	MONTHLY CONTRACT BILLING AMOUNT FOR DECEMBER				1632.00	1632.00	
RECEIVED NOV 25 2025 BY: _____ Contract 380.53800.49420 KD 11.25.25 Pay On-Line: https://linktr.ee/janikingjax Make All Checks Payable To: JANI-KING OF JACKSONVILLE						Amount of Sale	\$ 1,632.00
						Sales Tax	\$ 0.00
						Total	\$ 1,632.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

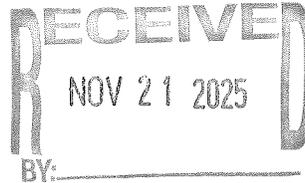
November 20, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3657440

Client Matter No. 223-2

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3657440
223-2

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

08/18/25	K. Magee	Staff call regarding agenda items for upcoming board of supervisors meeting
08/26/25	W. Haber	Review agenda and meeting follow up
08/26/25	K. Magee	Travel and in-person attendance at Board of Supervisors meeting
09/12/25	K. Magee	Review preliminary meeting agenda
09/15/25	K. Magee	Staff call regarding agenda items for Board of Supervisors meeting; review draft minutes from Board of Supervisors meeting
09/23/25	K. Magee	Prepare for and attend Board of Supervisors meeting via phone
10/14/25	K. Magee	Review draft agenda for upcoming Board of Supervisors meeting
10/17/25	K. Magee	Review and revise draft board of supervisors meeting minutes
10/20/25	K. Magee	Attend staff call to prepare for board of supervisors meeting
10/22/25	K. Magee	Review agenda for Board of Supervisors meeting
10/28/25	W. Haber	Review meeting notes

KUTAK ROCK LLP

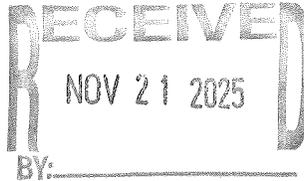
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 20, 2025



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

Reference: Invoice No. 3657439
Client Matter No. 223-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3657439
223-1

Re: General

For Professional Legal Services Rendered

08/01/25	K. Magee	0.70	185.50	Review red lines and proposed changes to First Services Agreement
08/06/25	A. Cox	0.20	29.00	Confer with Haber regarding resolution adopting FY 2026 budget and FY 2026 annual assessment resolution
08/06/25	W. Haber	0.20	58.00	Review and revise budget and O&M assessment resolutions
08/07/25	A. Cox	0.20	29.00	Confer with district manager regarding resolution adopting FY 2026 budget and FY 2026 annual assessment resolution
08/11/25	K. Magee	1.50	397.50	Call with staff regarding resident blockage of drainage easements; review plats and location of easements; draft correspondence to staff regarding location and advisement of easement access; review terms of Supervisor of Elections agreement for use of amenity center as polling location

KUTAK ROCK LLP

Aberdeen CDD

November 20, 2025

Client Matter No. 223-1

Invoice No. 3657439

Page 2

08/20/25	K. Magee	1.50	397.50	Draft agreement with Southern Recreation for Playground and Shade Structure at Irish Tartan
09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/19/25	W. Haber	0.20	58.00	Review and respond to inquiry from JLAC regarding status of audit; confer with Giles regarding same
09/22/25	K. Magee	0.90	238.50	Review draft of annual audit report; review and respond to correspondence regarding district goals and objectives
09/23/25	K. Magee	2.00	530.00	Review Notice of Non-Compliance for FY 23-24 annual financial report and draft correspondence to staff regarding notice; call with district manager regarding goals and objectives; review and respond to correspondence from staff regarding supervisor of elections agreement for use of amenity center as polling location
10/03/25	K. Magee	1.20	318.00	Review and revise draft engineer certificate of completion; Review project completion documentation
10/14/25	K. Magee	0.60	159.00	Continue review of project completion documentation
10/20/25	K. Magee	0.60	159.00	Continue review of project completion documentation
10/21/25	K. Magee	0.80	212.00	Continue review of project completion documentation
10/22/25	A. Cox	0.20	29.00	Research website address; verify information on Florida Commerce Invoice
10/23/25	K. Magee	1.10	291.50	Continue review of District project completion documentation

KUTAK ROCK LLP

Aberdeen CDD

November 20, 2025

Client Matter No. 223-1

Invoice No. 3657439

Page 3

10/29/25	K. Magee	1.10	291.50	Draft district engineer work authorization for pond inspection report and facilities report; review turnover documentation of ponds outside District boundaries and draft correspondence to District engineer regarding ponds
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TOTAL HOURS 13.10

TOTAL FOR SERVICES RENDERED \$3,421.50

TOTAL CURRENT AMOUNT DUE \$3,421.50



Lin's Electric, Inc

Invoice

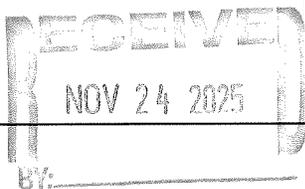
EC13007419

7820 Pritchard Rd.
Jacksonville, FL 32219

Date	Invoice #
10/24/2025	21730

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

Ship To
Aberdeen CDD Jay Parker 110 Flower Of Scotland Avenue Fruit Cove, FL 32259



P.O. No.	Terms	ALL INVOICES DUE UPON RECEIPT
	Due on receipt	

Serviced	Description	Quantity	Rate	Amount
9/29/2025	Custom Item(s) - 30w small Flatpanel led	2	207.13	414.26
9/29/2025	Hardware includes wire nuts, washers, tape, screws, etc. -	1	1.25	1.25
9/29/2025	Labor Rates - Light @ Amenities center needs repaired	4.5	155.00	697.50
	Monument lights- jay will have a list provided			
	Replace smoke detector in gym- Jay will provide			
	<p>Work Performed: Zak and Christian</p> <p>When arrived met with Jay and he gave me a smoke detector replacement for the one that they took down in gym. We installed it properly but it kept on giving the alarm signal like previous one that was taken down. Jay said he would call someone else to get the problem resolved before calling us back out.</p> <p>There was a walkway light that was not truly connected to post and it was also not working. We removed old light.</p> <p>The entrance on Sutherland had a light that was out we removed old light. Called supply house for possible replacements lights. They did not have any in stock, next closest was Beaver St. Went and got lights and returned to where light were removed and installed 2 new lights.</p>			

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

Total

\$1,113.01

Past Due Invoices are Subject to Finance Charges



Florida
GANNETT

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	INV DATE 11/30/25
INVOICE # 0007454159	INVOICE PERIOD Nov 1- Nov 30, 2025	CURRENT INVOICE TOTAL \$169.92	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$169.92	

BILLING ACCOUNT NAME AND ADDRESS Aberdeen Cdd/Gms SUITE 4 393 Palm Coast Pkwy Sw Palm Coast, FL 32137	PAYMENT DUE DATE: DECEMBER 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.
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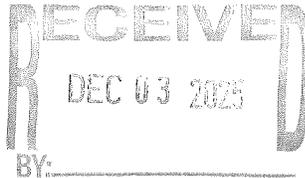
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

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
11/1/25	Balance Forward	\$70.00
11/25/25	PAYMENT - THANK YOU	-\$70.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
11/3/25	11796995	SAG St Augustine Record	Audit RFP		\$94.48
11/17/25	11763073	SAG St Augustine Record	NOTICE		\$75.44



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	\$169.92
Service Fee 3.99%	\$6.78
*Cash/Check/ACH Discount	-\$6.78
*Payment Amount by Cash/Check/ACH	\$169.92
Payment Amount by Credit Card	\$176.70

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT NUMBER 764138		INVOICE NUMBER 0007454159		AMOUNT PAID \$169.92
CURRENT DUE \$169.92	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* \$169.92
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$176.70
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

00007641380000000000000074541590001699267174

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katelyn Beach
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 Bids & Proposals, 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 11/03/2025
SAG staugustine.com 11/03/2025

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 11/03/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$94.48	
Tax Amount:	\$0.00	
Payment Cost:	\$94.48	
Order No:	11796995	# of Copies:
Customer No:	764138	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Aberdeen Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County, Florida, and has a general fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail at kbeach@gmsnf.com or by telephone at (904) 940-5850 x 499. Proposers must provide an electronic copy of their proposal to the District Recording Secretary Katelyn Beach at kbeach@gmsnf.com. Proposals must be received by 5:00 p.m. on Monday, November 17, 2025. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Aberdeen Community Development District
Marilee Giles
District Manager

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Aberdeen Cdd/Gms
393 Palm Coast Pkwy Sw
SUITE 4

Palm Coast FL 32137

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 11/17/2025
SAG staugustine.com 11/17/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/17/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$75.44	
Tax Amount:	\$0.00	
Payment Cost:	\$75.44	
Order No:	11763073	# of Copies:
Customer No:	764138	0
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 Audit Committee Meeting of the Board of Supervisors (the "Board") of the Aberdeen Community Development District is scheduled to be held on Tuesday, November 25, 2025, at 4:00 p.m. located at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259. Immediately following will be the meeting of the Board of Supervisors (the "Board"). The 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.

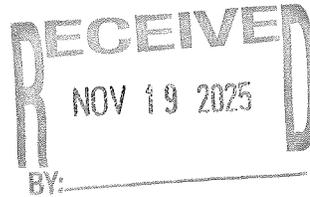
Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Marilee Giles
District Manager



Local Plumber of Jacksonville

Aberdeen CDD
Aberdeen CDD
110 Flower Of Scotland Ave
Saint Johns , FL 32259

☎ (904) 303-7366
✉ Jay.Parker@fsresidential.com



INVOICE	#621
SERVICE DATE	Nov 14, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Nov 14, 2025
AMOUNT DUE	\$1,400.00

SERVICE ADDRESS

110 Flower Of Scotland Ave
Saint Johns , FL 32259

CONTACT US

12644 Thicket Ridge Dr
Jacksonville, FL 32258

☎ (904) 855-7333
✉ zack@tampabayplumber.com

Service completed by: Ryan King

INVOICE

Services	Qty	Unit Price	Amount
Flushometer Replacement All work to be completed uo to Florida Plumbing Code Price is to replace Low-Flow Flushometer with new American Standard Flushometer. LPJ will provide LPJ will provide LI material to complete this install. Women bathroom will be closed during this install. After Install we will test for leaks and ensure repair is properly made. 1 year labor warranty	2.0	\$700.00	\$1,400.00
Exclusions	1.0	\$0.00	\$0.00

EXCLUDES permit fees, permit is \$240.00 DEPENDENT ON MUNICIPALITY. *PERMIT FEES CAN BE HIGHER THAN \$240*** additional, fixtures, change orders, upgrades, demolition, concrete or drywall patching, communication lines, irrigation, re-setting pavers, tiling, flooring, remodeling, cabinetry, sod, providing dumpster, hauling away excess soil, fire caulk, core drilling, permit fees, plan check fees, plan check submissions, valve tags, all payment and/or performance bonds, all sewer, water and gas connection fees from municipalities, all water back-flow valves, pot fillers, water meters, dock plumbing, steam units, rain heads, multi-valve units, Toto toilets, bidets, and unforeseen extras**

All estimates given expire after 30 days upon sending

Subtotal	\$1,400.00
----------	------------

Job Total	\$1,400.00
------------------	-------------------

Amount Due

\$1,400.00

See our Terms & Conditions



INVOICE

Date	Invoice#
Nov 30, 2025	780437

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	Dec 30, 2025	

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

Landscape Contract

370.53800.46700

RECEIVED

DEC 03 2025

BY: _____

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

Wacky and Whimsical

Making your Party Wacky or Whimsical



Wacky and Whimsical LLC

20 Clan Crest Pl
Saint Johns, FL 32259 US
(845) 699-4066
gina@wackyandwhimsical.com
www.wackyandwhimsical.com

INVOICE

BILL TO
Kate Trivelpiece
Aberdeen CDD
110 Flower of Scotland Ave
Saint Johns, FL 32259

INVOICE 1217
DATE 12/03/2025
TERMS Net 30
DUE DATE 12/14/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Face Painting Event		1	200.00	200.00
	Face Painting Event additional hour	each additional event hour	1	100.00	100.00

BALANCE DUE

\$300.00



Pay Invoice

Events -
300.572.49400 KS
* Check Request
TO be picked up

HVAC REPAIR INVOICE

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



December 4, 2025

R S M
320.572.46000
RS

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: November 24, 2025
December 2, 2025

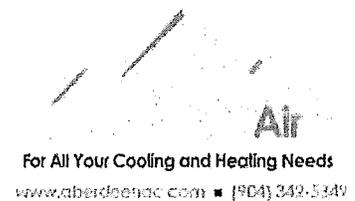
Diagnostic: Defective smoke detector in gym supply duct

November 24, 2025 service call fee	\$	89.00
Installation of D4120 duct smoke detector, photoelectric, low-flow (24/120V)	\$	497.52
Maintenance discount	\$	(49.75)
TOTAL:	\$	536.77

Total due: \$536.77

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

SERVICE ■ INSTALLATION ■ CONTROLS





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

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

Invoice

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

Invoice # 5306314206
 Invoice Date 12/05/2025
 Credit Terms NET 30 DAYS
 Customer # 21733123
 Cintas Route LOC #0292 ROUTE 0009
 Order # 7060100620
 Payer # 21733123

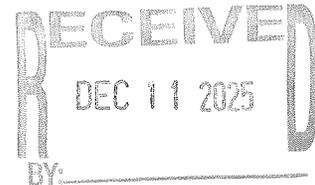
Bill To ABERDEEN COMMUNITY
 DEVELOPMENT DISTRICT
 110 FLOWER OF SCOTLAND AVE
 ST JOHNS, FL 32259-6937

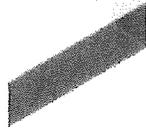
Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000024482122	Unit Description:				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$7.53	\$7.53	
	Unit Subtotal:			\$7.53	
Unit 00000000024482123	Unit Description:				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$0.00	
	Invoice Sub-total			\$7.53	
	Tax			\$0.00	
	Invoice Total			\$7.53	

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

Note

*R.I.R
 370.572.46000*





FirstService

RESIDENTIAL

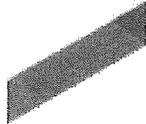
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;

INVOICE

Invoice Number	11109808
Invoice Date	12/5/2025
Terms	15 ePay ACH BP
Period Start	11/15/2025
Period End	11/28/2025
Customer	100-OSNC
Account #	PAY-OSNC
Total Amount Due:	\$13,337.61

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	16.00 HOLIDAY	\$43.47	\$799.84
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	64.00 REG	\$43.47	\$3,199.36
				Subtotal	\$3,999.20
Staff, Front Desk	25.00%	Gibbs, Michayla	16.00 HOLIDAY	\$20.70	\$414.00
Staff, Front Desk	25.00%	Gibbs, Michayla	63.73 REG	\$20.70	\$1,649.02
Staff, Front Desk	25.00%	Orozco, Hailey	20.33 REG	\$16.50	\$419.31
				Subtotal	\$2,482.33
Staff, Janitorial	25.00%	Oliver, Jason E	16.00 HOLIDAY	\$17.60	\$351.90
Staff, Janitorial	25.00%	Oliver, Jason E	0.57 OT	\$26.39	\$18.80
Staff, Janitorial	25.00%	Oliver, Jason E	16.00 PTO	\$17.60	\$351.90
Staff, Janitorial	25.00%	Oliver, Jason E	40.00 REG	\$17.60	\$879.75
Staff, Janitorial	25.00%	Oliver, Jason E	6.00 VACATION	\$17.60	\$131.96
				Subtotal	\$1,734.31
Supervisor, Building Maint	25.00%	Parker, Jay	16.00 HOLIDAY	\$29.67	\$593.36
Supervisor, Building Maint	25.00%	Parker, Jay	63.50 REG	\$29.67	\$2,354.91
				Subtotal	\$2,948.27

INVOICE



FirstService

RESIDENTIAL

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

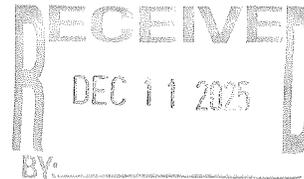
Invoice Number 11109808
 Invoice Date 12/5/2025
 Terms 15 ePay ACH BP
 Period Start 11/15/2025
 Period End 11/28/2025
 Customer 100-0SNC
 Account # PAY-0SNC
Total Amount Due: \$13,337.61

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Staff, Building Maint	25.00%	Newman, Joshua D	16.00 HOLIDAY	\$21.74	\$434.70
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 PTO	\$21.74	\$217.35
Staff, Building Maint	25.00%	Newman, Joshua D	56.00 REG	\$21.74	\$1,521.45
Subtotal					\$2,173.50

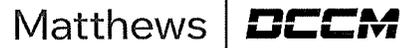
Subtotal \$13,337.61
 Tax \$0.00
Total \$13,337.61

General Manager, Property Oper *320.53800.45918* \$3,999.20
 Staff, Building Maint *320.53800.45912* \$2,173.50
 Staff, Front Desk *320.53800.45915* \$2,482.33
 Staff, Janitorial - *320.53800.45506* \$1,734.31
 Supervisor, Building Maint *320.53800.46000* \$2,948.27

KD



Project Manager Michael Silverstein



Engineering - Architecture - Planning - Surveying

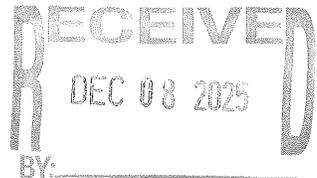
Aberdeen Community Development District
Oksana Kuzmuk
475 West Town Place, Suite 114
St. Augustine, FL 32092

December 08, 2025
Invoice # 194388

Project 0000021848.0000 Aberdeen CDD

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

- CDD Meeting and Preparation



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 November 30, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount
Division Lead	2.25	275.00	618.75
Total Labor			618.75
Total Due:			618.75

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	618.75	21,303.75	21,922.50
Expense	0.00	380.64	380.64
Unit	0.00	1.36	1.36
Totals	618.75	21,685.75	22,304.50



Invoice

Date
Invoice#

12/1/2025
131295633093

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

Terms	Net 20
Due Date	12/21/2025
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

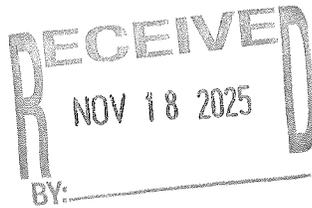
Subtotal \$3,016.07

Tax \$0.00

Total \$3,016.07

Amount Paid/Credit Applied \$0.00

Balance Due \$3,016.07



[Click Here to Pay Now](#)





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:	621496959
DATE:	12/04/2025
ORDER:	621496959

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
 DEC 05 2025
 BY: _____

Work Date	Time	Target Pest	Technician	Time In
12/04/2025	10:02 AM			10:02 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/04/2025	121:C5	10:35 AM

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

 Jay
 CUSTOMER SIGNATURE

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

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



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: 621498527
DATE: 12/04/2025
ORDER: 621498527

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
12/04/2025	10:03 AM	ANTS, FIRE ANT, ROA		10:03 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/04/2025		10:47 AM

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

Jay
 CUSTOMER SIGNATURE

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

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

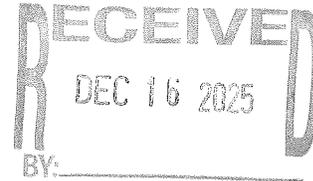
Invoice



P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
12/1/2025	3188

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

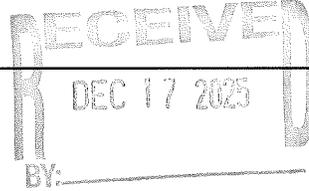


Tree Work 
by Mitch Drake & Sons LLC

INVOICE #4383

ISSUED:
 Dec 10, 2025

DUE:
 Dec 25, 2025



RECIPIENT:

Aberdeen CDD Community

195 Scotland Yard Boulevard
 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
Dec 10, 2025				
Tree Removal	Cut down and haul into woods blown over tree on fence Cut down and leave in preserve dead tree behind #195 Cut down and leave in preserve dead tree behind #199 Cut down and leave in preserve dead tree behind #203 Gain access to preserve from #199	1	\$1,500.00	\$1,500.00

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	\$1,500.00
Account balance	\$4,000.00

Pay Now

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/17/25	00197	12/05/25 194331	202511 600-53800-60300	NOV PROFESSIONAL SERVICES MATTHEWS DESIGN GROUP LLC	*	7,619.76	7,619.76 000180
TOTAL FOR BANK B						7,619.76	
TOTAL FOR REGISTER						7,619.76	

Project	0000021848.0001	Aberdeen CDD Pond Inspection		Invoice	194331
Expense		84.76	0.00		84.76
Totals		7,619.76	0.00		7,619.76

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

LICENSE #26535, LB8590, LA6666677

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.