

Aberdeen
Community Development District

April 28, 2026

Aberdeen Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

April 21, 2026

Board of Supervisors
Aberdeen Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors for Aberdeen Community Development District is scheduled for **Tuesday, April 28, 2026 at 4:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Consideration of Proposals:
 - A. Pond Bank Repairs
 - B. Landscape and Irrigation Maintenance
- IV. Discussion of Current Collectives
- V. Consideration of Resolution 2026-04, Declaring 2018 Project Complete
- VI. Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2027 Budget
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager - Annual Form 1 Filing & Annual Ethics Training
 - 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 March 24, 2026 Meeting
 - B. Balance Sheet as of March 31, 2026 and Statement of Revenues and Expenses for the Period Ending March 31, 2026
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- X. Next Scheduled Meeting – May 19, 2026 @ 6:00 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*

THIRD ORDER OF BUSINESS

A.



Aberdeen Subdivision Pond Maintenance

Flamingo Site, LLC
7889 CR 13 North, St Augustine, FL
904-315-5844
estimates@flamingosite.com

Date: 4/16/26

Scope Summary

Replace missing skimmer in control structure in nine (9) ponds.
Clear out built up organics for proper drainage.

Total Proposal Price \$61,250.00

Client Signature: _____

Date: _____

Terms & Conditions – Pond Repair (Subdivision)

1. Scope of Work

Work is limited to the specific items outlined in the proposal and applies only to the nine (9) ponds identified. Any work not explicitly included in this scope will be considered additional and will require a written or approved change order prior to proceeding.

2. Permits & Approvals

Any required permits or approvals will be handled by the Owner/HOA unless otherwise noted. We're happy to coordinate as needed to keep things moving smoothly.

3. Utilities

We will contact 811 prior to starting work. The HOA should make us aware of any private or known underground utilities not covered by 811 to help avoid potential conflicts.

4. Site Conditions

Our pricing is based on typical pond conditions. If we encounter unexpected issues such as excessive buildup, buried debris, unstable banks, or groundwater conditions, we will communicate options and any cost impacts before proceeding. Any work outside the original scope will require a change order prior to continuation.

5. Access to Ponds

Please ensure clear and reasonable access to each pond. If access is restricted or conditions change, we will coordinate with you on any adjustments that may be needed.

6. Material Removal & Fill

Includes removal of organic material, debris, and sediment as described, plus up to two (2) loads of fill if needed. Any excess material or additional fill will require approval via change order before proceeding.

7. Erosion & Stabilization

Basic stabilization is included only where noted. If additional erosion control measures are needed, we will provide recommendations and pricing for approval prior to installation.

8. Sod Restoration

Sod replacement is not included, with the exception of Pond #2, where disturbed areas will be restored with sod as needed to provide approximately 1' of clearance from the pipe invert to the pond bottom.

9. Water Levels

Work is planned under normal water level conditions. No dewatering is included in this proposal.

10. Changes to Scope

Any work or conditions not included in the original scope will be handled through a written or approved change order prior to performing additional work.

11. Warranty

We stand behind our workmanship for 12 months from completion. This warranty does not cover damage caused by flooding, severe weather events, lack of maintenance, or conditions outside of our control.



Date: April 17, 2026
 Project: 23254 Aberdeen
 Plans: SJRWMD Need Action Pins 2025-12-05

Office Address: 2875 Blanding Blvd
 Middleburg, FL 32068
 Mailing Address: P.O. Box 1193
 Middleburg, FL 32050
 Office Phone: (904) 375-8449
www.pacbuildersinc.com
 CBC1260724 CUC1225348
 FPC21-000104

Bid Item	Description	Quantity	Units	Unit Price	Total
General Conditions					
1000	Mobilization	1	EA	\$ 2,573.04	\$ 2,573.04
1001	Job Supervision	1	LS	\$ 643.26	\$ 643.26
Water Main					
6000	Control Structure Refit - Pond 31	1	EA	\$ 1,179.78	\$ 1,179.78
6001	Control Structure Refit - Pond 25	1	EA	\$ 1,179.78	\$ 1,179.78
6002	Control Structure Refit - Pond 27	1	EA	\$ 1,179.78	\$ 1,179.78
6003	Control Structure Refit - Pond 26 - Larger	1	EA	\$ 1,823.04	\$ 1,823.04
6004	Control Structure Refit - Pond 13	1	EA	\$ 1,179.78	\$ 1,179.78
6005	Control Structure Refit - Pond 14	1	EA	\$ 1,179.78	\$ 1,179.78
6006	Control Structure Refit - Pond 9	1	EA	\$ 1,179.78	\$ 1,179.78
6007	Control Structure Cleanout - Issue 102	1	EA	\$ 964.89	\$ 964.89
6008	Control Structure Refit - Pond 31	1	EA	\$ 1,179.78	\$ 1,179.78
6009	Control Structure Refit - Pond 2	1	EA	\$ 1,179.78	\$ 1,179.78
6010	Material Cost - Skimmers - Aluminum	1	LS	\$ 41,384.39	\$ 41,384.39
6011	Shipping and Handling Cost - Skimmers - Fiberglass	1	LS	\$ 4,966.13	\$ 4,966.13
Grand Total				\$	61,793.02

Notes: Fiberglass Skimmers



Ground Control of Florida, LLC.

3545 US 1 South, St. Augustine, FL 32086

CUC1226031 · CUC1226463

Date: 04/15/26

Aberdeen Skimmers Installation

Our scope of work includes:

Storm Drain System:

- Includes installation of skimmer on existing control structure and removal of overgrowth around orifice at Pond #31.
- Includes installation of skimmer on existing control structure at pond #25.
- Includes installation of skimmer on existing control structure at pond #27.
- Includes installation of skimmer on existing control structure at pond #26.
- Includes installation of skimmer on existing control structure at pond #13.
- Includes installation of skimmer on existing control structure at pond #14.
- Includes installation of skimmer on existing control structure at pond #9.
- Includes removal of grass growth in existing skimmer and between existing skimmer and structure behind 165 Mahogany Bay Drive.
- Includes installation of skimmer on existing control structure at pond # 3.
- Includes installation of skimmer on existing control structure and remove overgrowth around orifice at Pond #2.

Storm Drainage: \$ 75,395

Total Project Lump Sum: \$ 75,395

Qualifications / Additional Exclusions:

- Does not include any fencing removal or replacement.
- Does not include any testing.
- Does not include construction permits or fees.
- Does not include performance or payment bonds.


Submitted By: Jacob Palmer

Accepted By / Date

FIFTH ORDER OF BUSINESS

RESOLUTION 2026-04

[PROJECT COMPLETION RESOLUTION
FOR 2018 PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER AND DECLARING THE 2018 PROJECT COMPLETE; PROVIDING DIRECTION TO THE TRUSTEE; FINALIZING THE 2021 ASSESSMENTS; AUTHORIZING CONVEYANCES; AUTHORIZING A MUTUAL RELEASE; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Background

WHEREAS, the Aberdeen Community Development District (“**District**”) was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, on November 15, 2018, the District previously issued its \$2,065,000 Special Assessment Bonds, Series 2018 (“**Bonds**”) secured by the “Series 2018 Special Assessments” (“**Assessments**”) and in order to finance a portion of its “Series 2018 Project” (“**Project**”); and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the trust indentures for the Bonds, the District Engineer has executed and delivered an “**Engineer’s Certificate**,” attached hereto as **Exhibit A**, wherein the District Engineer certified the Project complete; and

WHEREAS, the District Assessment Consultant similarly has executed and delivered a “**District Certificate**,” attached hereto as **Exhibit B**, wherein the District Assessment Consultant has made certain certifications relating to the completion of the Project; and

WHEREAS, in reliance upon the Engineer’s Certificate and District Certificate, the District’s Board desires to certify the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*, and to establish a date of the completion for the Project;

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

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORITY. This Resolution is adopted pursuant the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. ACCEPTANCE OF ENGINEER'S CERTIFICATE AND DISTRICT CERTIFICATE. The Board hereby accepts the Engineer's Certificate, attached hereto as **Exhibit A**, and District Certificate, attached hereto as **Exhibit B**, and certifies the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*. The Completion Date, as that term is defined in the trust indentures, shall be the date upon which (a) [t]he Project or any portion thereof, as applicable, has been completed in accordance with the specifications therefor and all labor, services, materials and supplies used in the Project or any portion thereof, as applicable, have been paid for and acknowledgments of such payments have been obtained from all contractors and suppliers; and (b) [a]ll other facilities necessary in connection with the Project or any portion thereof, as applicable, have been constructed, acquired and installed in accordance with the specifications therefor, and all Costs and expenses incurred in connection therewith have been paid.

4. DIRECTION TO DISTRICT STAFF. District Staff is directed to notify the Trustee for the Bonds of the completion of the Project, and to effect any final transfers of funds from the reserve accounts and acquisition and construction accounts for the Bonds, and close the acquisition and construction accounts, upon completion of such transfers.

5. FINALIZATION OF ASSESSMENTS. Pursuant to Section 170.08, *Florida Statutes*, and the assessment resolutions levying the Assessments, and because the Project are complete, the Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Project. Because all of the original construction proceeds from the Bonds were used to construct the Project, respectively, and all contribution requirements (if any) were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the Assessments are hereby finalized in the amount of the outstanding debt due on the Bonds, respectively, in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the assessment resolutions and reports adopted for the levy of the Assessments, as well as the Final Assessment Lien Roll on file with the District Manager.

6. REAL ESTATE CONVEYANCES; PERMITS. In connection with the Project, the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of improvements, work product and land ((i) and (ii) together, the "**Conveyances**"). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances are expressly authorized.

7. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

8. TRUE-UP PAYMENTS. As set forth in **Exhibit B**, all true-up obligations are deemed satisfied at this time.

9. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

10. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the assessment resolutions levying the Assessments which remain in full force and effect. This Resolution and the assessment resolutions levying the Assessments shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 24 day of March 2026.

ATTEST:

**ABERDEEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: District Engineer's Certificate

Exhibit B: District Certificate

EXHIBIT A

**ENGINEER'S CERTIFICATE
COMPLETION OF SERIES 2018 PROJECT**

March , 2026
April 22, 2026

Board of Supervisors
Aberdeen Community Development District

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Series 2018 Project

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the District's "**Project**" as described in the *Aberdeen Community Development District Supplemental Engineers Report for Series 2018 Capital Improvements*, dated July 16, 2018. It is also furnished pursuant to Section 4.01(a) of the *Fifth Supplemental Trust Indenture*, dated November 1, 2018 and relating to the \$2,065,000 Special Assessment Revenue Bonds, Series 2018 ("**2018 Bonds**"). This Certificate is intended to evidence the completion of the Project undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. The Project has been completed in substantial compliance with the specifications, and is capable of performing the functions for which they were intended.
2. Based on our review of the requisitions and information provided by the District Manager, all labor, services, materials, and supplies used in the Project have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.
3. All plans, permits and specification necessary for the operation and maintenance of the Project improvements are complete and on file with the District Engineer and have been transferred to the District or other appropriate governmental entity having charge of such operation and maintenance, or are in the process of being transferred to the District.
4. As part of the Project, the District did not fund any improvements that generated impact fee credits or similar credits.
5. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project.

WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

MATTHEWS DESIGN GROUP, LLC

Billy Almaguer

Billy Almaguer, P.E.
Florida Registration No. 58541
District Engineer

STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of April, 2026, by Billy Almaguer, P.E., District Engineer of the Aberdeen Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Michelle Jenschak

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

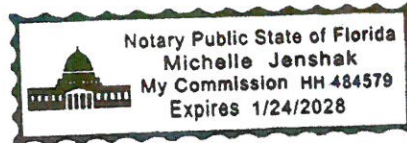


EXHIBIT B

**DISTRICT CERTIFICATE
REGARDING PROJECT COMPLETION**

March 18, 2026

Board of Supervisors
Aberdeen Community Development District

U.S. Bank National Association, as Trustee

RE: Completion of Series 2018 Project

This Certificate is furnished in accordance with Chapter 170, *Florida Statutes*, and pursuant to Section 4.01(a) of the *First Supplemental Trust Indenture*, dated November 1, 2018 and relating to the \$2,065,000 Special Assessment Bonds, Series 2018 ("**Bonds**"). This Certificate is intended to address certain matters in connection with the completion of the "Series 2018 Project," as defined in the trust indenture for the 2018 Bonds.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of the District's Assessment Consultant, hereby makes the following certifications upon which the District may rely:

1. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project. Further, The District has spent substantially all monies from the applicable construction account(s) for the Project. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the Assessments.
2. Based on inquiry of the District Engineer, the benefits to the lands subject to the Assessments from the completed Project continues to be sufficient to support the applicable Assessments. Moreover, Assessments continue to be fairly and reasonably allocated consistent with the applicable assessment resolutions and reports.
3. The Developer has satisfied any and all requirements, if any, to make contributions of infrastructure in connection with the reduction of the Assessments to meet target levels, repay impact fee credits, or otherwise offset assessments.
4. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the Bonds.
5. The Assessments are sufficient to pay the remaining debt service on the Bonds.
6. Based on a review of the applicable plats for lands within the District, no true-up is presently due and owing at this time for any of the Assessments.

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Project Completion.

DISTRICT MANAGER
ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Marilee
By: Marilee Giles
Its: District Manager

STATE OF Florida
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of March, 2026, by Marilee, as District Manager for the Aberdeen Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.



Katelyn Beach
Notary Public, State of Florida
Print Name: Katelyn Beach
Commission No.: HH652956
My Commission Expires: 3/17/29

SEVENTH ORDER OF BUSINESS

E.

Aberdeen CDD Operations, GM/LD Monthly Report – April 28, 2026

Operations Manager Update:

- A bench was ordered and installed at the Greenstone pond area. (Photo)
- Irrigations repairs were completed at the main sign, Longleaf and one at the Amenity center.
- The sidewalk in front of the basketball court was pressure washed.
- The basketball nets were replaced. (Photo)
- The floor mats in the fitness center were replaced. (Photo)
- The social hall floor was waxed.
- The blinds were replaced in the Amenity Office.
- The Lat Pull Down Machine at the Fitness Center was repaired.
- The dimmer film on the Greenstone Monument lights has been removed in hopes of better lighting of the monument. The CDD has been in contact with their HOA to have their landscaping trimmed down. (Photo)

Current Operations Projects/ Areas of Concerns:

- The pavers around the stairway on the Lap Pool have become loose in certain areas and broken off on the corner. We currently are getting bids to repair. (Photos)

GM/Lifestyle Update:

Facility Updates:

- Three umbrellas were ordered for the pool deck to replace broken ones from last summer.
- The Aberdeen Rays Summer Season began on April 20th. They will be using the lap pool Monday - Thursdays from 4:30-6:30pm. The Rays have 3 Home Swim Meets scheduled for the summer, May 30, June 13, June 20.

Lifestyle Events Recap:

- The Annual Spring “Egg”stravaganza was held on Saturday, April 4th with a large attendance. (Photos)
- The 50+ Group held their monthly social, Happy Hour & Appetizers on April 10th. (Photos)
- The Spring Community Wide Yard Sale was held on April 11th.

Lifestyle Upcoming Events:

- The 50+ May themed, Southern Hospitality social will be held on May 8th at 6:30pm.
- Our Annual July 4th Pool Party will be held on Saturday, July 4, 12-3pm. We will have a DJ, Pool Games, Complimentary Hot Dogs, Chips and Waters, and will have Sunset Slushes for sale.

Operations & Facility Update



New Bench at Greenstone



New Nets



New Entry Mats



Sidewalk Pressure washed



Overgrowth of landscape @ Greenstone



Area Of Concern: Pool Ledge Pavers are Loose



Spring "Egg"stravaganza!





Silver & Gold Egg Winners!







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, **March 24, 2026** at 6:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Kyle Magee	District Counsel <i>by telephone</i>
Kate Trivelpiece	FirstService Residential
Jay Parker	FirstService Residential <i>by telephone</i>

The following is a summary of the discussions and actions taken at the March 24, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Ratification of Agreements

A. Aberdeen Swim Team

On MOTION by Mr. Fogel seconded by Ms. Clarke with all in favor the Aberdeen Swim Team Agreement was ratified.
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B. Cardinal Vending Machines

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the Cardinal Vending Machines agreement was ratified.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Pond Bank Repairs

This item was tabled to a future meeting agenda.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-04 Declaring 2018 Project Complete

This item was tabled to a future meeting agenda.

SIXTH ORDER OF BUSINESS

Discussion of Current Collectives

This item was tabled to a future meeting agenda.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee stated there is a bill that passed that will allow for a recall of CDD supervisors as well as other local officials. Another one that affects district operations is a requirement that the district will need to provide a credit card or electronic payment option for any sort of fee, fines or that sort of thing. We may already be doing that, but it is going in. Once our team completes their analysis, I will distribute that to the board.

B. Engineer

There being no comments, the next item followed.

C. Manager

Ms. Giles stated I'm going to start to remind you every month leading up to July 1st of your requirement to file your form 1. I think a couple of you have done it already, but I will remind you every month. When you log on look for the button that says, bring my data over from last year. You have until December 31st to do your four hours of ethics training.

D. Operation Manager - Report

Ms. Trivelpiece reviewed the items outlined in the monthly operations memorandum, which was included in the agenda package.

E. Amenity Center Manager - Report

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

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Mr. Marmo stated the monument sign off Longwood to Grand Oak Point there is some landscape that was taken out I assume by the county who redid something related to the strip mall, has there been any feedback?

Mr. Parker stated I have been talking to the gentleman at the strip mall and they are going to replace everything they have torn up. They are going to put in new grass and replace the bushes they dug up.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the February 24, 2026 Meeting

On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor the minutes of the February 24, 2026 meeting were approved as presented.

B. Balance Sheet as of February 28, 2026 and Statement of Revenues and Expenses for the Period Ending February 28, 2026

C. Assessment Receipt Schedule

D. Approval of Check Register

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

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – April 28, 2026 @ 4:00 p.m. @ Aberdeen Amenity Center

Ms. Giles stated the next meeting is scheduled for April 28, 2026 at 4:00 p.m. in the same location.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the meeting adjourned at 6:24 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen
Community Development District

Unaudited Financial Reporting
March 31, 2026



Aberdeen
Community Development District
Combined Balance Sheet
March 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 170,143	\$ -	\$ 187,661	\$ -	\$ 357,804
Investments:					
State Board of Administration (SBA)	923	-	2,219	-	3,142
Custody	751,701	-	357,048	-	1,108,749
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	5,499	-	-	5,499
Prepayment A-1	-	1,722	-	-	1,722
Revenue	-	2,273,877	-	-	2,273,877
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	3,170	-	-	3,170
Prepayment A-2	-	4,023	-	-	4,023
General Redemption	-	275	-	-	275
Series 2018					
Reserve	-	65,583	-	-	65,583
Revenue	-	141,553	-	-	141,553
Prepayment	-	95	-	-	95
Redemption	-	1,168	-	-	1,168
Construction	-	-	-	113	113
Prepaid Expenses	3,094	-	-	-	3,094
Total Assets	\$ 925,860	\$ 3,093,840	\$ 546,928	\$ 113	\$ 4,566,741
Liabilities:					
Accounts Payable	\$ 71,874	\$ -	\$ -	\$ -	\$ 71,874
Total Liabilities	\$ 71,874	\$ -	\$ -	\$ -	\$ 71,874
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 3,094	\$ -	\$ -	\$ -	\$ 3,094
Restricted for:					
Debt Service - Series	-	3,093,840	-	-	3,093,840
Capital Project - Series	-	-	-	113	113
Assigned for:					
Capital Reserve Fund	-	-	546,928	-	546,928
Unassigned	850,892	-	-	-	850,892
Total Fund Balances	\$ 853,986	\$ 3,093,840	\$ 546,928	\$ 113	\$ 4,494,867
Total Liabilities & Fund Balance	\$ 925,860	\$ 3,093,840	\$ 546,928	\$ 113	\$ 4,566,741

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,478,375	\$ 1,454,122	\$ 1,454,122	\$ -
Interest Income	15,000	7,500	4,553	(2,947)
Amenities Revenue/Misc	15,000	7,500	9,576	2,076
Total Revenues	\$ 1,508,375	\$ 1,469,122	\$1,468,251	\$ (871)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,400	\$ 1,600
FICA Expense	918	459	337	122
Assessment Administration	5,899	5,899	5,899	-
Engineering Fees	10,000	5,000	3,440	1,560
Arbitrage	600	-	-	-
Dissemination Agent	9,202	4,601	4,801	(200)
Attorney Fees	27,000	13,500	16,672	(3,172)
Annual Audit	3,475	-	-	-
Trustee Fees	9,000	4,788	4,788	-
Management Fees	62,288	31,144	31,144	(0)
Information Technology	2,124	1,062	1,062	(0)
Telephone	500	250	134	116
Postage	2,000	1,000	543	457
Printing and Binding	1,000	500	300	200
Insurance	14,050	13,239	13,239	-
Legal Advertising	2,000	1,000	589	411
Office Supplies	200	100	50	50
Other Current Charges	100	100	416	(316)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 162,531	\$ 88,817	\$ 87,990	\$ 828

Operations & Maintenance

Amenity Center

Insurance	\$ 57,064	\$ 51,666	\$ 51,666	\$ -
Repairs & Replacements	75,000	37,500	31,917	5,583
Special Events	20,000	10,000	13,242	(3,242)
Staff Uniforms	1,000	500	736	(236)
Recreational Supplies	900	450	-	450
Recreational Passes	1,000	500	520	(20)
Other Current Charges	500	250	-	250
Permit Fees	800	400	-	400
Office Supplies	2,000	1,000	719	281
Credit Card Machine Fees	900	450	391	59
Pest Control	3,000	1,500	1,846	(346)
Pool Chemicals - Poolsure	33,000	16,500	18,450	(1,950)
Refuse Service	16,000	8,000	8,015	(15)
Security	10,752	5,376	5,388	(12)
Website	1,800	900	900	-
Holiday Decorations	7,000	3,500	6,901	(3,401)
Subscriptions	2,000	1,000	886	114

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Utilities				
Water & Sewer	\$ 21,000	\$ 10,500	\$ 10,500	\$ (0)
Electric	39,600	19,800	17,307	2,493
Cable/Internet/Phone	20,000	10,000	8,785	1,215
Management Contracts				
Field Operations Management - FirstService	88,924	44,462	41,096	3,366
Pool Attendants/Lifeguards - RMS	52,000	26,000	2,406	23,594
Facility Management - FirstService	116,486	58,243	53,546	4,696
Janitorial Services - FirstService	59,472	29,736	24,105	5,631
General Facility Maintenance - FirstService	67,584	33,792	29,586	4,206
Resident Services Coordinator- FirstService	90,838	45,419	25,209	20,210
Management Fee - FirstService	14,928	7,464	8,928	(1,464)
Fitness Center Cleaning - Jani King	19,584	9,792	9,792	-
Subtotal Amenity Center	\$ 823,132	\$ 434,700	\$ 372,838	\$ 61,862
Ground Maintenance				
Electric	\$ 16,000	\$ 8,000	\$ 7,029	\$ 971
Streetlighting	40,000	20,000	17,481	2,519
Lake Maintenance	35,000	17,500	13,375	4,125
Landscape Maintenance	271,653	135,826	137,158	(1,331)
Landscape Contingency	30,000	15,000	9,211	5,789
Common Area Maintenance	13,000	6,500	1,000	5,500
Reuse Water	38,000	19,000	20,781	(1,781)
Irrigation Repairs	9,060	4,530	1,096	3,434
Subtotal Ground Maintenance	\$ 452,713	\$ 226,356	\$ 207,131	\$ 19,226
Total Operations & Maintenance	\$ 1,275,844	\$ 661,056	\$ 579,969	\$ 81,087
Capital Reserve Funding	\$ 70,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,508,375	\$ 749,873	\$ 667,958	\$ 81,915
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 719,249	\$ 800,292	\$ (82,786)
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	175,000	\$ (175,000)
Transfer (Out)	-	-	(175,000)	175,000
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 719,249	\$ 800,292	\$ (82,786)
Fund Balance - Beginning	\$ -		\$ 53,694	
Fund Balance - Ending	\$ -		\$ 853,986	

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 March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 1,910,839	\$ 1,910,839	\$ -
Interest Income	10,000	10,000	27,150	17,150
Total Revenues	\$ 1,938,685	\$ 1,920,839	\$ 1,937,990	\$ 17,150
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)	\$ 1,590,071	\$ 1,597,221	\$ 7,150
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (22,852)	\$ 1,590,071	\$ 1,597,221	\$ 7,150
Fund Balance - Beginning	\$ 652,744		\$ 1,288,221	
Fund Balance - Ending	\$ 629,892		\$ 2,885,442	

Aberdeen
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 133,250	\$ 132,467	\$ 132,467	\$ -
Interest Income	5,000	2,500	2,199	(301)
Total Revenues	\$ 138,250	\$ 134,967	\$ 134,665	\$ (301)
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	\$ 90,009	\$ 84,708	\$ (5,301)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,335	\$ 90,009	\$ 84,708	\$ (5,301)
Fund Balance - Beginning	\$ 54,303		\$ 123,690	
Fund Balance - Ending	\$ 62,639		\$ 208,398	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Actual	
	Thru 03/31/26	
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	\$	113

Aberdeen
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Capital Reserve Funding	\$ 70,000	\$ -	\$ -	\$ -
Impact fees	-	-	-	-
Interest	10,000	5,000	7,619	2,619
Total Revenues	\$ 80,000	\$ 5,000	\$ 7,619	\$ 2,619
Expenditures:				
Capital Outlay	\$ 100,000	\$ 50,000	\$ -	\$ 50,000
Repair and Replacements	100,000	50,000	9,980	40,020
Other Current Charges	1,000	1,000	10,261	(9,261)
Total Expenditures	\$ 201,000	\$ 101,000	\$ 20,241	\$ 80,759
Excess (Deficiency) of Revenues over Expenditures	\$ (121,000)	\$ (96,000)	\$ (12,622)	\$ (78,140)
Other Financing Sources/(Uses)				
Transfer In	\$ -	\$ -	\$ 175,000	\$ 175,000
Transfer (Out)	-	-	(175,000)	(175,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (121,000)		\$ (12,622)	
Fund Balance - Beginning	\$ 528,153		\$ 559,550	
Fund Balance - Ending	\$ 407,153		\$ 546,928	

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	\$ 65,583
Reserve Fund Balance	65,583
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

C.

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2020 DEBT ASMT	SERIES 2018 DEBT ASMT	O&M ASMT
NET ASSESSMENTS TAX ROLL	50,936	3,555,644.72	1,942,646.44	134,671.52	1,478,326.77
TAX ROLL RECEIVED		3,497,428.07	1,910,839.45	132,466.54	1,454,122.08
BALANCE DUE		7,053,072.79	3,853,485.89	267,138.06	2,932,448.85

Units include 49,000 square feet of Commercial

SUMMARY OF TAX ROLL RECEIPTS					
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2020 DEBT RECEIPTS	SERIES 2018 DEBT RECEIPTS	O&M RECEIPTS
1	11/5/2024	18,051.31	9,862.43	683.70	7,505.18
2	11/18/2025	82,880.57	45,282.26	3,139.14	34,459.17
3	11/21/2025	96,949.56	52,968.94	3,672.00	40,308.62
4	12/16/2025	115,928.56	63,338.22	4,390.84	48,199.50
5	12/21/2025	184,499.94	100,802.58	6,988.01	76,709.35
6	01/14/2026	2,846,715.44	1,555,318.95	107,820.53	1,183,575.96
7	01/27/2026	7,732.96	4,224.95	292.89	3,215.12
8	02/15/2026	109,700.16	59,935.30	4,154.94	45,609.92
9	03/6/2026	34,969.57	19,105.82	1,324.49	14,539.26
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
TOTAL TAX ROLL RECEIPTS		3,497,428.07	1,910,839.45	132,466.54	1,454,122.08
PERCENT COLLECTED TAX ROLL		98.36%	98.36%	98.36%	98.36%

D.

Aberdeen

Community Development District

Check Run Summary

March 31, 2026

Check	Check No.	Amount
General Fund - Wells Fargo		
Payroll 3/25/26	51062-51065	\$ 738.80
Total		\$ 738.80
General Fund - Wells Fargo		
Accounts Payable 3/6/26	5471-5480	\$ 47,750.43
3/13/26	5481-5489	26,156.14
3/20/26	5490-5491	13,369.02
3/30/26	5492-5496	6,527.13
		\$ 93,802.72
Capital Reserve Fund - Wells Fargo		
Accounts Payable 3/13/26	185	\$ 2,600.00
		\$ 2,600.00
Total		\$ 96,402.72
Autopayments - Wells Fargo		
3/9/26	Comcast	\$ 2,414.27
3/13/26	JEA Utilities	9,588.01
3/16/26	Comcast	585.29
3/23/26	GFL Environmental	1,359.54
3/24/26	Comcast	293.95
3/30/26	WF Credit Card February Charges	6,348.91
Total		\$ 20,589.97

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51062	17	HARRIET S CLARKE	184.70	3/25/2026
51063	15	LAUREN Q EGLESTON	184.70	3/25/2026
51064	18	PAUL R FOGEL	184.70	3/25/2026
51065	16	THOMAS G MARMO	184.70	3/25/2026

TOTAL FOR REGISTER 738.80

ABER ABERDEEN DLAUGHLIN

ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 03.24.26

	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 type="checkbox"/>	\$200

District Manager:

Maurice

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00327	3/01/26	03012026	202603	320-57200-49400				ABECCA LLC	*	500.00	500.00	005471
3/06/26	00327	3/02/26	03022026	202603	320-57200-49400				ABECCA LLC	*	500.00	500.00	005472
3/06/26	00259	2/26/26	11128637	202602	320-53800-45918				FEB PROPERTY MANAGER	*	864.00		
		2/26/26	11128637	202602	320-53800-45506				FEB JANITOR	*	864.00		
		2/26/26	11128637	202602	320-53800-45917				FEB MAINTENANCE CREW	*	864.00		
		2/26/26	11128637	202602	320-53800-46000				FEB MAINT SUPERVISOR	*	864.00		
									FIRST SERVICE RESIDENTIAL			3,456.00	005473
3/06/26	00259	2/27/26	11127669	202602	320-53800-45918				FEB GENERAL MANAGER	*	4,099.20		
		2/27/26	11127669	202602	320-53800-45915				FEB FRONT DESK	*	1,228.60		
		2/27/26	11127669	202602	320-53800-45506				FEB JANITORAIL	*	1,792.04		
		2/27/26	11127669	202602	320-53800-46000				FEB SUPVR BUILDING MAINT	*	3,398.77		
		2/27/26	11127669	202602	320-53800-45917				FEB BUILDING MAINT	*	2,206.65		
									FIRST SERVICE RESIDENTIAL			12,725.26	005474
3/06/26	00286	2/28/26	7596431	202602	310-51300-48000				USA TODAY MEDIA CORP	*	70.00	70.00	005475
3/06/26	00301	12/11/25	434694	202512	320-53800-45905				HI TECH SYSTEM ASSOCIATES INC	*	345.00	345.00	005476
3/06/26	00309	3/01/26	JAK03260	202603	320-53800-45927				JANI-KING OF JACKSONVILLE	*	1,632.00	1,632.00	005477
3/06/26	00271	2/26/26	3703058	202511	310-51300-31500				NOV/DEC GENERAL SERVICES	*	1,114.00		
		2/26/26	3703061	202511	310-51300-31500				NOV/DEC MONTHLY MEETING	*	3,224.57		
									KUTAK ROCK LLP			4,338.57	005478

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00319	2/27/26	812059	202602	320-53800-46600		VALVE REPLACEMENT	*	553.00		
		2/27/26	812060	202602	320-53800-46600		MAINLINE BREAK	*	543.00		
		2/28/26	911863	202602	320-53800-46200		FEB LANDSCAPE MAINTENANCE	*	22,859.61		
RUPPERT LANDSCAPE LLC										23,955.61	005479
3/06/26	00060	3/03/26	62195672	202603	320-53800-45926		MAR PEST CONTROL	*	119.55		
		3/03/26	62195841	202603	320-53800-45926		MAR PEST CONTROL AMENITY	*	108.44		
TURNER PEST CONTROL LLC										227.99	005480
3/13/26	00259	1/16/26	11117866	202601	320-53800-45918		JAN GENERAL MANAGER	*	4,099.20		
		1/16/26	11117866	202601	320-53800-45915		JAN FRONT DESK	*	934.31		
		1/16/26	11117866	202601	320-53800-45506		JAN JANITORIAL	*	1,723.35		
		1/16/26	11117866	202601	320-53800-46000		JAN SUPVR BUILDING MAINT	*	2,979.56		
		1/16/26	11117866	202601	320-53800-45917		JAN BUILDING MAINT	*	2,196.47		
FIRST SERVICE RESIDENTIAL										11,932.89	005481
3/13/26	00259	3/01/26	11129706	202603	320-53800-45921		MAR MANAGEMENT FEES	*	1,244.00		
		3/01/26	11129706	202603	320-53800-45921		MAR GEN MGR PHONE BILL	*	50.00		
		3/01/26	11129706	202603	320-53800-45921		MAR MAINT SUPV PHONE BILL	*	50.00		
FIRST SERVICE RESIDENTIAL										1,344.00	005482
3/13/26	00017	3/01/26	734	202603	310-51300-34000		MAR MANAGEMENT FEES	*	5,190.67		
		3/01/26	734	202603	310-51300-35100		MAR INFO TECH	*	177.00		
		3/01/26	734	202603	310-51300-31300		MAR DISSEM AGENT SRVCS	*	766.83		
		3/01/26	734	202603	310-51300-51000		OFFICE SUPPLIES	*	.78		
		3/01/26	734	202603	310-51300-42000		POSTAGE	*	50.43		
		3/01/26	734	202603	310-51300-42500		COPIES	*	84.00		

ABER ABERDEEN TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/01/26	734	202603 310-51300-41000	TELEPHONE	*	47.69		
					GOVERNMENTAL MANAGEMENT SERVICES			6,317.40	005483
3/13/26	00301	3/01/26	439076	202603 320-53800-45400	MAR SECURITY SERVICES	*	895.99		
					HI TECH SYSTEM ASSOCIATES INC			895.99	005484
3/13/26	00311	3/04/26	22405	202603 320-57200-46000	4 MONUMENT LIGHTS	*	1,039.90		
					LIN'S ELECTRIC INC			1,039.90	005485
3/13/26	00331	2/06/26	856	202602 320-57200-46000	RPLC SPUD NUT FLUSHOMETER	*	525.00		
					LOCAL PLUMBER OF JACKSONVILLE LLC			525.00	005486
3/13/26	00312	3/09/26	194740	202602 310-51300-31100	FEB ENGINEERING SERVICES	*	817.07		
					MATTHEWS DESIGN GROUP LLC			817.07	005487
3/13/26	00079	3/01/26	13129563	202603 320-53800-45507	MAR POOL CHEMICALS	*	3,133.89		
					POOLSURE			3,133.89	005488
3/13/26	00221	3/01/26	3206	202603 320-53800-45919	MAR MAINT & NEWS LETTER	*	150.00		
					ROBERTA G NAGLE			150.00	005489
3/20/26	00259	3/13/26	11131164	202603 320-53800-45918	MAR GENERAL MANAGER	*	3,999.20		
		3/13/26	11131164	202603 320-53800-45915	MAR FRONT DESK	*	2,277.31		
		3/13/26	11131164	202603 320-53800-45506	MAR JANITORIAL	*	1,742.05		
		3/13/26	11131164	202603 320-53800-46000	MAR SUPVSR BUILDING MAINT	*	2,969.91		
		3/13/26	11131164	202603 320-53800-45917	MAR BUILDING MAINT	*	2,205.55		
					FIRST SERVICE RESIDENTIAL			13,194.02	005490
3/20/26	00301	3/11/26	439206	202603 320-53800-45905	REPLACEMENT CARDS	*	175.00		
					HI TECH SYSTEM ASSOCIATES INC			175.00	005491
3/30/26	00332	1/08/26	56445735	202603 320-57200-49400	FINAL PAYMENT 4/4 EVENT	*	1,206.13		
					BOUNCE IT OUT PARTY RENTALS INC			1,206.13	005492

ABER ABERDEEN TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/30/26	00314	3/25/26	747-013 DJ 3HR	202603		320-57200-49400			CANDACE MINNICKS	*	450.00	450.00	005493
3/30/26	00259	3/20/26	11134074 MAR PROPERTY MANAGER	202603		320-53800-45918				*	864.00		
		3/20/26	11134074 MAR JANITOR	202603		320-53800-45506				*	864.00		
		3/20/26	11134074 MAR MAINTENANCE CREW	202603		320-53800-45917				*	864.00		
		3/20/26	11134074 MAR MAINT SUPERVISOR	202603		320-53800-46000			FIRST SERVICE RESIDENTIAL	*	864.00	3,456.00	005494
3/30/26	00313	3/25/26	125 4/4 PETTING ZOO 3HR	202603		320-57200-49400			MELISSA HECKMAN	*	815.00	815.00	005495
3/30/26	00303	1/08/26	1218 4/4 FACE PAINTING 3HR	202603		320-57200-49400				*	300.00		
		1/08/26	1218 4/4 COTTON CANDY 3HR	202603		320-57200-49400			GINA PEAVEY	*	300.00	600.00	005496
TOTAL FOR BANK A											93,802.72		
TOTAL FOR REGISTER											93,802.72		

FIRST COAST VENDOR VILLAGE

INVOICE

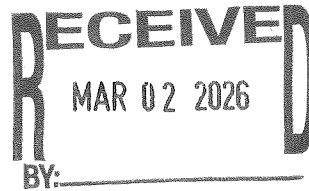
March 1, 2026

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

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

SPRING FLING
3-7-26
11AM - 2PM

Inflatable teacup (includes generator)	\$ 250.00
Inflatable Sports (includes generator)	\$ 250.00
Music and more! (3 hours)	no charge
Connect Four, Cornhole, and giant Tetris	no charge
TOTAL:	\$ 500.00



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

** Check Request
Events - 320572.49400*

DUE UPON RECEIPT

3068 Jacob Fixel Court * Jacksonville * Florida 32257 * 904-703-5860 * info@FirstCoastVendorVillage.com

FIRST COAST VENDOR VILLAGE

INVOICE

March 2, 2026

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

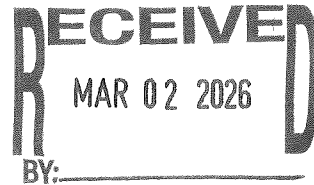
Aberdeen CDD
ATTN: Kate Trivelpiece
110 Flower of Scotland Avenue
St. Johns, Florida 32259

EASTER EVENT
4-4-26
12PM – 3PM

Animal Riders (3 hours, signs, track and handler included) \$ 500.00

TOTAL: \$ 500.00

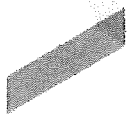
Make checks payable to: First Coast Vendor Village
3068 Jacob Fixel Court
Jacksonville, Florida 32257



**Check Request*

DUE UPON RECEIPT

*Events
320.572.49400*



FirstService
RESIDENTIAL

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

INVOICE

Invoice Number 11128637
 Invoice Date 2/26/2026
 Terms 15 ePay ACH BP
 Period Begin 2/1/2026
 Customer 100-OSNC
 Account # MED-OSNC
Total Amount Due: \$3,456.00

Medical Insurance

Date	Position	Employee	Amount
2/1/2026	Property Manager	Trivelpiece, Katherine 320.53800.45918	\$864.00
		Subtotal	\$864.00
2/1/2026	Janitor	Oliver, Jason E 320.53800.45506	\$864.00
		Subtotal	\$864.00
2/1/2026	Maintenance Crew	Newman, Joshua D 320.53800.45917	\$864.00
		Subtotal	\$864.00
2/1/2026	Maintenance Supervisor	Parker, Jay 320.53800.46000	\$864.00
		Subtotal	\$864.00

Subtotal \$3,456.00
 Tax \$0.00
Total \$3,456.00

AS
3/2/26

RECEIVED
MAR 02 2026
BY: _____



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11127669
 Invoice Date 2/27/2026
 Terms 15 ePay ACH BP
 Period Start 2/7/2026
 Period End 2/20/2026
 Customer 100-0SNC
 Account # PAY-0SNC
Total Amount Due: \$12,725.26

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 HOLIDAY	\$43.47	\$399.92
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	72.00 REG	\$43.47	\$3,599.28
General Manager, Property Oper	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00
				Subtotal	\$4,099.20
Staff, Front Desk	25.00%	Moxley, Ashley	21.15 REG	\$21.00	\$555.19
Staff, Front Desk	25.00%	Orozco, Hailey	32.65 REG	\$16.50	\$673.41
				Subtotal	\$1,228.60
Staff, Janitorial	25.00%	Oliver, Jason E	8.00 HOLIDAY	\$17.86	\$178.59
Staff, Janitorial	25.00%	Oliver, Jason E	0.07 OT	\$26.86	\$2.35
Staff, Janitorial	25.00%	Oliver, Jason E	8.00 PTO	\$17.86	\$178.59
Staff, Janitorial	25.00%	Oliver, Jason E	64.17 REG	\$17.86	\$1,432.51
				Subtotal	\$1,792.04
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$30.11	\$301.13
Supervisor, Building Maint	25.00%	Parker, Jay	0.73 OT	\$45.17	\$41.22
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 PTO	\$30.11	\$301.13
Supervisor, Building Maint	25.00%	Parker, Jay	71.87 REG	\$30.11	\$2,705.29

INVOICE

FirstService

RESIDENTIAL

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

Invoice Number 11127669
 Invoice Date 2/27/2026
 Terms 15 ePay ACH BP
 Period Start 2/7/2026
 Period End 2/20/2026
 Customer 100-0SNC
 Account # PAY-0SNC
Total Amount Due: \$12,725.26

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
				Subtotal	\$3,398.77
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 HOLIDAY	\$22.06	\$220.61
Staff, Building Maint	25.00%	Newman, Joshua D	72.02 REG	\$22.06	\$1,986.04
				Subtotal	\$2,206.65

Subtotal \$12,725.26
 Tax \$0.00
Total \$12,725.26

General Manager, Property Oper *320.53800.45918* \$4,099.20
 Staff, Building Maint *320.53800.45917* \$2,206.65
 Staff, Front Desk *320.53800.45915* \$1,228.60
 Staff, Janitorial *320.53800.45506* \$1,792.04
 Supervisor, Building Maint *320.53800.46000* \$3,398.77

KS
3/2/26

RECEIVED
 MAR 02 2026
 BY: _____

USA TODAY CO.



ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	INV DATE 02/28/26
INVOICE # 0007596431	INVOICE PERIOD Feb 1- Feb 28, 2026	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: MARCH 31, 2026 Legal Entity: USA TODAY 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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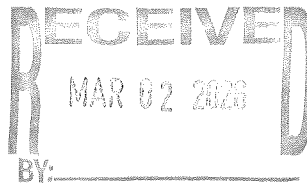
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com **FEDERAL ID** 47-2390983

Save A Tree! USA TODAY Co. 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
2/1/26	Balance Forward	\$74.08
2/23/26	PAYMENT - THANK YOU	-\$74.08

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/16/26	12012102	SAG St Augustine Record	Feb Audit 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 0007596431		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) USA TODAY Media Corp. 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/						

0000764138000000000000075964310000700067171

USA TODAY CO.®



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

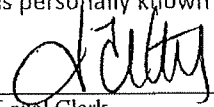
STATE OF WISCONSIN, COUNTY OF BROWN

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:

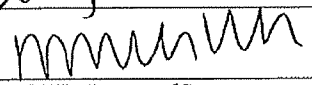
SAG St Augustine Record 02/16/2026
SAG staugustine.com 02/16/2026

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 02/16/2026



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: 12012102 # 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, February 24, 2026 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



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 434694
Invoice Date: 12/11/2025
Completed: 12/11/2025
Terms: Due On Receipt
Bid#: 0
Job: 10100-1
 475 West Town Place

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

HiTechFlorida.com

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

RECEIVED
 MAR 02 2026
 BY: _____

*Access
 Cards
 320.572.44000
 K2*

Tech Resolution Note:

Access

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

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

Total	\$345.00
Payments	\$0.00
Balance Due	\$345.00



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

Invoice	
Date 03/01/2026	Number JAK03260041
Due Date 03/31/2026	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
JAK03260041	03/01/2026	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	03/31/2026
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR MARCH				1632.00	1632.00
<p><i>Contract 320-53800-45927</i> <i>3/2/26</i></p> <p>RECEIVED MAR 02 2026 BY: _____</p>						
					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:

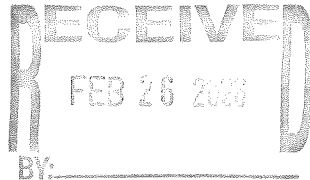
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

February 26, 2026



Reference: Invoice No. 3703058

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. 3703058
223-1

Re: General

For Professional Legal Services Rendered

11/01/25	S. Sandy	0.20	66.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/17/25	K. Magee	0.30	79.50	Prepare budget amendment resolution
11/18/25	K. Magee	0.30	79.50	Review documents and respond to correspondence regarding District ponds
11/24/25	K. Magee	1.80	477.00	Review revised capital reserve study
11/25/25	W. Haber	0.30	87.00	Review and respond to inquiry regarding request for update to minutes
12/01/25	K. Magee	0.50	132.50	Draft resolution regarding Disbursement of District Funds
12/13/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
TOTAL HOURS		3.90		

KUTAK ROCK LLP

Aberdeen CDD

February 26, 2026

Client Matter No. 223-1

Invoice No. 3703058

Page 2

TOTAL FOR SERVICES RENDERED **\$1,114.00**

TOTAL CURRENT AMOUNT DUE **\$1,114.00**

KUTAK ROCK LLP

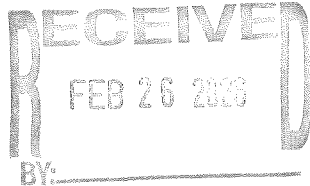
TALLAHASSEE, FLORIDA

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

February 26, 2026



Reference: Invoice No. 3703061
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. 3703061
223-2

Re: Aberdeen CDD - Monthly Meeting
For Professional Legal Services Rendered

11/17/25	K. Magee	Staff call regarding agenda items for Board of Supervisors meeting
11/25/25	K. Magee	Call with district manager regarding meeting agenda items; prepare for and attend board of supervisors meeting via phone
11/26/25	K. Magee	Review meeting follow up items
12/12/25	K. Magee	Call with District manager regarding draft spending disbursement resolution

KUTAK ROCK LLP

Aberdeen CDD

February 26, 2026

Client Matter No. 223-2

Invoice No. 3703061

Page 2

TOTAL FOR SERVICES RENDERED \$3,000.00

DISBURSEMENTS

Travel Expenses 224.57

TOTAL DISBURSEMENTS 224.57

TOTAL CURRENT AMOUNT DUE \$3,224.57



INVOICE

Date	Invoice#
Feb 27, 2026	812059

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	Mar 29, 2026	4723823

Description	Price	Total
Valve Replacement Replace Valve that is stuck in the open position at the right side of the entrance of the amenity Center. Controller #1 Zone 1 (1) Repair/Replace 2" standard Valve <div style="text-align: center;"> <i>RJM</i> <i>320.572.46000</i> <i>3/2/26</i> <i>es</i> </div>	\$553.00	\$553.00

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

Thank you for your business!

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:	\$553.00
Sales Tax:	\$0.00
Amount Due:	\$553.00



INVOICE

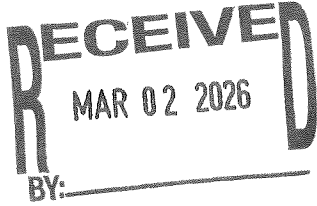
Date	Invoice#
Feb 27, 2026	812060

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	Mar 29, 2026	4737374

Description	Price	Total
Mainline Break Repair main line leak at Grand Hom Point (down past Aberdeen sign) Controller 1 Zone 1 (1) Mainline break 2" less than 3 feet of pipe, 2 feet in depth <div style="text-align: center;">  <p>BY: _____</p> <p><i>R.M.</i> <i>320.572.46000</i> <i>3/2/26</i> <i>KO</i></p> </div>	\$543.00	\$543.00

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

Thank you for your business!

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:	\$543.00
Sales Tax:	\$0.00
Amount Due:	\$543.00



INVOICE

Date	Invoice#
Feb 28, 2026	811863

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	Mar 30, 2026	

Description	Price	Total
Landscape Management For February As Per Contract, Due Mar 30, 2026	\$22,859.61	\$22,859.61

RECEIVED

MAR 02 2026

BY: _____

Contract
 300.53000.46200
 3/2/26
 KJ

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



PAYMENT ADDRESS:
 Turner Pest Control LLC - P.O. Box 600323 - Jacksonville, Florida 32260-0323
 904-356-5300 - Toll Free: 800-226-5305 - turnerpest.com

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

Service Slip/Invoice

INVOICE:	621956722
DATE:	03/03/2026
ORDER:	621956722

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
MAR 04 2026
 BY: _____

Work Date	Time	Target Pest	Technician	Time In
03/03/2026	12:00 PM			12:00 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/03/2026	121:C5	12:30 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$119.55
		SUBTOTAL \$119.55
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$119.55
		AMOUNT DUE \$119.55

[Handwritten Signature]

TECHNICIAN SIGNATURE

[Handwritten Signature]

M
 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.

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

PLEASE PAY FROM THIS INVOICE

4111 10/20/2015 11:21:00 AM



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:	621958411
DATE:	03/03/2026
ORDER:	621958411

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

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 MAR 04 2026
 BY: _____

Work Date	Time	Target Pest	Technician	Time In
03/03/2026	12:26 PM	ANTS, FIRE ANT, ROA		12:26 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/03/2026		12:48 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$108.44
		SUBTOTAL \$108.44
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$108.44
		AMOUNT DUE \$108.44

[Handwritten Signature]

TECHNICIAN SIGNATURE

[Handwritten Signature]

M
 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.

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

PLEASE PAY FROM THIS INVOICE



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11117866
 Invoice Date 1/16/2026
 Terms 15 ePay ACH BP
 Period Start 12/27/2025
 Period End 1/9/2026

Customer 100-0SNC
 Account # PAY-0SNC
Total Amount Due: \$11,932.89

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 HOLIDAY	\$43.47	\$399.92
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	72.00 REG	\$43.47	\$3,599.28
General Manager, Property Oper	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00
				Subtotal	\$4,099.20
Staff, Front Desk	25.00%	Orozco, Hailey	45.30 REG	\$16.50	\$934.31
				Subtotal	\$934.31
Staff, Janitorial	25.00%	Oliver, Jason E	8.00 HOLIDAY	\$17.86	\$178.59
Staff, Janitorial	25.00%	Oliver, Jason E	29.77 REG	\$17.60	\$654.94
Staff, Janitorial	25.00%	Oliver, Jason E	39.86 REG	\$17.86	\$889.82
				Subtotal	\$1,723.35
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$30.11	\$301.13
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 PTO	\$30.11	\$301.13
Supervisor, Building Maint	25.00%	Parker, Jay	23.92 REG	\$29.67	\$887.13
Supervisor, Building Maint	25.00%	Parker, Jay	38.26 REG	\$30.11	\$1,440.17
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
				Subtotal	\$2,979.56

INVOICE

FirstService

RESIDENTIAL

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

Invoice Number 11117866
 Invoice Date 1/16/2026
 Terms 15 ePay ACH BP
 Period Start 12/27/2025
 Period End 1/9/2026
 Customer 100-0SNC
 Account # PAY-0SNC
Total Amount Due: \$11,932.89

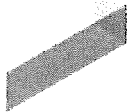
Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 HOLIDAY	\$22.06	\$220.61
Staff, Building Maint	25.00%	Newman, Joshua D	48.00 REG	\$22.06	\$1,323.66
Staff, Building Maint	25.00%	Newman, Joshua D	24.00 VACATION	\$21.74	\$652.20
				Subtotal	\$2,196.47

Subtotal \$11,932.89
 Tax \$0.00
Total \$11,932.89

General Manager, Property Oper *320.53800.45918* \$4,099.20
 Staff, Building Maint *320.53800.45917* \$2,196.47
 Staff, Front Desk *320.53800.45506 45915* \$934.31
 Staff, Janitorial *320.53800.45506* \$1,723.35
 Supervisor, Building Maint *320.53800 46000* \$2,979.56

bs

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 MAR 04 2026
 BY: _____



FirstService
RESIDENTIAL

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

INVOICE

Invoice Number 11129706
 Invoice Date 3/1/2026
 Terms 15 ePay ACH BP
 Service Period 3/1/2026
 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

3/4/26
370.53800.48912
KW

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 MAR 04 2026
 BY: _____

Governmental Management Services, LLC

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

Invoice

Invoice #: 734

Invoice Date: 3/1/26

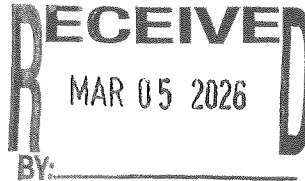
Due Date: 3/1/26

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 - March 2026		5,190.67	5,190.67
Information Technology - March 2026		177.00	177.00
Dissemination Agent Services - March 2026		766.83	766.83
Office Supplies		0.78	0.78
Postage		50.43	50.43
Copies		84.00	84.00
Telephone		47.69	47.69
Total			\$6,317.40
Payments/Credits			\$0.00
Balance Due			\$6,317.40



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 439076
Invoice Date: 03/01/2026
Completed: 03/02/2026
Terms: Due On Receipt
Bid#:

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

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
10696117-AC - Access Control System - Aberdeen CDD - Gym - 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 - Gym - 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
AS50-0651 - Security System - Aberdeen CDD - Gym - 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

Contract
320.53800 - 45400
KS

RECEIVED
MAR 04 2026
BY: _____

Tech Resolution Note:
Thank you for choosing Hi-Tech

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

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

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



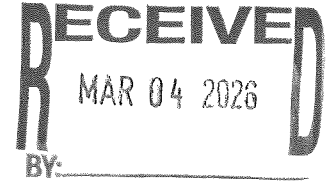
EC: 13007419

INVOICE

Invoice Date: 03/04/2026

Invoice # 22405

Total Due **\$1039.90**



Bill To:
Aberdeen CDD

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

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

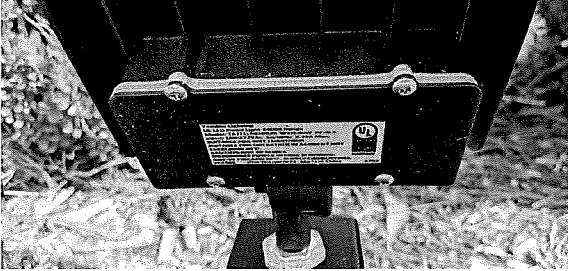
Service Date 2/9/2026

Description	Qty	Amount	Total
Services			
Labor Rates 4 Monument lights not working: Castlegate: 2nd entrance-1st light on left when coming in / Wellington Park: on right side of sign / Breywick: back of sign / Stirling Bridge: right of sign	4.50	155.00	\$697.50
<p>Work Performed</p> <p>Arrived on site of Stirling Bridge location one. One photo cell was inoperative. We replaced said photocell. All lights at sign function correctly. Arrived onsite Stirling Bridge location 2, one sign light inoperative. Sign light was replaced. All lights at location two function properly. Sign light was also replaced at Breywick, Castle Gate and Wellington Park.</p>			
Sub Total		Services	\$697.50
Materials			
Hardware includes wire nuts, washers, tape, screws, etc.	2.00	1.25	\$2.50
Custom Item(s) Led flat panel	1.00	59.81	\$59.81
Custom Item(s) Led flat panel light x3	1.00	241.18	\$241.18
110 Volt Photo Cell (stem and swivel mount)	1.00	38.91	\$38.91
Sub Total		Materials	\$342.40
Total for Service Date		2/9/2026	\$1039.90
		Total Due	\$1039.90

Payments

Total Payments **\$0.00**

02/09/26 15:03:36



02/09/26 15:03:37



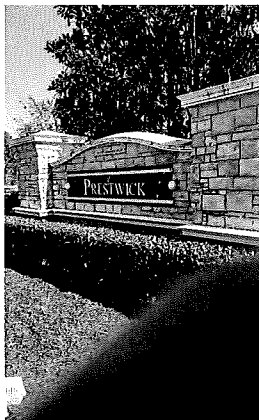
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02/09/26 15:07:39



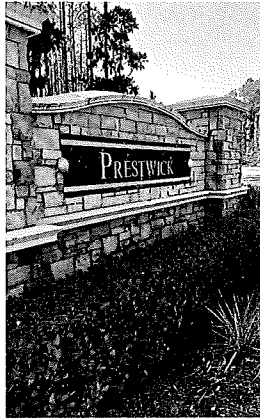
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02/09/26 15:07:41



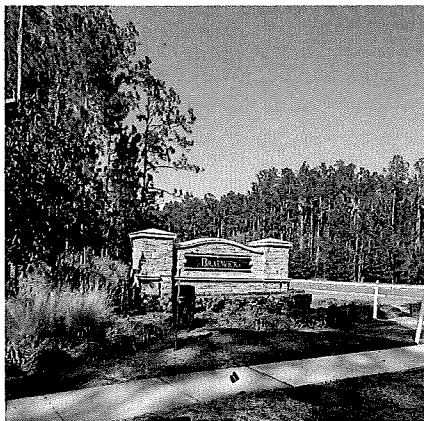
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02/09/26 15:10:07



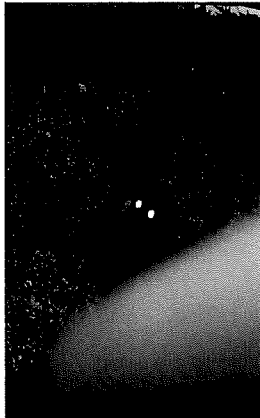
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02/09/26 15:12:32



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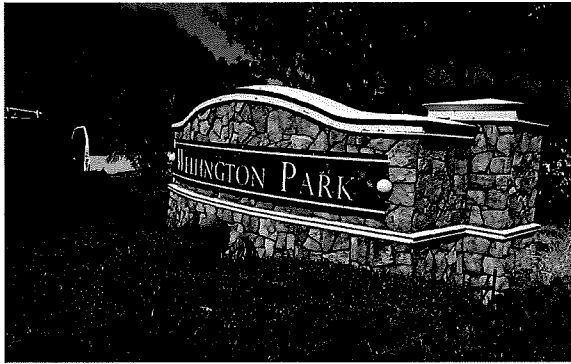
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02/09/26 15:22:38



02/09/26 15:22:39



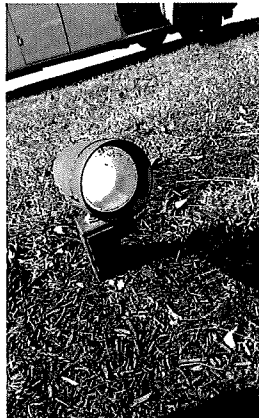
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02/09/26 15:24:37



02/09/26 15:24:38



02/09/26 15:24:39



02/09/26 15:24:39



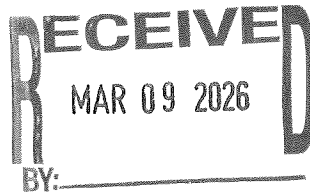
Total Due \$1039.90



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	#856
SERVICE DATE	Feb 06, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Feb 06, 2026
AMOUNT DUE	\$525.00

SERVICE ADDRESS

110 Flower Of Scotland Ave
Saint Johns , FL 32259

CONTACT US

10713 Gelding Dr
Jacksonville, FL 32257

(904) 855-7333
zack@tampabayplumber.com

Service completed by: Ryan Labrador

INVOICE

Services	qty	unit price	amount
Replacement - Spud Nut - Flushometer	1.0	\$525.00	\$525.00

-When I arrived water was leaking from the base of the flushometer. The spud nut was corroded and the gasket was worn, which was causing the leak.
-I had to cut out the existing spud nut, install new one, then reassembled the flushometer back in place.
-I turned the water on and tested multiple times. No leaks.

Subtotal	\$525.00
Job Total	\$525.00
Amount Due	\$525.00

See our Terms & Conditions (<https://pro.housecallpro.com/LocalPlumberofJacksonville/649705/terms>)

Project Manager Michael Silverstein

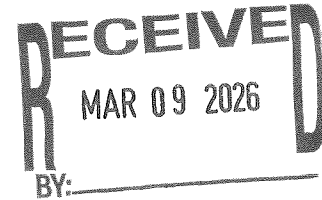
Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

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

March 09, 2026
Invoice # 194740

Project 0000021848.0000 Aberdeen CDD



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

- CDD Meeting and Preparation
- Meeting Minutes Review

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 February 28, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount
Division Lead	2.75	275.00	756.25
Project Administrator	.25	120.00	30.00
Total Labor			786.25

Phase 0999 Reimbursable Expenses

Reimbursable Expenses

Mileage/Parking/Tolls	30.82
Total Reimbursables	30.82

Total Due: 817.07

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	786.25	23,513.75	24,300.00
Expense	30.82	380.64	411.46
Unit	0.00	2.13	2.13
Totals	817.07	23,896.52	24,713.59

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

LICENSE #26535, LB8590, LA6666877

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.



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

Invoice

Date
Invoice#

3/1/2026
131295634169

Terms	Net 20
Due Date	3/21/2026
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	\$3,063.42
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	\$10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$60.47

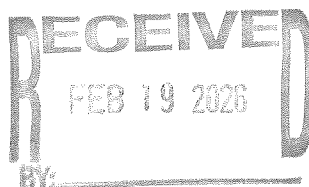
Subtotal \$3,133.89

Tax \$0.00

Total \$3,133.89

Amount Paid/Credit Applied \$0.00

Balance Due \$3,133.89



[Click Here to Pay Now](#)



131295634169

Invoice



P.O. Box 762,
Middleburg, FL 32050

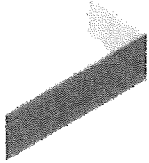
Date	Invoice #
3/1/2026	3206

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

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MAR 08 2026
BY: _____

P.O. No.	Terms	Project

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



FirstService

RESIDENTIAL

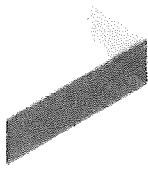
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;

INVOICE

Invoice Number 11131164
Invoice Date 3/13/2026
Terms 15 ePay ACH BP
Period Start 2/21/2026
Period End 3/6/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,194.02

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%	Moxley, Ashley	65.17 REG	\$21.00	\$1,710.74	
Staff, Front Desk	25.00%	Orozco, Hailey	27.47 REG	\$16.50	\$566.57	
					Subtotal	\$2,277.31
Staff, Janitorial	25.00%	Oliver, Jason E	0.17 OT	\$26.82	\$5.70	
Staff, Janitorial	25.00%	Oliver, Jason E	77.78 REG	\$17.86	\$1,736.35	
					Subtotal	\$1,742.05
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 PTO	\$30.11	\$301.13	
Supervisor, Building Maint	25.00%	Parker, Jay	70.90 REG	\$30.11	\$2,668.78	
					Subtotal	\$2,969.91
Staff, Building Maint	25.00%	Newman, Joshua D	79.98 REG	\$22.06	\$2,205.55	
					Subtotal	\$2,205.55
					Subtotal	\$13,194.02
					Tax	\$0.00
					Total	\$13,194.02



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11131164
Invoice Date 3/13/2026
Terms 15 ePay ACH BP
Period Start 2/21/2026
Period End 3/6/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,194.02

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	320.53800	45918			\$3,999.20
Staff, Building Maint	820.53800	45917			\$2,205.55
Staff, Front Desk	320.53800	45915			\$2,277.31
Staff, Janitorial	320.53800	45506			\$1,742.05
Supervisor, Building Maint	320.53800	46000			\$2,969.91

RS

RECEIVED
MAR 16 2026
BY: _____



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 439206
Invoice Date: 03/11/2026
Completed: 03/11/2026
Terms: Due On Receipt
Bid#: 0
Job: 10311-1
 475 West Town Place

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

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, FL</i>			
Picking up duplicate cards	1.00	(\$95.00)	(95.00)
Installation	1.00	\$95.00	95.00
ProxCard II 1326 Clamshell Smart Card, Programmed	50.00	\$3.50	175.00
Sales Tax			0.00

Replacement Cards

RECEIVED
 MAR 16 2026
 BY: _____

Tech Resolution Note:
 Access

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

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

Total	\$175.00
Payments	\$0.00
Balance Due	\$175.00



P.O. Box 21197 St Simons Island, GA, 31522

Phone: (912) 506-3183

Invoice: 56445735

Order Date: 1/8/2026

Event Location

Aberdeen CDD

Kate Trivelpiece

110 Flower Of Scotland Ave



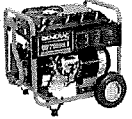



St. Johns, FL 32259

Phone: (904) 217-0925

Start Date: 4/4/2026 10:00am

End Date: 4/4/2026 2:00pm

Delivery method: Corporate

	Name	Qty	Total
	58ft Climb Obstacle	1	\$795.00
	Dazzling 5n1	1	\$250.00
	Generator	2	\$250.00
	9-Hole Miniature Golf	1	\$795.00
	60" Round Table	6	\$96.00
	White Plastic Chairs	36	\$72.00

Rentals subtotal		\$2,258.00
Surface Fee	E	\$60.00
Distance Charges	E	\$94.26
Sales Tax	Exempt 0%	\$0.00
Total		\$2,412.26
Deposit Due		\$0.00
Amount Paid		\$1,248.34
Balance Due		\$1,206.13

[Please click here to view our W-9 for your records.](#)

Payment Receipt

Date: 2/27/2026 11:46am

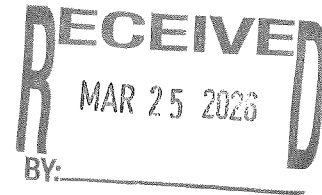
Lead ID# 56445735	Amount
Current Payment Type: credit TxnID: 81484125556	\$1,248.34
Total Bill	\$2,454.47
Total Paid	\$1,248.34
* Balance Due	\$1,206.13

Spring
Events 326.572.49400

* Check Request
for remaining
balance.

Bounce It Out Events

134 Key Circle Dr
Brunswick, GA 31520



Thank you for your business. Please print this receipt for your records.

The contract does not change with your payments, but above the contract where you make payments, it has been updated to reflect your payment and any balance due.

Use the link below to return to your contract.

[Return to Contract](#)

INVOICE

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

BILL TO
Aberdeen CDD
Kate Trivelpiece

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

Invoice Number: 747-013

Invoice Date: March 25, 2026

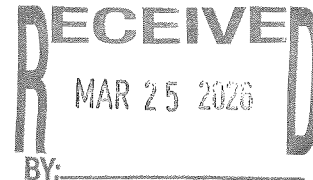
Payment Due: March 25, 2026

Amount Due (USD): \$450.00

Items	Quantity	Price	Amount
DJ Services DJ 3 Hours includes setup and breakdown	1	\$450.00	\$450.00
Total:			\$450.00
Amount Due (USD):			\$450.00

Notes / Terms

Please make checks payable to Candace Minnicks



Spring Event
320.572.49400
* Check Request
to be picked up



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

INVOICE

Invoice Number 11134074
 Invoice Date 3/20/2026
 Terms 15 ePay ACH BP
 Period Begin 3/1/2026
 Customer 100-0SNC
 Account # MED-0SNC
Total Amount Due: \$3,456.00

Medical Insurance

Date	Position	Employee	Amount
3/1/2026	Property Manager	320.53800.45918 Trivelpiece, Katherine	\$864.00
			Subtotal \$864.00
3/1/2026	Janitor	320.53800.45506 Oliver, Jason E	\$864.00
			Subtotal \$864.00
3/1/2026	Maintenance Crew	320.53800.45917 Newman, Joshua D	\$864.00
			Subtotal \$864.00
3/1/2026	Maintenance Supervisor	320.53800.46000 Parker, Jay	\$864.00
			Subtotal \$864.00

Subtotal \$3,456.00
 Tax \$0.00
Total \$3,456.00

bs
 3/24/26

RECEIVED
 MAR 25 2026
 BY: _____



INVOICE

125

The Barnyard Bunch
9620 Luther Beck Rd
Hastings, FL 32145

Date: Mar 25, 2026

Due Date: Apr 4, 2026

Balance Due: \$815.00

Bill To:
Aberdeen CDD

Item	Quantity	Rate	Amount
Petting Zoo 3 hours	1	\$765.00	\$765.00
Travel	1	\$50.00	\$50.00

Subtotal: \$815.00

Tax (0%): \$0.00

Total: \$815.00

Notes:

Thank you for your business!

*Events - 320.572.4940
*Check Request
to be picked up*

RECEIVED
MAR 25 2026
BY: _____

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
glna@wackyandwhimsical.com
www.wackyandwhimsical.com

INVOICE

BILL TO
Kate Trivelpiece
Aberdeen CDD
110 Flower of Scotland Ave
Saint Johns
FL
32259

INVOICE 1218
DATE 01/08/2026
DUE DATE 02/07/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/04/2026	Face Painting Event	Line buster face painting for 3 hours		300.00	300.00
04/04/2026	Cotton Candy	3 hours of live cotton candy spinning		300.00	300.00

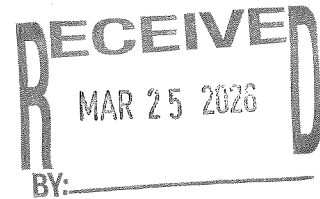
Thank you for your business. I take ACH payments, Venmo payments, and Zelle payments.

BALANCE DUE

\$600.00

ACH - Please click review and pay
Venmo - @wackyandwhimsical
Zelle - 845-699-4066

Pay Invoice



320.572.49400
Special Events
* Will pick up check *

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/13/26	00197	3/09/26 194741	202602 600-53800-60300	FEB POND INSPECTION MATTHEWS DESIGN GROUP LLC	*	1,100.00	1,100.00 000185
3/13/26	00168	2/19/26 519993	202602 600-53800-60100	PMT RPR BROKEN LINE-YARD RED RHINO OF FL INC	*	1,500.00	1,500.00 000186
TOTAL FOR BANK B						2,600.00	
TOTAL FOR REGISTER						2,600.00	

ABER ABERDEEN TLEE

Project Manager Michael Silverstein

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

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

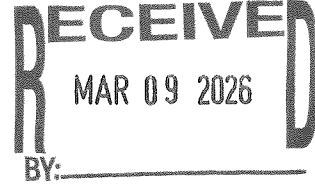
March 09, 2026
Invoice # 194741

Project 000021848.0001 Aberdeen CDD Pond Inspection

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

- Meeting with District OPS Manager

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 February 28, 2026

Phase 0002 Pond Inspection and Documentation

	Hours	Rate	Amount	
Division Lead	4.00	275.00	1,100.00	
Total Labor				1,100.00
			Total Due:	1,100.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	1,100.00	9,076.25	10,176.25
Expense	0.00	84.76	84.76
Totals	1,100.00	9,161.01	10,261.01

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

LICENSE #28535, LBB590, 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.



Invoice

Issued: 02/19/2026

Due: 03/21/2026

Repair #519993

BILL TO

Aberdeen CDD c/o First Service Residential
457 W Town Pl
#114
Saint Augustine, FL 32092

JOB SITE

Aberdeen CDD c/o First Service Residential
110 Flower of Scotland Ave
Saint Johns, FL 32259

BALANCE DUE

\$1,500.00

DESCRIPTION OF WORK	QUANTITY	PRICE	TAX	TOTAL
Repair Broken Line in the Yard **All trees and bushes above break must be removed by customer prior to repair** <ul style="list-style-type: none"> • Dig and cut roots until broken line is exposed • Repair broken line • Retest repaired line • Back fill hole • 1 year warranty included <i>Disclaimer: Due to the nature of pressure testing, only one break can be identified in a pipe at a time. If another break is discovered after re-testing the repaired line, an additional quote will be provided.</i>	1.00	\$3,000.00	\$0.00	\$3,000.00

RECEIVED
MAR 05 2026
BY: _____

** Remaining Balance Due @ 1500.00*

Subtotal: **\$3,000.00**
Tax: **\$0.00**



Payments: **\$1,500.00**

Payment History

DATE	PAYMENT TYPE	STATUS	CHECK #	DESCRIPTION	NOTES	AMOUNT
Feb 19, 2026	Check	Paid	000184	Check Payment	No notes	\$1,500.00