

Aberdeen

Community Development District

June 23, 2026

Aberdeen Community Development District

475 West Town Place
Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

June 16, 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, June 23, 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. Ratification of Agreements: (*under separate cover*)
 - A. Freedom Dance Team for use of Amenity Facilities
 - B. Current Collectives for Event Website
 - C. Flamingo Site, LLC for Pond Maintenance
- IV. Discussion of Fiscal Year 2027 Approved Budget
- V. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operation Manager
 - E. Amenity Center Manager - Report
- VI. Supervisor's Request and Public Comments
- VII. Approval of Consent Agenda
 - A. Approval of the Minutes of the May 19, 2026 Meeting

- B. Balance Sheet as of May 31, 2026 and Statement of Revenues and Expenses for the Period Ending May 31, 2026
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- VIII. Next Scheduled Meeting – July 28, 2026 @ 4:00 p.m. @ Aberdeen Amenity Center
- IX. Adjournment

Board Oversight

Landscape Maintenance: *Supervisor Fogel*

Amenity Center: *Supervisor Egleston*

Security: *Supervisor Marmo*

Pond Maintenance: *Supervisor Perez*

Finance & Accounting: *Supervisor Clarke*

FOURTH ORDER OF BUSINESS

Aberdeen

Community Development District

*Approved Budget
FY 2027*

Presented by:



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>Narratives</u>
8-10	<u>Debt Service Fund Series 2020</u>
11-12	<u>Debt Service Fund Series 2018</u>
13	<u>Capital Reserve Fund</u>
14	<u>Assessment Schedule</u>

Aberdeen
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 1,478,375	\$ 1,472,247	\$ 6,080	\$ 1,478,327	\$ 1,581,577
Interest income	15,000	9,027	1,500	10,527	10,000
Amenities Revenue/Misc	15,000	18,030	4,500	22,530	15,000
TOTAL REVENUES	\$ 1,508,375	\$ 1,499,303	\$ 12,080	\$ 1,511,383	\$ 1,606,577

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 6,400	\$ 4,000	\$ 10,400	\$ 12,000
FICA Expense	918	490	306	796	918
Assessment Roll Administration	5,899	5,899	-	5,899	6,253
Engineering Fees	10,000	5,619	4,381	10,000	10,000
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	9,202	6,435	2,768	9,202	9,700
Attorney Fees	27,000	22,693	4,307	27,000	27,000
Annual Audit	3,475	4,200	4,200	8,400	4,300
Trustee Fees	9,000	4,788	4,212	9,000	9,000
Management Fees	62,288	41,525	20,762	62,288	66,025
Information Technology	2,124	1,416	708	2,124	2,251
Telephone	500	202	298	500	500
Postage & Delivery	2,000	633	1,367	2,000	2,000
Printing & Binding	1,000	368	632	1,000	1,000
Insurance General Liability	14,050	13,239	-	13,239	14,563
Legal Advertising	2,000	659	1,341	2,000	2,000
Office Supplies	200	51	149	200	200
Other Current Charges	100	431	450	881	1,000
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 162,531	\$ 115,223	\$ 50,480	\$ 165,703	\$ 169,485

Operations & Maintenance

Amenity Center

Insurance	\$ 57,064	\$ 51,666	\$ -	\$ 51,666	\$ 50,183
Repairs & Replacements	75,000	44,299	30,701	75,000	75,000
Special Events	20,000	16,185	3,815	20,000	20,000
Staff Uniforms	1,000	736	264	1,000	1,000
Recreational Supplies	900	-	900	900	900
Recreational Passes	1,000	520	480	1,000	1,000
Other Current Charges	500	-	500	500	-
Permit Fees	800	-	800	800	800
Office Supplies	2,000	1,013	987	2,000	2,000
Credit Card Machine Fees	900	625	275	900	900
Pest Control	3,000	2,302	1,412	3,714	4,000
Pool Chemicals - Poolsure	33,000	24,718	8,282	33,000	40,000
Refuse Service	16,000	10,818	6,000	16,818	18,000
Security	10,752	7,206	4,000	11,206	10,752
Website	1,800	1,050	750	1,800	1,800
Holiday Decorations	7,000	6,901	99	7,000	7,000
Subscriptions	2,000	1,507	524	2,031	2,000

Aberdeen
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Utilities					
Water & Sewer	21,000	12,919	8,081	21,000	21,960
Electric	39,600	22,885	16,715	39,600	39,600
Cable/Internet/Phone	20,000	12,195	5,805	18,000	18,600
Management Contracts					
Field Operations Management - FirstService	88,924	54,847	34,076	88,924	88,924
Pool Attendants/Lifeguards - RMS	52,000	5,816	46,184	52,000	52,000
Facility Management - FirstService	116,486	71,471	45,014	116,486	116,486
Janitorial Services - FirstService	59,472	32,931	26,541	59,472	59,472
General Facility Maintenance - FirstService	67,584	40,139	27,445	67,584	67,584
Resident Services Coordinator - FirstService	90,838	37,137	53,701	90,838	90,838
Management Fee - FirstService	14,928	9,952	4,976	14,928	15,372
Auto/Phone Allowance - FirstService	-	800	500	1,300	1,200
Fitness Center Cleaning - Jani King	19,584	13,056	6,528	19,584	20,322
TOTAL AMENITY CENTER	\$ 823,132	\$ 483,693	\$ 335,358	\$ 819,051	\$ 827,693
Ground Maintenance					
Electric	\$ 16,000	\$ 9,571	\$ 6,429	\$ 16,000	\$ 16,564
Streetlighting	40,000	23,606	13,394	37,000	37,860
Lake Maintenance	35,000	22,735	10,700	33,435	35,000
Landscape Maintenance	271,653	182,877	88,776	271,653	235,413
Landscape Contingency	30,000	17,311	2,000	19,311	30,000
Common Area Maintenance	13,000	3,054	9,946	13,000	-
Repairs & Replacements	-	-	-	-	13,000
Reuse Water	38,000	25,483	12,518	38,000	42,480
Irrigation Repairs	9,060	1,096	7,964	9,060	9,000
TOTAL GROUND MAINTENANCE	\$ 452,713	\$ 285,732	\$ 151,727	\$ 437,459	\$ 419,317
Reserves					
Capital Reserve Fund	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 190,082
TOTAL RESERVES	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 190,082
TOTAL EXPENDITURES	\$ 1,508,375	\$ 884,647	\$ 607,565	\$ 1,492,213	\$ 1,606,577
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 614,656	\$ (595,486)	\$ 19,170	\$ -

Aberdeen
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments-Tax Roll

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

Interest Income

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

Amenities Revenues/Miscellaneous

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

Expenditures - Administrative

Supervisors Fees

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

FICA Taxes

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

Assessment Roll Administration

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

Engineering Fees

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

Arbitrage Rebate

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

Dissemination Agent

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

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
GMS	Dissemination Agent	\$ 775	\$ 9,300
Disclosure Services	Revised Amortization Schedules		400
	Total		\$ 9,700

Annual Audit

The District is required annually to conduct an audit of its financial records by Grau and Associates, an Independent Certified Public Accounting Firm.

Trustee Fees

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

Management Fees

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

Aberdeen
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)

Information Technology

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

Telephone

Internet and Wi-Fi service for the office.

Postage & Delivery

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

Printing & Binding

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

Insurance General Liability

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

Legal Advertising

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

Office Supplies

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

Other Current Charges

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

Dues, Licenses & Subscriptions

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

Expenditures - Amenity Center

Insurance

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

Repairs & Replacements

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

Special Events

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

Staff Uniforms

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

Recreational Supplies

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

Recreation Passes

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

Permit Fees

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

Office Supplies

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

Credit Card Machine Fees

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

Pest Control

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

Aberdeen
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Amenity Center (continued)

Pool Chemicals

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

Vendor		Monthly	Annual
PoolSure	\$	3,333	\$ 40,000

Refuse Service

GFL Environmental provides garbage disposal service for the District.

Vendor		Monthly	Annual
GFL Environmental	\$	1,500	\$ 18,000

Security

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

Vendor		Monthly	Annual
Hi-Tech	\$	896	\$ 10,752

Website

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

Vendor		Monthly	Annual
Unicorn Web Development	\$	150	\$ 1,800

Holiday Decorations

Estimated cost for holiday preparation of the Amenity Center.

Subscription

Estimated costs of subscriptions including program channels and music licenses at the Fitness Center, as well as Constant Contact for resident communications.

Water & Sewer

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

Meter	Location		Monthly	Annual
85979420	110 Flower of Scotland Ave	\$	80	\$ 960
68090745	110 Flower of Scotland Ave		900	10,800
84792274	110 Flower of Scotland Ave		400	4,800
85979420	110 Flower of Scotland Ave-SEWER		200	2,400
88781351	96 Bush Pl-SEWER		200	2,400
	Contingency		50	600
		Total \$	1,830	\$ 21,960

Electric

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

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

Cable/Internet/Telephone

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

Account	Location		Monthly	Annual
xx-0012	96 Bush Pl	\$	600	\$ 7,200
xx-1961	110 Flower of Scotland Ave		600	7,200
xx-9062	110 Flower of Scotland Ave		300	3,600
	Contingency		50	600
		Total \$	1,550	\$ 18,600

Field Operation Management

The District is under contract with First Service for onsite field management of contracts for District services such as landscaping, amenity & pool facilities, lake maintenance, etc. Amount includes projected salary, labor burden, and healthcare costs.

Vendor		Monthly	Annual
First Service	\$	7,410	\$ 88,924

Aberdeen
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Amenity Center (continued)

Pool Attendants/Lifeguards

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

Facility Management

Cost to provide management for the Amenity Center. Amount based on proposed contract with First Service. Amount includes projected salary, labor burden, and healthcare costs.

Vendor	Monthly	Annual
First Service	\$ 9,707	\$ 116,486

Janitorial Services

Amount based on proposed contract with First Service to provide janitorial services for the Amenity Center and the Fitness Center. Amount includes projected salary, labor burden, and healthcare costs.

Vendor	Monthly	Annual
First Service	\$ 4,956	\$ 59,472

General Facility Maintenance

Amount based on proposed contract with First Service to provide routine repairs and maintenance for the Amenity Center. Amount includes projected salary, labor burden, and healthcare costs.

Vendor	Monthly	Annual
First Service	\$ 5,632	\$ 67,584

Resident Services Coordinator

Amount based on proposed contract with First Service to cover office, assist members, assist with events. Amount includes projected salary, labor burden, and healthcare costs.

Vendor	Monthly	Annual
First Service	\$ 7,570	\$ 90,838

Management Fees

The District is contracted with First Service to provide annual corporate support. Amount includes projected salary, labor burden, and healthcare costs.

Vendor	Monthly	Annual
First Service	\$ 1,281	\$ 15,372

Auto/Phone Allowance

This line item represents monthly cell phone allowances for the General Manager and a field operations.

Fitness Center Cleaning

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

Vendor	Monthly	Annual
Jani-King	\$ 1,694	\$ 20,322

Expenditures - Ground Maintenance

Electric

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

Meter	Location	Monthly	Annual
24063282	100 Flower of Scotland Ave Apt SG01	\$ 40	\$ 480
23663894	100 Scotland Yard Blvd	35	420
24063266	100 William Penney Way Apt SG01	35	420
24075130	111 Prince Albert Av APT FS01	45	540
20193412	126 Burnett Ct Apt FS01	400	4,800
22969631	1300 Shetland Dr Apt LL01	35	420
24075074	138 Prince Albert Av Aprt IR01	55	660
24075131	17 Shetland Dr Apt SG01	35	424
24075098	191 Prince Albert AV Apt SG01	30	360
24078167	30 Scotch Pebble Dr APT SG01	40	480
24083898	3394 Longleaf Pine PY	40	480
23663879	4788 Longleaf Pine PY APT SG 01	40	480
24075099	5040 Longleaf Pine Py Apt SG01	40	480
24063288	70 Glenlivet Wy Apt SG01	40	480
23663880	90 Queen Victoria Av	40	480
23663889	91 Prince Albert Av	40	480
23656020	944 Rustlewood LA Apt FS01	300	3,600
24063272	99 Mahogany Bay Dr Apt SG01	40	480
	Contingency	50	600
Total		\$ 1,380	\$ 16,564

Aberdeen
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Ground Maintenance (continued)

Street Lighting

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

Meter	Location	Monthly	Annual
70W/241 UNITS	119 Shetland Dr	\$ 2,100	\$ 25,200
40W/51 UNITS	1300 Shetland Dr Apt ARLT	450	5,400
40W/27 UNITS	764 Shetland Dr Apt IR01	250	3,000
40W/23 UNITS	90 Queen Victoria	210	2,520
40W/5 UNITS	992 Shetland Dr Apt IR01	45	540
	Contingency	100	1,200
Total		\$ 3,155	\$ 37,860

Lake Maintenance

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

Landscape Maintenance

The District has contracted with The Greenery of North Florida, Inc., to maintain the common areas of the District.

Landscape Contingency

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

Repairs & Replacements

Regular maintenance and replacement cost incurred to maintain the common areas of the District.

Reuse Water

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

Meter	Location	Monthly	Annual
91660399	100 Flower of Scotland Ave	\$ 40	\$ 480
85740399	100 Scotland Yard Blvd	750	9,000
89241776	100 William Penney Way	80	960
83714253	101 Flower of Scotland Ave	90	1,080
85342751	1290 Shetland Dr Apt IR01	110	1,320
85740420	130 Veterans PY	70	840
94139165	133 Celtic Wedding Dr	25	299
83713776	1591 Shetland Dr Apt IR01	25	299
78582269	17 Shetland Dr	90	1,080
72122492	176 River Dee Dr	135	1,624
514049944	191 Prince Albert Av Apt IR01	25	299
90023024	200 W Adelaide Dr	35	420
83714368	299 Glasgow Dr Apt IR01	30	360
84332498	3924 Longleaf Pine PY	70	840
94237077	437 S Aberdeenshire Dr	30	360
67153684	4788 Longleaf Pine PY	50	600
91679850	482 S Aberdeenshire Dr	30	360
514012945	5040 Longleaf Pine PY	130	1,560
85015950	559 Grampian Highlands Dr	90	1,080
83714400	572 Glasgow Dr Apt IR01	60	720
83459857	650 Fort William Dr	40	480
81948219	711 Irish Tartan Way	30	360
81948213	764 Shetland Dr Apt IR01	30	360
85740407	90 Queen Victoria Av	650	7,800
85083599	91 Prince Albert Av	600	7,200
88781351	96 Bush Pl	60	720
71731594	99 Mahogany Bay Dr	40	480
81848453	992 Shetland Dr Apt IR01	25	299
	Contingency	100	1,200
Total		\$ 3,540	\$ 42,480

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Capital Reserve Fund

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

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

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 1,928,685	\$ 1,934,657	\$ 7,989	\$ 1,942,646	\$ 1,925,543
Interest Earnings	10,000	42,945	5,000	47,945	10,000
Carry Forward Surplus ⁽¹⁾	652,744	691,346	-	691,346	715,650
TOTAL REVENUES	\$ 2,591,429	\$ 2,668,948	\$ 12,989	\$ 2,681,938	\$ 2,651,193
EXPENDITURES:					
2020 A1					
Interest 11/1	\$ 246,219	\$ 246,219	\$ -	\$ 246,219	\$ 219,969
Principal Prepayment 11/1	-	10,000	-	10,000	-
Interest 5/1	246,219	245,969	-	245,969	219,969
Principal 5/1	1,045,000	1,040,000	-	1,040,000	1,095,000
2020 A2					
Interest 11/1	84,550	84,550	-	84,550	78,494
Interest 5/1	84,550	84,550	-	84,550	78,494
Principal 5/1	255,000	255,000	-	255,000	265,000
TOTAL EXPENDITURES	\$ 1,961,538	\$ 1,966,288	\$ -	\$ 1,966,288	\$ 1,956,925
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,961,538	\$ 1,966,288	\$ -	\$ 1,966,288	\$ 1,956,925
EXCESS REVENUES (EXPENDITURES)	\$ 629,892	\$ 702,661	\$ 12,989	\$ 715,650	\$ 694,268

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 264,794

Aberdeen
Community Development District

Debt Service Series 2020 A1 Special Assessment Refunding Bonds
AMORTIZATION SCHEDULE (Combined)

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
11/01/26	12,885,000		219,969	1,505,938
05/01/27	12,885,000	1,095,000	219,969	
11/01/27	11,790,000		192,594	1,507,563
05/01/28	11,790,000	1,150,000	192,594	
11/01/28	10,640,000		163,844	1,506,438
05/01/29	10,640,000	1,195,000	163,844	
11/01/29	9,445,000		149,653	1,508,497
05/01/30	9,445,000	1,225,000	149,653	
11/01/30	8,220,000		133,575	1,508,228
05/01/31	8,220,000	1,260,000	133,575	
11/01/31	6,960,000		113,100	1,506,675
05/01/32	6,960,000	1,305,000	113,100	
11/01/32	5,655,000		91,894	1,509,994
05/01/33	5,655,000	1,345,000	91,894	
11/01/33	4,310,000		70,038	1,506,931
05/01/34	4,310,000	1,390,000	70,038	
11/01/34	2,920,000		47,450	1,507,488
05/01/35	2,920,000	1,435,000	47,450	
11/01/35	1,485,000		24,131	1,506,581
05/01/36	1,485,000	1,485,000	24,131	1,509,131
Total		\$ 12,885,000	\$ 2,412,494	\$ 15,297,494

Aberdeen
Community Development District

Debt Service Series 2020 A2 Special Assessment Refunding Bonds
AMORTIZATION SCHEDULE (Combined)

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
11/01/26	3,305,000		78,494	418,044
05/01/27	3,305,000	265,000	78,494	
11/01/27	3,040,000		72,200	415,694
05/01/28	3,040,000	280,000	72,200	
11/01/28	2,760,000		65,550	417,750
05/01/29	2,760,000	290,000	65,550	
11/01/29	2,470,000		58,663	414,213
05/01/30	2,470,000	305,000	58,663	
11/01/30	2,165,000		51,419	415,081
05/01/31	2,165,000	320,000	51,419	
11/01/31	1,845,000		43,819	415,238
05/01/32	1,845,000	335,000	43,819	
11/01/32	1,510,000		35,863	414,681
05/01/33	1,510,000	350,000	35,863	
11/01/33	1,160,000		27,550	413,413
05/01/34	1,160,000	370,000	27,550	
11/01/34	790,000		18,763	416,313
05/01/35	790,000	385,000	18,763	
11/01/35	405,000		9,619	413,381
05/01/36	405,000	405,000	9,619	
11/01/36	-	-	-	414,619
Total		\$ 3,305,000	\$ 923,875	\$ 4,568,425

Aberdeen
Community Development District
Approved Budget
Debt Service Series 2018 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 133,250	\$ 134,118	\$ 554	\$ 134,672	\$ 133,061
Interest Earnings	5,000	3,340	800	4,140	2,000
Carry Forward Surplus ⁽¹⁾	54,303	58,107	-	58,107	57,131
TOTAL REVENUES	\$ 192,554	\$ 195,564	\$ 1,354	\$ 196,918	\$ 192,192
EXPENDITURES:					
Interest - 11/1	\$ 44,958	\$ 44,958	\$ -	\$ 44,958	\$ 43,803
Principal Prepayment 11/1	-	5,000	-	5,000	-
Interest - 5/1	44,958	44,830	-	44,830	43,803
Principal - 5/1	40,000	40,000	-	40,000	40,000
Principal Prepayment 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$ 129,915	\$ 139,788	\$ -	\$ 139,788	\$ 127,605
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ 113	\$ (113)	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ 113	\$ (113)	\$ -	\$ -
TOTAL EXPENDITURES	\$ 129,915	\$ 139,674	\$ 113	\$ 139,788	\$ 127,605
EXCESS REVENUES (EXPENDITURES)	\$ 62,639	\$ 55,890	\$ 1,241	\$ 57,131	\$ 64,587

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$42,903

Aberdeen
Community Development District

Debt Service Series 2018 Special Assessment Bonds
AMORTIZATION SCHEDULE (Combined)

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
11/01/26	1,745,000		43,803	127,605
05/01/27	1,745,000	40,000	43,803	
11/01/27	1,705,000		42,903	130,805
05/01/28	1,705,000	45,000	42,903	
11/01/28	1,660,000		41,890	128,780
05/01/29	1,660,000	45,000	41,890	
11/01/29	1,615,000		40,878	131,755
05/01/30	1,615,000	50,000	40,878	
11/01/30	1,565,000		39,628	129,255
05/01/31	1,565,000	50,000	39,628	
11/1/2031	1,515,000		38,378	131,755
5/1/2032	1,515,000	55,000	38,378	
11/1/2032	1,460,000		37,003	129,005
5/1/2033	1,460,000	55,000	37,003	
11/1/2033	1,405,000		35,628	131,255
5/1/2034	1,405,000	60,000	35,628	
11/1/2034	1,345,000		34,128	128,255
5/1/2035	1,345,000	60,000	34,128	
11/1/2035	1,285,000		32,628	130,255
5/1/2036	1,285,000	65,000	32,628	
11/1/2036	1,220,000		31,003	132,005
5/1/2037	1,220,000	70,000	31,003	
11/1/2037	1,150,000		29,253	128,505
5/1/2038	1,150,000	70,000	29,253	
11/1/2038	1,080,000		27,503	130,005
5/1/2039	1,080,000	75,000	27,503	
11/1/2039	1,005,000		25,628	131,255
5/1/2040	1,005,000	80,000	25,628	
11/1/2040	925,000		23,588	132,175
5/1/2041	925,000	85,000	23,588	
11/1/2041	840,000		21,420	132,840
5/1/2042	840,000	90,000	21,420	
11/1/2042	750,000		19,125	128,250
5/1/2043	750,000	90,000	19,125	
11/1/2043	660,000		16,830	128,660
5/1/2044	660,000	95,000	16,830	
11/1/2044	565,000		14,408	128,815
5/1/2045	565,000	100,000	14,408	
11/1/2045	465,000		11,858	128,715
5/1/2046	465,000	105,000	11,858	
11/1/2046	360,000		9,180	133,360
5/1/2047	360,000	115,000	9,180	
11/1/2047	245,000		6,248	132,495
5/1/2048	245,000	120,000	6,248	
11/1/2048	125,000		3,188	131,375
5/1/2049	125,000	125,000	3,188	
Total		\$ 1,745,000	\$ 1,252,180	\$ 2,997,180

Aberdeen
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Interest Income	\$ 10,000	\$ 10,283	\$ 2,500	\$ 12,783	\$ 10,000
Impact fees	-	20,259	-	20,259	-
Capital Reserve Funding - Transfer In	70,000	-	70,000	70,000	190,082
Carry Forward Balance	528,153	559,550	-	559,550	593,439
TOTAL REVENUES	\$ 608,153	\$ 590,092	\$ 72,500	\$ 662,592	\$ 793,521
EXPENDITURES:					
Capital Outlay					
Capital Outlay	\$ 100,000	\$ -	\$ 30,000	\$ 30,000	\$ 50,000
Repair and Replacements	100,000	17,892	10,000	27,892	50,000
Pond Repairs	-	-	-	-	80,000
Other Current Charges	1,000	10,261	1,000	11,261	5,000
TOTAL EXPENDITURES	\$ 201,000	\$ 28,153	\$ 41,000	\$ 69,153	\$ 185,000
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 201,000	\$ 28,153	\$ 41,000	\$ 69,153	\$ 185,000
EXCESS REVENUES (EXPENDITURES)	\$ 407,153	\$ 561,939	\$ 31,500	\$ 593,439	\$ 608,521

Aberdeen
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2027	FY 2026	Increase/ (decrease)	
Single Family 80	233	\$1,230.43	\$1,150.14	\$80.29	7%
Single Family 73	330	\$1,124.50	\$1,051.12	\$73.38	7%
Single Family 63	337	\$969.68	\$906.40	\$63.27	7%
Single Family 53	628	\$814.86	\$761.68	\$53.17	7%
Multi-Family	408	\$407.43	\$380.84	\$26.59	7%
Commercial	42,000	\$407.43	\$380.84	\$26.59	7%
Office	7,000	\$407.43	\$380.84	\$26.59	7%
Total	50,936				

FIFTH ORDER OF BUSINESS

E.

Aberdeen CDD Operations, GM/LD Monthly Report – June 23, 2026

Operations Manager Update:

- The magnalock face mount on the back door of the Fitness Center was replaced by Hi Tech.
- The lights in the aerobics room were repaired by Lins Electric.
- The new Life Fitness leg press machine arrived and was installed. (Photo)
- Lins replaced the lights at the entrance Clubhouse and Greenstone monument signs.
- Pavers and coping repaired and reset on the Lap Pool by C. Buss. (Photos)
- Big Z replaced the seals in the Recreation Pool pumps 1 & 2 that were leaking.
- The reported dirty mailboxes were cleaned. (Photos)
- The juniper bushes in front of the Grandholm sign were removed and the remaining bushes were trimmed. (Photo)
- New No Parking and Towing signs were placed on Grampian Highlands and South Aberdeenshire Ave. (Photo)
- The control arms on both of the ADA pool Lifts were replaced.
- The backflows were inspected and tagged for compliance for the year.
- The ballet bar in the Aerobics room was repaired and reattached to the wall. (Photo)
- The new benches at Glasgow park were installed by Southern Recreation.
- The borders on the River Dee playground were replaced and old borders and benches removed. (Photos)
- A deer carcass was removed from Longleaf Parkway. (Photo)
- Bug Balls were placed around the pool deck to help with Yellow Flies. (Photo)

Current Operations Projects/ Areas of Concerns:

- The basketball court surface exhibits multiple structural cracks which may present future tripping hazards. Resurfacing in the near future is recommended. (Photos)

GM/Lifestyle Update:

Facility Updates:

- The final of 3 home meets was this past Saturday. The Rays will continue to have their regular scheduled practices Tuesday - Friday mornings from 7:30-8:30am and Monday – Thursday evenings from 4:30pm - 7pm through mid July.
- Three new pool umbrellas arrived and have been put on the pool deck.
- A new ping pong table was purchased for the Amenity Center pool. The old ping pong table was moved to the back side of the Fitness Center with some additional chairs and small tables. (Photos)

Lifestyle Events Recap:

- The 50+ Group held their monthly social, Picnic Party on June 12th.

Lifestyle Upcoming Events:

- 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 poolside.

Operations & Facility Update



New Life Fitness Leg Press Machine Installed



Cracked & Loose Pavers Repaired and Reset



Mailboxes Cleaned



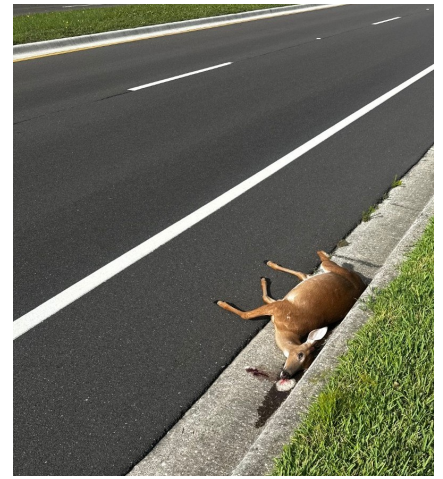
Juniper Bushes at Grandholm Monument Removed



Ballet Bar Repaired



River Dee Playground Borders Replaced



No Parking & Towing Signs on Grampian Highlands & S. Aberdeenshire.

Bug Balls On Pool Deck

Deer Carcass Removed



New Ping Pong Table at the Amenity Center Pool

Existing Ping Pong Table moved to Fitness Center Patio with additional seating.



Area Of Concern: Large Cracks in the Basketball Court Foundation



Picnic Time



SEVENTH ORDER OF BUSINESS

A.

**MINUTES OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, **May 19, 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
Richard Perez	Supervisor

Also present were:

Marilee Giles	District Manager
Hunter Hurley	District Counsel <i>by telephone</i>
Kyle Magee	District Counsel <i>by telephone</i>
Michael Williams	District Engineer <i>by telephone</i>
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential <i>by telephone</i>

The following is a summary of the discussions and actions taken at the May 19, 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

A resident stated I bought my house a year ago and received a letter from the CDD yesterday regarding access to the easement. I had a survey in 2025 and also have a record of a permit being filed in 2017 that had a home included on the property. None of the easement issues

were brought up. Are we able to get an extension to get counsel to look this over and why was this not brought up until now.

Ms. Giles stated the previous owner did not work with the HOA or CDD to install that fence. An extension beyond 45 days is something the board can discuss. I think the board will hear from several residents and they will discuss if there is an interest in allowing a 10-foot easement versus the 20-foot easement on the survey and an extension of the 45-days.

Mr. Hurley stated ultimately it is a board decision as to whether or not to allow 10-foot versus the 20-foot. You are correct the previous homeowner did not follow-up and coordinate with the CDD.

Ms. Giles stated the survey you received are the four families. In years past the landscape company and lake maintenance company were gaining access off the end of the road at another street and were coming in behind someone else's house and that was not the designated access point, but since you had fences up they went that way. This resident where they were gaining access has now blocked that.

A resident stated the fence was there when we moved in. Can you find where the HOA gave approval?

Mr. Fogel stated the HOA cannot approve a fence in the easement, that is part of the problem and if they did, then it is improper because they don't have the authority to do that.

Mr. Marmo stated we did ask the HOA and they responded that they have no evidence to say that anyone petitioned for a fence.

Ms. Giles stated the HOA approves the type of fence and if you are on an easement, they would say you have to get with the government entities involved, whether a utility easement or CDD easement.

Mr. Parker stated they are asking for 10-feet and 10-feet would not be an issue because the boat and the lawnmowers are only 6-feet wide so the 10-feet would work. As far as the 45-days that will be difficult because it has already been about 60-days since the grass was cut. If we wait any only the landscape team says they will have to charge us to go back and cut it because the grass is overgrown. You wouldn't be able to send the lawnmowers back there.

The board and staff discussed extension of time to comply, send updated copy of survey to the district, remove portion of fence to allow access until the next meeting,

Ms. Giles stated let them figure out how they are going to help each other out donating fence panels to each other. Is the board in favor a 5-foot and 5-foot for a total of 10-feet access.

The effected residents need to submit an updated survey showing the location of the fence and district counsel will prepare a variance agreement and ask that you execute it and pay the filing fees and have it recorded in the county records.

On MOTION by Mr. Fogel seconded by Mr. Perez with all in favor the 10-foot easement is acceptable, immediate access to the easement, contract with a company to move the fences to be completed 75 days from today.

Ms. Giles stated send me the survey where the fence is going to go and I will present that to the board.

Mr. Magee joined the conference call at this time.

Ms. Egleston stated I don't believe there is enough space to move the fence on the lot with the tree.

Mr. Fogel stated we will walk it with Jay.

THIRD ORDER OF BUSINESS

Consideration of Pond Bank Repairs

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the contract for the pond bank repairs was awarded to Flamingo Site LLC in the amount not to exceed \$62,000.

**Mr. Parker left the conference call at this time.*

FOURTH ORDER OF BUSINESS

Discussion of Current Collectives

Ms. Trivelpiece stated I'm looking to keep things off the district website that don't need to be there and have access to and control over information.

Mr. Magee stated there will be guidelines on what the district will accept in advertisers if that is going to be a large part of this site then that is a concern.

Ms. Egleston asked are you still going to send out a newsletter or send out the latest Current Collective Aberdeen?

Ms. Trivelpiece stated in the beginning I will put it out there and say here is access to our new website. I'm still going to do one.

Mr. Perez stated if there is an issue of how they are using our name outside of what we have given them. If this gets communication out faster and better, then do that.

Ms. Egleston stated it sounds like they are trying to profit off of things in the neighborhood that you are running programs. Is this going to cut down on your time? If it adds work then it is not a benefit.

Ms. Trivelpiece stated on the front end it will definitely will but it is going to be worth it. I'm not doing data access, not rentals because I don't like that.

Ms. Egleston asked should we put a one-year agreement with an extension like we do with other things?

Ms. Giles stated you can do a one-year agreement with renewals. You always have a 30-day cancellation.

On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor district counsel was authorized to prepare an agreement with Current Collectives for a community website.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with The Greenery, Inc. for Landscape and Irrigation Maintenance Services

On MOTION by Mr. Fogel seconded by Mr. Perez with all in favor the agreement with The Greenery, Inc. for landscape and irrigation maintenance services was ratified.

SIXTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2025 Audit Report

Ms. Giles stated in the management letter there were no prior year or current year findings or recommendations, this is a clean audit.

On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor the Fiscal Year 2025 audit report was accepted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-05 Setting a Public Hearing Date to Adopt the Revised Rules of Procedure (August 25, 2026)

Ms. Giles stated Resolution 2026-05 sets a public hearing to adopt the revised rules of procedure.

Mr. Magee stated there have been some legislative changes in the past year or so and largely it is regarding the timeframes for publication for rule notices. It is capturing legislative changes and making sure the district is compliant with current statutes.

Ms. Giles stated we are suggesting August 25th, the same date as the public hearing on the budget.

On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor Resolution 2026-05 Setting a Public Hearing Date to Adopt the Revised Rules of Procedure on August 25, 2026 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-06 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (August 25, 2026)

Ms. Giles stated Resolution 2026-05 approves the proposed fiscal year 2027 budget and sets the public hearing for August 25, 2025. The budget does have a 7% increase mostly due to capital reserve input.

Ms. Clarke stated we are under budget. Why do we need at 7% increase?

Ms. Giles stated as you go through the budget, first is the admin, then operation and maintenance, amenity center and some of the lines went up and some lines went down and that is normal. When you get to page 154 you will see capital reserve \$190,000 and part of that \$190,000 is the \$80,000 set aside for your pond repairs. The \$62,000 that you approved not to exceed was just for that company to do the skimmer repairs, but there are other things that Jay and his team will do. We set aside \$80,000 to cover Flamingo and all the manhours for the additional work. \$110,000 of the \$190,000 comes from the capital reserve study that is recommended be set aside and the rest of the \$190,000 is the pond repairs. That is the biggest part of the increase.

Ms. Clarke stated sharpen your pencils.

Ms. Giles stated you did a good job of that last year; you squeezed these lines down pretty low and some of these are just your normal cost of living increases. Some of them come directly

from your contracts. At budget adoption if there is an opportunity to lower a line you can certainly do that. A mailed notice will go out and the residents will see a 7% increase. You no longer have a surplus. For years and years this district used that surplus to keep the budget flat. The budget always had an increase, but the residents didn't see it because you used the surplus funds. Last year the surplus was completely depleted the first quarter of FY 26, you borrowed money from your capital reserve to pay your bills in October, November and December.

The board discussed different sources for pool chemicals, holiday decorations.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor Resolution 2026-06 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption on August 25, 2026 was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Manager

1. 2026 General Election

Ms. Giles stated on page 170 is a copy of the notice of qualifying period for the candidates. Seat 1, seat 3 and seat 5 are up for election this year and the qualifying period is from noon June 9th to noon June 12th. Candidates must go the supervisor of elections office and qualify.

2. Report on the Number of Registered Voters (3,500)

A copy of the letter from the supervisor of elections reporting 3,500 registered voters residing in the district was included in the agenda package.

3. Annual Ethics Training & Annual Form 1 Filing

Ms. Giles stated as a reminder you need to complete your form 1 by July 1st and you have until December 31st to complete your ethics training.

D. Operation Manager

Ms. Trivelpiece gave an overview of the operations manager’s report.

E. Amenity Center Manager - Report

Ms. Trivelpiece reviewed the amenity center activities and maintenance items, which were outlined on the monthly memorandum and stated I was approached by Coach Abby. Over the last several years and prior to us being here, the dance team has been utilizing the aerobic room for their dance team practice, which is usually August through November, once a week for about 1 ½ hours. There have been issues as far as how it is handled, with underage girls use of the facility, making sure the coach is there with them. They pay a rental fee similar to what the rental fee is here and there were individual waivers that were signed. It has made me uncomfortable over these years and I have gotten to the point and I reached out this year I think it is necessary to come before you, make you aware of the situation. I want to make sure it is done the right way and if it is a contract or however it needs to be done that is fine. I think something needs to be in place. As far as using the space we have worked through the kinks and typically that is not a rental space and is open to the residents to use working out unless it is something open to the residents such as aerobics class.

Mr. Fogel asked what are you proposing?

Coach Abby stated just for the girls to continue to use the facility for their practice on Wednesday from 1:45 to 3:10 p.m.

Mr. Marmo stated we need to do something similar to the Bartram swim team, have something in writing for use of facilities.

Ms. Giles stated if the board is inclined to approve this, Kyle would put an agreement together and it would include the waivers.

On MOTION by Mr. Fogel seconded by Mr. Perez with all in favor district counsel was authorized to prepare an agreement with the Freedom Crossing Academy Dance Team.

TENTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Ms. Egleston stated the monument lights are different colors.

Ms. Trivelpiece stated they have to be reset after a power surge.

ELEVENTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the August 28, 2026 Meeting

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor the minutes of the August 28, 2026 meeting were approved as presented.

B. Balance Sheet as of April 30 2026 and Statement of Revenues and Expenses for the Period Ending April 30, 2026

C. Assessment Receipt Schedule

D. Approval of Check Register

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

**TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – June 23, 2026 @
4:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting is scheduled for June 23, 2026 at 4:00 p.m. in the same location.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Fogel seconded by Mr. Perez with all in favor the meeting adjourned at 7:30 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen
Community Development District

Unaudited Financial Reporting
May 31, 2026



Aberdeen
Community Development District
Combined Balance Sheet
May 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 138,396	\$ -	\$ 29,749	\$ -	\$ 168,146
Due from General Fund	-	-	20,259	-	20,259
Investments:					
State Board of Administration (SBA)	929	-	511,931	-	512,860
Custody	574,293	-	-	-	574,293
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	1,035	-	-	1,035
Prepayment A-1	-	1,731	-	-	1,731
Revenue	-	694,975	-	-	694,975
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	597	-	-	597
Prepayment A-2	-	4,045	-	-	4,045
General Redemption	-	277	-	-	277
Series 2018					
Reserve	-	65,583	-	-	65,583
Revenue	-	55,411	-	-	55,411
Prepayment	-	114	-	-	114
Redemption	-	366	-	-	366
Prepaid Expenses	3,094	-	-	-	3,094
Total Assets	\$ 716,712	\$ 1,421,009	\$ 561,939	\$ -	\$ 2,699,661
Liabilities:					
Accounts Payable	\$ 25,503	\$ -	\$ -	\$ -	\$ 25,503
Accrued Expenses	22,860	-	-	-	22,860
Total Liabilities	\$ 48,363	\$ -	\$ -	\$ -	\$ 48,363
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 3,094	\$ -	\$ -	\$ -	\$ 3,094
Restricted for:					
Debt Service - Series	-	1,421,009	-	-	1,421,009
Assigned for:					
Capital Reserve Fund	-	-	561,939	-	561,939
Unassigned	665,256	-	-	-	665,256
Total Fund Balances	\$ 668,350	\$ 1,421,009	\$ 561,939	\$ -	\$ 2,651,298
Total Liabilities & Fund Balance	\$ 716,712	\$ 1,421,009	\$ 561,939	\$ -	\$ 2,699,661

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,478,375	\$ 1,478,375	\$ 1,472,247	\$ (6,128)
Interest Income	15,000	10,000	9,027	(973)
Amenities Revenue/Misc	15,000	10,000	18,030	8,030
Total Revenues	\$ 1,508,375	\$ 1,498,375	\$1,499,303	\$ 929
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 6,400	\$ 1,600
FICA Expense	918	612	490	122
Assessment Administration	5,899	5,899	5,899	-
Engineering Fees	10,000	6,667	5,619	1,047
Arbitrage	600	-	-	-
Dissemination Agent	9,202	6,135	6,435	(300)
Attorney Fees	27,000	18,000	22,693	(4,693)
Annual Audit	3,475	3,475	4,200	(725)
Trustee Fees	9,000	4,788	4,788	-
Management Fees	62,288	41,525	41,525	-
Information Technology	2,124	1,416	1,416	-
Telephone	500	333	202	132
Postage	2,000	1,333	633	701
Printing and Binding	1,000	667	368	299
Insurance	14,050	13,239	13,239	-
Legal Advertising	2,000	1,333	659	674
Office Supplies	200	133	51	82
Other Current Charges	100	100	431	(331)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 162,531	\$ 113,831	\$ 115,223	\$ (1,392)
Operations & Maintenance				
Amenity Center				
Insurance	\$ 57,064	\$ 51,666	\$ 51,666	\$ -
Repairs & Replacements	75,000	50,000	44,299	5,701
Special Events	20,000	13,333	16,185	(2,852)
Staff Uniforms	1,000	667	736	(69)
Recreational Supplies	900	600	-	600
Recreational Passes	1,000	667	520	147
Other Current Charges	500	333	-	333
Permit Fees	800	533	-	533
Office Supplies	2,000	1,333	1,013	320
Credit Card Machine Fees	900	900	625	275
Pest Control	3,000	2,000	2,302	(302)
Pool Chemicals - Poolsure	33,000	22,000	24,718	(2,718)
Refuse Service	16,000	10,667	10,818	(151)
Security	10,752	7,168	7,206	(38)
Website	1,800	1,200	1,050	150
Holiday Decorations	7,000	4,667	6,901	(2,234)
Subscriptions	2,000	1,333	1,507	(174)

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Utilities				
Water & Sewer	\$ 21,000	\$ 14,000	\$ 12,919	\$ 1,081
Electric	39,600	26,400	22,885	3,515
Cable/Internet/Phone	20,000	13,333	12,195	1,138
Management Contracts				
Field Operations Management - FirstService	88,924	59,282	54,847	4,435
Pool Attendants/Lifeguards - RMS	52,000	34,667	5,816	28,851
Facility Management - FirstService	116,486	77,657	71,471	6,186
Janitorial Services - FirstService	59,472	39,648	32,931	6,717
General Facility Maintenance - FirstService	67,584	45,056	40,139	4,917
Resident Services Coordinator- FirstService	90,838	60,559	37,137	23,421
Management Fee - FirstService	14,928	9,952	9,952	-
Auto/Phone Allowance - FirstService	-	-	800	(800)
Fitness Center Cleaning - Jani King	19,584	13,056	13,056	-
Subtotal Amenity Center	\$ 823,132	\$ 562,678	\$ 483,693	\$ 78,985
Ground Maintenance				
Electric	\$ 16,000	\$ 10,667	\$ 9,571	\$ 1,096
Streetlighting	40,000	26,667	23,606	3,061
Lake Maintenance	35,000	23,333	22,735	598
Landscape Maintenance	271,653	181,102	182,877	(1,775)
Landscape Contingency	30,000	20,000	17,311	2,689
Common Area Maintenance	13,000	8,667	3,054	5,613
Reuse Water	38,000	25,334	25,483	(149)
Irrigation Repairs	9,060	6,040	1,096	4,944
Subtotal Ground Maintenance	\$ 452,713	\$ 301,809	\$ 285,732	\$ 16,076
Total Operations & Maintenance	\$ 1,275,844	\$ 864,486	\$ 769,425	\$ 95,062
Capital Reserve Funding	\$ 70,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,508,375	\$ 978,317	\$ 884,647	\$ 93,670
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 520,058	\$ 614,656	\$ (92,742)
<i>Other Financing Sources/(Uses):</i>				
Transfer In	\$ -	\$ -	175,000	\$ (175,000)
Transfer (Out)	-	-	(175,000)	175,000
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 520,058	\$ 614,656	\$ (92,742)
Fund Balance - Beginning	\$ -		\$ 53,694	
Fund Balance - Ending	\$ -		\$ 668,350	

Aberdeen
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ 7,505	\$ 74,768	\$ 1,308,485	\$ 3,215	\$ 45,610	\$ 14,539	\$ 18,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,472,247
Interest Income	172	8	104	194	1,649	2,427	2,290	2,183	-	-	-	-	9,027
Amenities Revenue/Misc	285	272	1,293	2,190	2,240	3,295	875	7,579	-	-	-	-	18,030
Total Revenues	\$ 7,962	\$ 75,047	\$ 1,309,882	\$ 5,600	\$ 49,499	\$ 20,261	\$ 21,290	\$ 9,763	\$ -	\$ -	\$ -	\$ -	\$ 1,499,303

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 6,400
FICA Expense	77	-	77	61	61	61	77	77	-	-	-	-	490
Assessment Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Engineering Fees	-	619	600	993	817	413	2,179	-	-	-	-	-	5,619
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	967	767	767	767	767	767	867	767	-	-	-	-	6,435
Attorney Fees	3,144	3,165	4,339	3,380	2,645	-	-	6,021	-	-	-	-	22,693
Annual Audit	-	-	-	-	-	-	4,200	-	-	-	-	-	4,200
Trustee Fees	3,438	-	1,351	-	-	-	-	-	-	-	-	-	4,788
Management Fees	5,191	5,191	5,191	5,191	5,191	5,191	5,191	5,191	-	-	-	-	41,525
Information Technology	177	177	177	177	177	177	177	177	-	-	-	-	1,416
Telephone	10	29	-	46	-	48	48	20	-	-	-	-	202
Postage	72	327	29	12	53	50	57	32	-	-	-	-	633
Printing and Binding	42	51	20	49	54	84	36	32	-	-	-	-	368
Insurance	13,239	-	-	-	-	-	-	-	-	-	-	-	13,239
Legal Advertising	-	240	-	74	70	205	70	-	-	-	-	-	659
Office Supplies	1	1	46	0	1	1	1	1	-	-	-	-	51
Other Current Charges	2	25	127	128	84	51	15	-	-	-	-	-	431
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 33,432	\$ 10,591	\$ 13,723	\$ 11,678	\$ 10,719	\$ 7,847	\$ 13,916	\$ 13,317	\$ -	\$ -	\$ -	\$ -	\$ 115,223

Operations & Maintenance

Amenity Center

Insurance	\$ 51,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,666
Repairs & Replacements	5,395	4,310	3,719	2,958	4,505	11,031	1,911	10,470	-	-	-	-	44,299
Special Events	1,180	984	2,422	2,807	45	5,804	2,838	104	-	-	-	-	16,185
Staff Uniforms	-	-	66	236	-	433	-	-	-	-	-	-	736
Recreational Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational Passes	-	-	-	-	345	175	-	-	-	-	-	-	520
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	597	72	-	-	49	-	79	215	-	-	-	-	1,013
Credit Card Machine Fees	78	60	63	59	67	64	124	110	-	-	-	-	625
Pest Control	221	221	221	228	228	728	228	228	-	-	-	-	2,302
Pool Chemicals - Poolsure	3,016	3,016	3,016	3,134	3,134	3,134	3,134	3,134	-	-	-	-	24,718
Refuse Service	1,271	1,268	1,369	1,372	1,376	1,360	1,363	1,440	-	-	-	-	10,818
Security	896	896	896	896	896	908	896	921	-	-	-	-	7,206
Website	150	150	150	150	150	150	150	-	-	-	-	-	1,050
Holiday Decorations	3,450	-	-	3,450	-	-	-	-	-	-	-	-	6,901
Subscriptions	131	131	131	231	131	131	490	131	-	-	-	-	1,507
Utilities													
Water & Sewer	1,949	2,037	1,702	1,981	1,669	1,163	959	1,459	-	-	-	-	12,919
Electric	3,395	3,020	2,443	2,650	2,825	2,974	2,739	2,839	-	-	-	-	22,885
Cable/Internet/Phone	1,517	1,349	866	879	879	3,294	1,076	2,334	-	-	-	-	12,195

Aberdeen
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Management Contracts													
Field Operations Management - FirstService	\$ 3,787	\$ 6,732	\$ 6,728	\$ 6,719	\$ 10,247	\$ 6,883	\$ 6,018	\$ 7,734	\$ -	\$ -	\$ -	\$ -	\$ 54,847
Pool Attendants/Lifeguards - RMS	-	-	-	-	-	2,406	-	3,409	-	-	-	-	5,816
Facility Management - FirstService	4,887	8,886	8,886	8,862	13,062	8,962	8,098	9,826	-	-	-	-	71,471
Janitorial Services - FirstService	2,552	3,412	3,222	4,515	6,122	4,282	3,571	5,255	-	-	-	-	32,931
General Facility Maintenance - FirstService	2,962	4,347	5,162	4,380	7,460	5,276	5,276	5,276	-	-	-	-	40,139
Resident Services Coordinator- FirstService	2,767	5,719	5,757	3,011	2,892	5,062	5,133	6,795	-	-	-	-	37,137
Management Fee - FirstService	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	-	-	-	-	9,952
Auto/Phone Allowance - FirstService	100	100	100	100	100	100	100	100	-	-	-	-	800
Fitness Center Cleaning - Jani King	1,632	1,632	1,632	1,632	1,632	1,632	1,632	1,632	-	-	-	-	13,056
Subtotal Amenity Center	\$ 94,842	\$ 49,587	\$ 49,797	\$ 51,495	\$ 59,058	\$ 67,197	\$ 47,060	\$ 64,659	\$ -	\$ -	\$ -	\$ -	\$ 483,693
Ground Maintenance													
Electric	\$ 1,123	\$ 1,227	\$ 1,108	\$ 1,213	\$ 1,207	\$ 1,151	\$ 1,255	\$ 1,287	\$ -	\$ -	\$ -	\$ -	\$ 9,571
Streetlighting	2,829	2,909	2,906	2,925	2,991	2,921	2,993	3,132	-	-	-	-	23,606
Lake Maintenance	-	2,675	-	5,350	-	5,350	2,675	6,685	-	-	-	-	22,735
Landscape Maintenance	22,860	22,860	22,860	22,860	22,860	22,860	22,860	22,860	-	-	-	-	182,877
Landscape Contingency	2,011	2,500	1,500	-	3,200	-	-	8,100	-	-	-	-	17,311
Common Area Maintenance	1,000	-	-	-	-	-	2,054	-	-	-	-	-	3,054
Reuse Water	3,422	5,501	3,804	2,706	3,970	1,378	2,142	2,560	-	-	-	-	25,483
Irrigation Repairs	-	-	-	-	1,096	-	-	-	-	-	-	-	1,096
Subtotal Ground Maintenance	\$ 33,244	\$ 37,672	\$ 32,177	\$ 35,053	\$ 35,324	\$ 33,660	\$ 33,978	\$ 44,623	\$ -	\$ -	\$ -	\$ -	\$ 285,732
Total Operations & Maintenance	\$ 128,086	\$ 87,258	\$ 81,974	\$ 86,548	\$ 94,382	\$ 100,857	\$ 81,037	\$ 109,282	\$ -	\$ -	\$ -	\$ -	\$ 769,425
Capital Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 161,518	\$ 97,849	\$ 95,696	\$ 98,226	\$ 105,101	\$ 108,704	\$ 94,954	\$ 122,599	\$ -	\$ -	\$ -	\$ -	\$ 884,647
Excess (Deficiency) of Revenues over Expenditures	\$ (153,556)	\$ (22,802)	\$ 1,214,185	\$ (92,626)	\$ (55,602)	\$ (88,443)	\$ (73,664)	\$ (112,837)	\$ -	\$ -	\$ -	\$ -	\$ 614,656
Other Financing Sources/Uses:													
Transfer In	\$ 100,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000
Transfer (Out)	-	-	-	(175,000)	-	-	-	-	-	-	-	-	(175,000)
Total Other Financing Sources/Uses	\$ 100,000	\$ 75,000	\$ -	\$ (175,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (53,556)	\$ 52,198	\$ 1,214,185	\$ (267,626)	\$ (55,602)	\$ (88,443)	\$ (73,664)	\$ (112,837)	\$ -	\$ -	\$ -	\$ -	\$ 614,656

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 May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 1,928,685	\$ 1,934,657	\$ 5,972
Interest Income	10,000	10,000	42,945	32,945
Total Revenues	\$ 1,938,685	\$ 1,938,685	\$ 1,977,602	\$ 38,917
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	246,219	245,969	250
Principal 5/1	1,045,000	1,045,000	1,040,000	5,000
<u>2020A-2</u>				
Interest 11/1	84,550	84,550	84,550	-
Interest 5/1	84,550	84,550	84,550	-
Principal 5/1	255,000	255,000	255,000	-
Total Expenditures	\$ 1,961,538	\$ 1,961,538	\$ 1,966,288	\$ (4,750)
Excess (Deficiency) of Revenues over Expenditures	\$ (22,852)	\$ (22,852)	\$ 11,315	\$ 34,167
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (22,852)	\$ (22,852)	\$ 11,315	\$ 34,167
Fund Balance - Beginning	\$ 652,744		\$ 1,288,221	
Fund Balance - Ending	\$ 629,892		\$ 1,299,536	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 133,250	\$ 133,250	\$ 134,118	\$ 867
Interest Income	5,000	3,333	3,340	6
Total Revenues	\$ 138,250	\$ 136,584	\$ 137,457	\$ 874
Expenditures:				
Interest 11/1	\$ 44,958	\$ 44,958	\$ 44,958	\$ -
Principal Prepayment 11/1	-	-	5,000	(5,000)
Interest 5/1	44,958	44,958	44,830	128
Principal 5/1	40,000	40,000	40,000	-
Principal Prepayment 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 129,915	\$ 129,915	\$ 139,788	\$ (9,873)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,335	\$ 6,669	\$ (2,330)	\$ (8,999)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 113	\$ 113
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 113	\$ 113
Net Change in Fund Balance	\$ 8,335	\$ 6,669	\$ (2,217)	\$ (8,886)
Fund Balance - Beginning	\$ 54,303		\$ 123,690	
Fund Balance - Ending	\$ 62,639		\$ 121,473	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Capital Reserve Funding	\$ 70,000	\$ -	\$ -	\$ -
Impact fees	-	-	20,259	20,259
Interest	10,000	10,000	10,283	283
Total Revenues	\$ 80,000	\$ 10,000	\$ 30,542	\$ 20,542
Expenditures:				
Capital Outlay	\$ 100,000	\$ 66,667	\$ -	\$ 66,667
Repair and Replacements	100,000	66,667	17,892	48,775
Other Current Charges	1,000	1,000	10,261	(9,261)
Total Expenditures	\$ 201,000	\$ 134,333	\$ 28,153	\$ 106,181
Excess (Deficiency) of Revenues over Expenditures	\$ (121,000)	\$ (124,333)	\$ 2,389	\$ (85,639)
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)		\$ 2,389	
Fund Balance - Beginning	\$ 528,153		\$ 559,550	
Fund Balance - Ending	\$ 407,153		\$ 561,939	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Actual	
	Thru 05/31/26	
Revenues		
Interest Income	\$	3
Total Revenues	\$	3
Expenditures:		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	3
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$	(113)
Total Other Financing Sources (Uses)	\$	(113)
Net Change in Fund Balance	\$	(110)
Fund Balance - Beginning	\$	110
Fund Balance - Ending	\$	-

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)
Less: Principal Payment - 5/1/26	(1,040,000)
Current Bonds Outstanding	\$ 12,885,000

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)
Less: Principal Payment - 5/1/26	(255,000)
Current Bonds Outstanding	\$ 3,305,000

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)
Less: Principal Payment - 5/1/26	(40,000)
Less: Principal Prepayment - 5/1/26	(5,000)
Current Bonds Outstanding	\$ 1,745,000

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		3,541,021.53	1,934,656.99	134,117.66	1,472,246.88
BALANCE DUE		7,096,666.25	3,877,303.43	268,789.18	2,950,573.65

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
10	04/6/2026	3,118.73	1,703.94	118.12	1,296.67
11	04/24/2026	40,474.73	22,113.60	1,533.00	16,828.13
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		3,541,021.53	1,934,656.99	134,117.66	1,472,246.88
PERCENT COLLECTED TAX ROLL		99.59%	99.59%	99.59%	99.59%

D.

Aberdeen

Community Development District

Check Run Summary

May 31, 2026

Check	Check No.	Amount
General Fund - Wells Fargo		
Payroll 5/20/26	51071-51075	\$ 923.50
Total		\$ 923.50
General Fund - Wells Fargo		
Accounts Payable 5/8/26	5526-5533	\$ 45,622.98
5/18/26	5534-5538	21,567.30
5/22/26	5539-5542	13,750.24
5/28/26	5543-5546	23,056.54
		\$ 103,997.06
Capital Reserve Fund - Wells Fargo		
Accounts Payable 5/8/26	188	\$ 2,434.13
5/22/26	189	4,316.25
		\$ 6,750.38
Total		\$ 110,747.44
Autopayments - Wells Fargo		
5/6/26 Comcast		\$ 623.20
5/13/26 JEA Utilities		11,277.11
5/18/26 Comcast		553.15
5/20/26 GFL Environmental		1,439.67
5/27/26 Comcast		293.95
5/28/26 WF Credit Card March Charges		3,916.17
Total		\$ 18,103.25

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51071	17	HARRIET S CLARKE	184.70	5/20/2026
51072	15	LAUREN Q EGGLESTON	184.70	5/20/2026
51073	18	PAUL R FOGEL	184.70	5/20/2026
51074	19	RICHARD A PEREZ	184.70	5/20/2026
51075	16	THOMAS G MARMO	184.70	5/20/2026

TOTAL FOR REGISTER 923.50

ABER ABERDEEN DLAUGHLIN

ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 05.19.26

	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 checked="" type="checkbox"/>	\$200

District Manager:

Maulucci

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/26	00240	5/04/26	05042026	202605	320	57200	46000		QUARTERLY MAINTENANCE ABERDEEN AIR, LLC	*	808.42	808.42	005526
5/08/26	00188	4/14/26	23 SE2018	202604	310	51300	31300		AMORT SCHED \$5K DISCLOSURE SERVICES LLC	*	100.00	100.00	005527
5/08/26	00259	4/24/26	11142951	202604	320	53800	45918		MAY GENERAL MANAGER	*	4,099.20		
		4/24/26	11142951	202604	320	53800	45915		MAY FRONT DESK	*	2,358.01		
		4/24/26	11142951	202604	320	53800	45506		MAY JANITORIAL	*	1,793.27		
		4/24/26	11142951	202604	320	53800	46000		MAY SUPVSR BUILDING MAINT	*	3,039.48		
		4/24/26	11142951	202604	320	53800	45917		MAY BUILDING MAINT	*	2,206.10		
		5/01/26	11147345	202605	320	53800	45921		MAY MANAGEMENT FEES	*	1,244.00		
		5/01/26	11147345	202605	320	53800	45921		MAY GEN MGR PHONE BILL	*	50.00		
		5/01/26	11147345	202605	320	53800	45921		MAY MAINT SUPV PHONE BILL	*	50.00		
									FIRST SERVICE RESIDENTIAL			14,840.06	005528
5/08/26	00286	4/20/26	7688816	202604	310	51300	48000		4/20 AUDIT MTG #12179116 USA TODAY MEDIA CORP	*	70.00	70.00	005529
5/08/26	00309	5/01/26	JAK05260	202605	320	53800	45927		MAY JANITORIAL SERVICES JANI-KING OF JACKSONVILLE	*	1,632.00	1,632.00	005530
5/08/26	00312	5/06/26	195063	202604	310	51300	31100		APR ENGINEERING SERVICES MATTHEWS DESIGN GROUP LLC	*	2,179.00	2,179.00	005531
5/08/26	00079	5/01/26	13129563	202605	320	53800	45507		MAY POOL CHEMICALS POOLSURE	*	3,133.89	3,133.89	005532
5/08/26	00319	4/30/26	828432	202605	320	53800	46200		MAY LANDSCAPE MAINTENANCE RUPPERT LANDSCAPE LLC	*	22,859.61	22,859.61	005533

ABER ABERDEEN TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/18/26	00338	5/11/26	05112026	202605 320-57200-46000		ACTUATOR KIT	*	1,026.57		
AQUA CREEK PRODUCTS LLC									1,026.57	005534
5/18/26	00259	5/08/26	11148730	202605 320-53800-45918		MAY GENERAL MANAGER	*	3,999.20		
		5/08/26	11148730	202605 320-53800-45915		MAY FRONT DESK	*	2,280.37		
		5/08/26	11148730	202605 320-53800-45506		MAY JANITORIAL	*	1,748.39		
		5/08/26	11148730	202605 320-53800-46000		MAY SUPVSR BUILDING MAINT	*	2,963.12		
		5/08/26	11148730	202605 320-53800-45917		MAY BUILDING MAINT	*	2,206.10		
FIRST SERVICE RESIDENTIAL									13,197.18	005535
5/18/26	00017	5/01/26	736	202605 310-51300-34000		MAY MANAGEMENT FEES	*	5,190.67		
		5/01/26	736	202605 310-51300-35100		MAY INFO TECH	*	177.00		
		5/01/26	736	202605 310-51300-31300		MAY DISSEM AGENT SRVCS	*	766.83		
		5/01/26	736	202605 310-51300-51000		OFFICE SUPPLIES	*	1.29		
		5/01/26	736	202605 310-51300-42000		POSTAGE	*	31.82		
		5/01/26	736	202605 310-51300-42500		COPIES	*	32.10		
		5/01/26	736	202605 310-51300-41000		TELEPHONE	*	19.86		
GOVERNMENTAL MANAGEMENT SERVICES									6,219.57	005536
5/18/26	00301	5/01/26	442072	202605 320-53800-45400		MAY SECURITY SERVICES	*	895.99		
HI TECH SYSTEM ASSOCIATES INC									895.99	005537
5/18/26	00060	5/11/26	62222492	202605 320-53800-45926		MAY PEST CONTROL	*	119.55		
		5/11/26	62222664	202605 320-53800-45926		MAY PEST CONTROL AMENITY	*	108.44		
TURNER PEST CONTROL LLC									227.99	005538
5/22/26	00259	4/17/26	11141963	202604 320-53800-45918		APR PROPERTY MANAGER	*	864.00		
		4/17/26	11141963	202604 320-53800-45915		APR FRONT DESK	*	864.00		

ABER ABERDEEN TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/17/26		11141963	202604	320-53800-45506	APR JANITOR	*	864.00		
4/17/26		11141963	202604	320-53800-45917	APR MAINTENANCE CREW	*	864.00		
4/17/26		11141963	202604	320-53800-46000	APR MAINT SUPERVISOR	*	864.00		
FIRST SERVICE RESIDENTIAL								4,320.00	005539
5/22/26	00271	11/30/22	3137083	202510 310-51300-31500	AUG-OCT MONTHLY MEETING	*	4,520.95		
KUTAK ROCK LLP								4,520.95	005540
5/22/26	00271	1/08/24	3338739	202510 310-51300-31500	NOV MONTHLY MEETING	*	1,500.00		
KUTAK ROCK LLP								1,500.00	005541
5/22/26	00082	4/30/26	96	202604 320-53800-45913	APR LIFEGUARD SERVICES	*	3,409.29		
RIVERSIDE MANAGEMENT SERVICES INC								3,409.29	005542
5/28/26	00259	5/21/26	11150880	202605 320-53800-45918	MAY PROPERTY MANAGER	*	864.00		
5/21/26		11150880	202605	320-53800-45915	MAY FRONT DESK	*	864.00		
5/21/26		11150880	202605	320-53800-45506	MAY JANITOR	*	864.00		
5/21/26		11150880	202605	320-53800-45921	MAY MAINTENANCE CREW	*	864.00		
5/21/26		11150880	202605	320-53800-46000	MAY MAINT SUPERVISOR	*	864.00		
5/22/26		11149907	202605	320-53800-45918	MAY GENERAL MANAGER	*	4,099.20		
5/22/26		11149907	202605	320-53800-45915	MAY FRONT DESK	*	2,786.98		
5/22/26		11149907	202605	320-53800-45506	MAY JANITORIAL	*	1,778.53		
5/22/26		11149907	202605	320-53800-46000	MAY SUPVSR BUILDING MAINT	*	3,042.48		
5/22/26		11149907	202605	320-53800-45917	MAY BUILDING MAINT	*	2,206.10		
FIRST SERVICE RESIDENTIAL								18,233.29	005543
5/28/26	00213	5/21/26	94966	202605 320-53800-46100	MAY LAKE MAINTENANCE	*	1,335.00		
FUTURE HORIZONS, INC								1,335.00	005544

ABER ABERDEEN TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/28/26	00301	5/19/26 79916	202605 320-57200-46000	MAGNALOCK FACE MOUNT DUAL	*	1,091.00		
		5/19/26 79994	202605 320-57200-46000	ACCESS CONTROL SYSTEM	*	261.25		
		5/21/26 442332	202605 320-57200-46000	GYM-PANDUIT & MATERIALS	*	335.00		
							1,687.25	005545

5/28/26	00319	4/29/26 828638	202603 320-57200-46000	MAR CONTROLLER GEN RPR	*	1,801.00		
							1,801.00	005546

						TOTAL FOR BANK A	103,997.06	
						TOTAL FOR REGISTER	103,997.06	

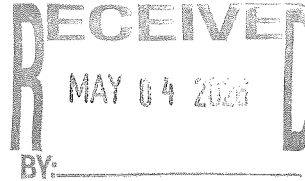
ABER ABERDEEN TLEE

HVAC REPAIR INVOICE

AMOUNT DUE: \$808.42

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

May 4, 2026



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

Date of service: May 4, 2026

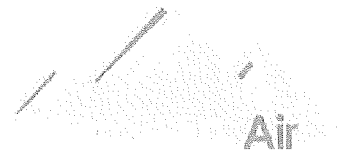
Service performed:	May 4, 2026 Quarterly Maintenance	\$	375.00
	Filter Stock May '26, August '26, November '26, February '27	\$	433.42
	(20) 16 x 20 x 2		
	(16) 16 x 25 x 2		
	(8) 20 x 20 x 2		
	TOTAL DUE	\$	808.42

filters are stored at Amenity Center

Total due: \$808.42

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

SERVICE ■ INSTALLATION ■ CONTROLS



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

QUARTERLY HVAC PREVENTATIVE MAINTENANCE

May 4, 2026

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

AMOUNT DUE: \$808.42

\$375.00 quarterly maintenance
 \$433.42 annual filter stock

Date of service: May 4, 2026

Maintenance service includes:

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

UNIT 1 (OLD GYM)

UNIT 2 (CLUBHOUSE)

AIR HANDLER	MAKE	Daikin	AIR HANDLER	MAKE	Daikin
	MODEL	DAR0904AB		MODEL	DAR0904AB
	SERIAL	1706492805		SERIAL	1701364922
CONDENSOR	MAKE	Daiken	CONDENSOR	MAKE	Daiken
	MODEL	DX11SA0903AB		MODEL	DX118A0903AB
	SERIAL	1711581896		SERIAL	1609162909
FILTER SIZE		(2) 16x20x2 and (2) 16x25x2	FILTER SIZE		(2) 16x25x2 and (2) 16x20x2
BELT	Jan 26	(1) A39	BELT	Jan 26	(2) A43

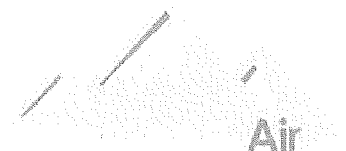
UNIT 3 (OFFICE)

UNIT 4 (NEW GYM)

AIR HANDLER	MAKE	Bryant	CONDENSOR	MAKE	AAON
	MODEL	FX4DNF019		MODEL	CFA013BA8DJ00K
	SERIAL	0722F45538		SERIAL	202010CNCK08659
CONDENSOR	MAKE	Bryant	AIR HANDLER	MAKE	AAON
	MODEL	215BNA018A		MODEL	H3CRB80162C278
	SERIAL	0522E03264		SERIAL	202010CJEC06278
FILTER SIZE		Washable filter	FILTER SIZE		(2) 20x20x2 (1) 16x20x2
BELT		N/A	BELT		N/A

Filter stock for August, November and February maintenances have been left on site.

SERVICE ■ INSTALLATION ■ CONTROLS



Customer Signature / Date

CAC1821470

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

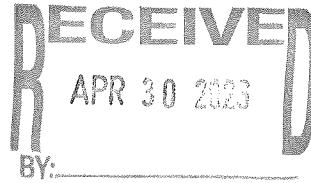
Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/14/2026	23

Bill To
Aberdeen CDD c/o GMS, LLC



Terms	Due Date
Net 30	5/14/2026

Description	Amount
Amortization Schedule Series 2018 5-1-26 Prepay \$5,000	100.00
<div style="border: 1px solid black; height: 80px; width: 100%;"></div>	

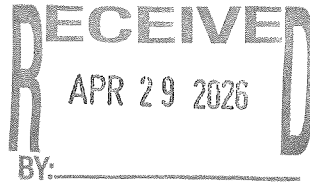
Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



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



INVOICE

Invoice Number 11142951
 Invoice Date 4/24/2026
 Terms 15 ePay ACH BP
 Period Start 4/4/2026
 Period End 4/17/2026
 Customer 100-0SNC
 Account # PAY-0SNC
Total Amount Due: \$13,496.06

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$43.47	\$3,999.20
General Manager, Property Oper	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00
Subtotal					\$4,099.20
Staff, Front Desk	25.00%	Moxley, Ashley	0.23 OT	\$31.52	\$9.06
Staff, Front Desk	25.00%	Moxley, Ashley	74.50 REG	\$21.00	\$1,955.63
Staff, Front Desk	25.00%	Orozco, Hailey	19.07 REG	\$16.50	\$393.32
Subtotal					\$2,358.01
Staff, Janitorial	25.00%	Oliver, Jason E	0.22 OT	\$26.79	\$7.37
Staff, Janitorial	25.00%	Oliver, Jason E	80.00 REG	\$17.86	\$1,785.90
Subtotal					\$1,793.27
Supervisor, Building Maint	25.00%	Parker, Jay	63.42 REG	\$30.11	\$2,387.22
Supervisor, Building Maint	25.00%	Parker, Jay	16.00 VACATION	\$30.11	\$602.26
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
Subtotal					\$3,039.48
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$22.06	\$2,206.10
Subtotal					\$2,206.10

INVOICE



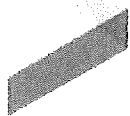
RESIDENTIAL

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

Invoice Number 11142951
 Invoice Date 4/24/2026
 Terms 15 ePay ACH BP
 Period Start 4/4/2026
 Period End 4/17/2026
 Customer 100-0SNC
 Account # PAY-0SNC
Total Amount Due: \$13,496.06

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	320.53800	45918			
Staff, Building Maint	320.53800	45917			
Staff, Front Desk	320.53800	45915			
Staff, Janitorial	320.53800	45506			
Supervisor, Building Maint	320.53800	46000			
				Subtotal	\$13,496.06
				Tax	\$0.00
				Total	\$13,496.06
			\$4,099.20		
			\$2,206.10		
			\$2,358.01		
			\$1,793.27		
			\$3,039.48		

CS



FirstService
RESIDENTIAL

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

INVOICE

Invoice Number 11147345
Invoice Date 5/1/2026
Terms 15 ePay ACH BP
Service Period 5/1/2026
Customer 100-0SNC

Invoice Type MGFE
Account # MGF-0SNC
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**

RECEIVED
MAY 05 2026
BY: _____

*Mag. Fee
320.53800.48912
AS*

USA TODAY CO.



ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	INV DATE 04/30/26
INVOICE # 0007688816	INVOICE PERIOD Apr 1- Apr 30, 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: MAY 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.
---	---

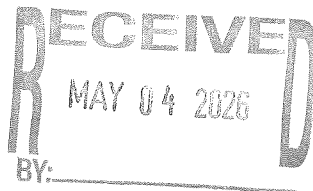
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com FEDERAL ID 47-2390983

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
4/1/26	Balance Forward	\$205.28
4/16/26	PAYMENT - THANK YOU	-\$205.28

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/20/26	12179116	SAG St Augustine Record	April 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 0007688816		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/						

00007641380000000000000076888160000700067171

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 04/20/2026
SAG staugustine.com 04/20/2026

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 04/20/2026

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: 12179116 # of Copies: 1
Customer No: 764138
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, April 28, 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





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

Invoice	
Date 05/01/2026	Number JAK05260043
Due Date 05/31/2026	Cust # 126102
Invoice Amount \$ 1,632.00	Amount Remitted

Sold To:
 ABERDEEN COMMUNITY DEVELOPMENT

For:
 ABERDEEN COMMUNITY DEVELOPMENT

475 WEST TOWER PLACE
 STE 114
 ST AUGUSTINE FL 32092

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

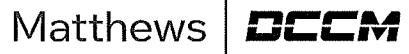


Sold To:
 ABERDEEN COMMUNITY DEVELOPMENT
 475 WEST TOWER PLACE
 STE 114
 ST AUGUSTINE FL 32092

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
JAK05260043	05/01/2026	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	05/31/2026
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR MAY				1632.00	1632.00
 Contract 320.5380045927 BY: _____ JS						
Pay On-Line: https://linktr.ee/janikingjax					Amount of Sale	\$ 1,632.00
Make All Checks Payable To: JANI-KING OF JACKSONVILLE					Sales Tax	\$ 0.00
					Total	\$ 1,632.00

Project Manager Michael Williams

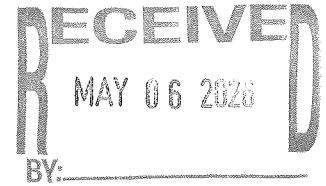


Engineering - Architecture - Planning - Surveying

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

May 06, 2026
Invoice # 195063

Project 0000021848.0000 23254.00 - Aberdeen CDD



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

- 2018 Requisition Coordination
- Meeting Minutes Review
- Agenda Review and Filing

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

Professional Services through April 30, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Vice President	.50	280.00	140.00	
Division Lead	3.25	275.00	893.75	
Inspector 2	6.00	180.00	1,080.00	
Project Coordinator 2	.25	100.00	25.00	
Total Labor				2,138.75
Reimbursable Expenses				
Mileage/Parking/Tolls			40.25	
Total Reimbursables			40.25	40.25
			Total Due:	2,179.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	2,138.75	24,712.50	26,851.25
Expense	40.25	411.46	451.71
Unit	0.00	2.13	2.13
Totals	2,179.00	25,126.09	27,305.09



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

Invoice

Date
Invoice#

5/1/2026
131295634975

Terms	Net 20
Due Date	5/21/2026
PO #	

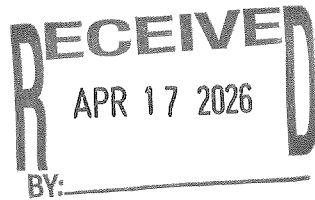
Bill To
GMS LLC Aberdeen CDD 475 West Town Place Suite 114 St. Augustine FL 32092

Ship To
Aberdeen CCD 110 Flowers of Scotland Jacksonville FL 32259

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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](#)





INVOICE

Date	Invoice#
Apr 30,2026	828432

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	May 30,2026	

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

RECEIVED
 APR 29 2026
 BY: _____

*Contract
 320.53900.46200
 LB*

For billing questions contact Colleen Ryan Tel: 904-778-1030
 For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

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

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3.35% processing fee to cover incurred charges.



Aqua Creek Products
 9889 Garrymore Lane
 Missoula, MT, 59808
 Phone: 406-549-0769
 Web: www.aquacreekproducts.com

Proforma Invoice

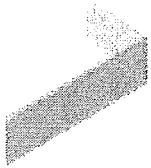
Order No.:	081143
Order Date:	5/11/2026
Delivery Date:	5/11/2026
Customer ID:	C10694
Currency:	USD
Parent Cust ID:	C02713

BILL TO:		SHIP TO:				
Aberdeen Amenity Center 110 Flower of Scotland Ave Saint Johns FL 32259 United States		Aberdeen Amenity Center 904-217-0925 110 Flower of Scotland Ave Saint Johns FL 32259 United States				
CUSTOMER P.O. NO.	TERMS	CONTACT				
	Prepay	Amanda St. Clair, astclair@aquacreek.com				
FOB POINT	SHIPPING TERMS	SHIP VIA				
Origin PP&Add	Standard	UPS Ground (Unl)				
NO.	ITEM	DESCRIPTION	QTY.	UOM	PRICE	EXTENDED PRICE
1	INV03419	F-494DAA - ACTUATOR KIT - 400MM - LINAK - SEALED HEAD (SCTXL SLE SLU) - 37x13x7 20# - (PARCEL)	2.00000	EA	1,198.00000	958.40

*Repair & Replacement
 320.57200.46000*

RECEIVED
 MAY 13 2026
 BY: _____

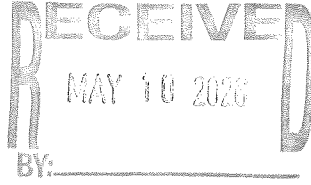
NOTE: year 3 actuator x2	Total Weight (LB):	40	Sales Total:	958.40
	Total Volume (FLOZ):	555.641856	Freight:	68.17
			Misc.:	0.00
			Tax Total:	0.00
			Less Payment:	0.00
			Total (USD):	1,026.57



FirstService

RESIDENTIAL

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

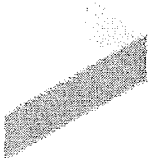


INVOICE

Invoice Number 11148730
Invoice Date 5/8/2026
Terms 15 ePay ACH BP
Period Start 4/18/2026
Period End 5/1/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,197.18

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	5.47 OT	\$31.50	\$215.38
Staff, Front Desk	25.00%	Moxley, Ashley	73.70 REG	\$21.00	\$1,934.64
Staff, Front Desk	25.00%	Orozco, Hailey	6.32 REG	\$16.50	\$130.35
				Subtotal	\$2,280.37
Staff, Janitorial	25.00%	Oliver, Jason E	8.00 PTO	\$17.86	\$178.59
Staff, Janitorial	25.00%	Oliver, Jason E	70.32 REG	\$17.86	\$1,569.80
				Subtotal	\$1,748.39
Supervisor, Building Maint	25.00%	Parker, Jay	70.72 REG	\$30.11	\$2,661.99
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 VACATION	\$30.11	\$301.13
				Subtotal	\$2,963.12
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$22.06	\$2,206.10
				Subtotal	\$2,206.10
				Subtotal	\$13,197.18
				Tax	\$0.00
				Total	\$13,197.18



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11148730
Invoice Date 5/8/2026
Terms 15 ePay ACH BP
Period Start 4/18/2026
Period End 5/1/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,197.18

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper					\$3,999.20
Staff, Building Maint					\$2,206.10
Staff, Front Desk					\$2,280.37
Staff, Janitorial					\$1,748.39
Supervisor, Building Maint					\$2,963.12

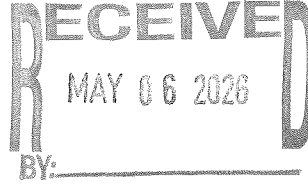
WS

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

Invoice

Invoice #: 736
 Invoice Date: 5/1/26
 Due Date: 5/1/26
 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 - May 2026		5,190.67	5,190.67
Information Technology - May 2026		177.00	177.00
Dissemination Agent Services - May 2026		766.83	766.83
Office Supplies		1.29	1.29
Postage		31.82	31.82
Copies		32.10	32.10
Telephone		19.86	19.86
Total			\$6,219.57
Payments/Credits			\$0.00
Balance Due			\$6,219.57



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 442072
 Invoice Date: 05/01/2026
 Completed: 05/03/2026
 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
<i>10696117-AC - Access Control System - Aberdeen CDD - Gym - 96 BUSH PL, Saint Johns, FL</i>			
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
Add-on Access 1	1.00	\$10.00	10.00
<i>10696117-CCTV - CCTV Cloud - Aberdeen CDD - Gym - 96 BUSH PL, Saint Johns, FL</i>			
Hi-Tech Commercial Video 16	1.00	\$60.00	60.00
Add-on AI Deterrence	1.00	\$52.00	52.00
HT OVRC Net Pro	1.00	\$25.00	25.00
<i>2-14151-ACC-1 - Access Control System - Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, FL</i>			
HT Comm Access 4	1.00	\$50.00	50.00
Add-on Access 1	1.00	\$20.00	20.00
<i>2-14151-CCTV-1 - CCTV System - Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave . Saint Johns, FL</i>			
HT OVRC Net Pro	1.00	\$25.00	25.00
Hi-Tech Commercial Video 16	1.00	\$60.00	60.00
Add-on AI Deterrence	1.00	\$64.00	64.00
<i>ASE0-0651 - Security System - Aberdeen CDD - Gym - 96 BUSH PL, Saint Johns, FL</i>			
Hi-Tech Commercial Interactive Plus	1.00	\$59.99	59.99
<i>CHK7065 - CCTV System - Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, FL</i>			
HT CHEKT Custom Site	1.00	\$200.00	200.00
HT CHEKT Exterior Secured Camera	1.00	\$250.00	250.00
Sales Tax			0.00

RECEIVED
 MAY 10 2026
 BY: _____

Contract 320.53800.45400
ES

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



**Turner
Pest Control**
turnerpest.com

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

Service Slip/Invoice

INVOICE:	622224926
DATE:	05/11/2026
ORDER:	622224926

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
MAY 12 2026
BY: _____

Work Date	Time	Target Pest	Technician	Time In
05/11/2026	11:29 AM			11:29 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/11/2026	121:05	12:00 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

TECHNICIAN SIGNATURE

Jay
CUSTOMER SIGNATURE

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

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



Turner Pest Control

turnerpest.com

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

Service Slip/Invoice

INVOICE: 622226648
DATE: 05/11/2026
ORDER: 622226648

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

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

RECEIVED
MAY 12 2026
BY: _____

Work Date	Time	Target Pest	Technician	Time In
05/11/2026	11:29 AM	ANTS, FIRE ANT, ROA		11:29 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/11/2026		11:59 AM

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

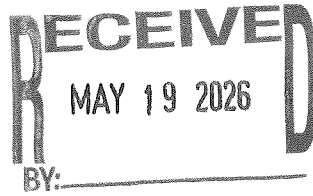
TECHNICIAN SIGNATURE

Jay
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



INVOICE

Invoice Number 11141963
 Invoice Date 4/17/2026
 Terms 15 ePay ACH BP
 Period Begin 4/1/2026
 Customer 100-0SNC
 Account # MED-0SNC
Total Amount Due: \$4,320.00

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

Medical Insurance

Date	Position	Employee	Amount
4/1/2026	Property Manager	Trivelpiece, Katherine	\$864.00
		Subtotal	\$864.00
4/1/2026	Front Desk	Moxley, Ashley	\$864.00
		Subtotal	\$864.00
4/1/2026	Janitor	Oliver, Jason E	\$864.00
		Subtotal	\$864.00
4/1/2026	Maintenance Crew	Newman, Joshua D	\$864.00
		Subtotal	\$864.00
4/1/2026	Maintenance Supervisor	Parker, Jay	\$864.00
		Subtotal	\$864.00
			Subtotal \$4,320.00
			Tax \$0.00
			Total \$4,320.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

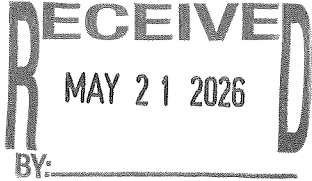
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 30, 2022

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157



Reference: Invoice No. 3137083
Client Matter No. 223-2

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

Invoice No. 3137083
223-2

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

08/10/22	W. Haber	Review initial agenda for August meeting
08/22/22	W. Haber	Prepare for Board meeting
08/23/22	W. Haber	Prepare for and participate in Board meeting
09/13/22	W. Haber	Review draft agenda for September meeting
09/26/22	W. Haber	Prepare for Board meeting
09/27/22	W. Haber	Prepare for and participate in Board meeting
10/24/22	W. Haber	Prepare for Board meeting
10/25/22	W. Haber	Prepare for and participate in Board meeting

KUTAK ROCK LLP

Aberdeen CDD

November 30, 2022

Client Matter No. 223-2

Invoice No. 3137083

Page 2

TOTAL FOR SERVICES RENDERED		\$4,500.00
Less adjustment for overbilling on Invoice #3105990		<u>(-356.00)</u>
SUBTOTAL		\$4,144.00
DISBURSEMENTS		
Meals	22.05	
Travel Expenses	354.90	
TOTAL DISBURSEMENTS		<u>376.95</u>
TOTAL CURRENT AMOUNT DUE		<u>\$4,520.95</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

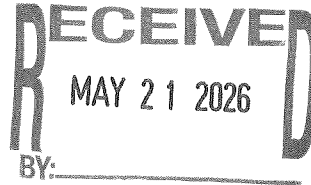
January 8, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3338739

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. 3338739
223-2

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

11/22/23	W. Haber	Review agenda package
11/27/23	W. Haber	Prepare for Board meeting
11/28/23	W. Haber	Prepare for and participate in Board meeting

TOTAL FOR SERVICES RENDERED \$1,500.00

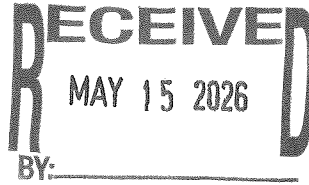
TOTAL CURRENT AMOUNT DUE \$1,500.00

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

Invoice

Invoice #: 96
Invoice Date: 4/30/2026
Due Date: 4/30/2026
Case:
P.O. Number:

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



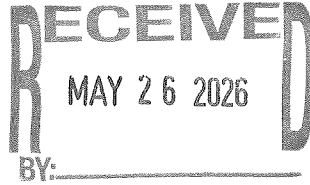
Description	Hours/Qty	Rate	Amount
Lifeguard Services - April 2026	148.23	23.00	3,409.29
<i>Alison Mossing</i> 5-13-26			
Total			\$3,409.29
Payments/Credits			\$0.00
Balance Due			\$3,409.29

ABERDEEN CDD
RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
148.23	Lifeguard Services for Aberdeen Covers April 2026	\$ 23.00	\$ 3,409.29
	GL # 001.320.53800.45913		
	TOTAL DUE:		<u>\$ 3,409.29</u>

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARD BILLABLE HOURS APRIL 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/4/26	6.63	R.C.	Lifeguarding
4/4/26	6.78	D.G.	Lifeguarding
4/4/26	6.78	L.M.	Lifeguarding
4/11/26	2.93	R.C.	Lifeguarding
4/11/26	4.33	D.G.	Lifeguarding
4/11/26	4.32	K.H.	Lifeguarding
4/11/26	4.25	O.H.	Lifeguarding
4/11/26	6.77	L.M.	Lifeguarding
4/12/26	6.82	D.G.	Lifeguarding
4/12/26	6.62	O.H.	Lifeguarding
4/12/26	6.73	L.M.	Lifeguarding
4/18/26	6.7	K.B.	Lifeguarding
4/18/26	4.32	D.G.	Lifeguarding
4/18/26	4.52	K.H.	Lifeguarding
4/18/26	6.77	L.M.	Lifeguarding
4/19/26	4.38	D.G.	Lifeguarding
4/19/26	4.47	K.H.	Lifeguarding
4/19/26	6.72	O.H.	Lifeguarding
4/19/26	6.82	L.M.	Lifeguarding
4/25/26	2.62	C.R.	Lifeguarding
4/25/26	4.47	D.G.	Lifeguarding
4/25/26	6.83	K.H.	Lifeguarding
4/25/26	6.85	L.M.	Lifeguarding
4/26/26	1.85	C.R.	Lifeguarding
4/26/26	4.47	K.H.	Lifeguarding
4/26/26	6.73	O.H.	Lifeguarding
4/26/26	6.75	L.M.	Lifeguarding
TOTAL	<u>148.23</u>		



INVOICE

Invoice Number 11150880
 Invoice Date 5/21/2026
 Terms 15 ePay ACH BP
 Period Begin 5/1/2026
 Customer 100-0SNC
 Account # MED-0SNC
Total Amount Due: \$4,320.00

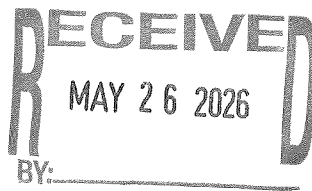
Aberdeen Community Development District
 110 Flower of Scotland Avenue
 Saint Johns, FL 32259
 kate.trivelpiece@fsresidential.com;

Medical Insurance

Date	Position	Employee	Amount
5/1/2026	Property Manager <i>320.53800.45918</i>	Trivelpiece, Katherine	\$864.00
		Subtotal	\$864.00
5/1/2026	Front Desk <i>320.53800.45915</i>	Moxley, Ashley	\$864.00
		Subtotal	\$864.00
5/1/2026	Janitor <i>-320.53800.45506</i>	Oliver, Jason E	\$864.00
		Subtotal	\$864.00
5/1/2026	Maintenance Crew <i>320.53800.45912</i>	Newman, Joshua D	\$864.00
		Subtotal	\$864.00
5/1/2026	Maintenance Supervisor <i>320.53800.46000</i>	Parker, Jay	\$864.00
		Subtotal	\$864.00
			Subtotal \$4,320.00
			Tax \$0.00
			Total \$4,320.00



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



INVOICE

Invoice Number 11149907
 Invoice Date 5/22/2026
 Terms 15 ePay ACH BP
 Period Start 5/2/2026
 Period End 5/15/2026
 Customer 100-0SNC
 Account # PAY-0SNC
Total Amount Due: \$13,913.29

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$43.47	\$3,999.20
General Manager, Property Oper	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00
Subtotal					\$4,099.20
Staff, Front Desk	25.00%	Moxley, Ashley	10.00 PTO	\$21.00	\$262.50
Staff, Front Desk	25.00%	Moxley, Ashley	67.90 REG	\$21.00	\$1,782.38
Staff, Front Desk	25.00%	Orozco, Hailey	35.98 REG	\$16.50	\$742.10
Subtotal					\$2,786.98
Staff, Janitorial	25.00%	Oliver, Jason E	79.67 REG	\$17.86	\$1,778.53
Subtotal					\$1,778.53
Supervisor, Building Maint	25.00%	Parker, Jay	79.50 REG	\$30.11	\$2,992.48
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
Subtotal					\$3,042.48
Staff, Building Maint	25.00%	Newman, Joshua D	78.00 REG	\$22.06	\$2,150.95
Staff, Building Maint	25.00%	Newman, Joshua D	2.00 VACATION	\$22.06	\$55.15
Subtotal					\$2,206.10
Subtotal					\$13,913.29

INVOICE

FirstService

RESIDENTIAL

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

Invoice Number 11149907
 Invoice Date 5/22/2026
 Terms 15 ePay ACH BP
 Period Start 5/2/2026
 Period End 5/15/2026
 Customer 100-0SNC
 Account # PAY-0SNC
Total Amount Due: \$13,913.29

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Tax	\$0.00
				Total	\$13,913.29
General Manager, Property Oper	320.58800	45912			\$4,099.20
Staff, Building Maint	320.53800	45911			\$2,206.10
Staff, Front Desk	320.53800	45915			\$2,786.98
Staff, Janitorial	320.53800	45506			\$1,778.53
Supervisor, Building Maint	320.53800	45917 46000			\$3,042.48

Handwritten signature

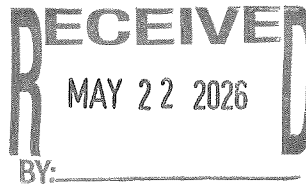
Future Horizons, Inc

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

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

INVOICE

Invoice Number: 94966
 Invoice Date: May 21, 2026
 Page: 1



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

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

Customer ID	Customer PO	Payment Terms	
Aberdeen01	Per Quote	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Willoughby01	Hand Deliver	5/18/26	6/20/26

Quantity	Item	Description	Unit Price	Amount
1.00	KM-120HC	Teich-Air Comp, Pressure, 1/2hp 230v	992.00	992.00
4.00	771021	Vibration mount, rubber feet for compressor, double stud	7.37	29.48
1.00	771018	Air filter element, replacement for 771017 (KM-200)	13.52	13.52
1.00	Aerator Service	Repair of the Diffused Air System in pond 3A When we arrived on site the compressor would run but with a large amount of noise and had multiple isolator mounts broken. The noise was due to failing motor bearings which cannot be replaced; therefore, we are quoting a replacement compressor. The new compressor comes with a 2-year warranty all other parts come with a 1-year warranty.	300.00	300.00
Subtotal				1,335.00
Sales Tax				
Freight				
Total Invoice Amount				1,335.00
Payment/Credit Applied				
TOTAL				1,335.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 79916
Invoice Date: 05/19/2026
Completed: 05/19/2026
Terms: Due On Receipt
Bid#:
Service Ticket: 79916
 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>2-14151-ACC-1 - Access Control System - Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, Fl</i>			
M32 Magnalock Face Mount Dual Voltage	1.00	\$516.00	516.00
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	4.00	\$95.00	380.00
Conduit	1.00	\$100.00	100.00
Sales Tax			0.00

RECEIVED
 MAY 26 2026
 BY: _____

*R.M.
 320.57260.46000
 KD*

Tech Resolution Note:

Replaced broken conduit and mag lock to repair gate functionality.

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

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

Total	\$1,091.00
Payments	\$0.00
Balance Due	\$1,091.00



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 79994
Invoice Date: 05/19/2026
Completed: 05/19/2026
Terms: Due On Receipt
Bid#:
Service Ticket: 79994
 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
10096117-AC - Access Control System - Aberdeen CDD - Gym - 96 BUSH PL., Saint Johns. FL			
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	1.75	\$95.00	166.25
Sales Tax			0.00

RECEIVED
 MAY 26 2026
 BY: _____
 R:R
 320.57200.46000
 [Signature]

Tech Resolution Note:
 Crashbar not getting power upon swipe. Cannot locate splice point in wall that may be the issue. Will need to make cuts or do exploratory work to resolve.

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	\$261.25
Payments	\$0.00
Balance Due	\$261.25



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 442332
 Invoice Date: 05/21/2026
 Completed: 05/21/2026
 Terms: Due On Receipt
 Bid#: 0
 Job: 10488-1
 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>Aberdeen CDD - Gym - 96 BUSH PL, Saint Johns, FL</i>			
Panduit and materials	1.00	\$50.00	50.00
Installation	3.00	\$95.00	285.00
Sales Tax			0.00

RECEIVED
 MAY 22 2026
 BY: _____

*R.M.
 320.572.46000
 RS*

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	\$335.00
Payments	\$0.00
Balance Due	\$335.00



INVOICE

Date	Invoice#
Apr 29,2026	828638

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	May 29,2026	4864773

Description	Price	Total
March General Repairs Controller 1 (11) Clogged / Broken MP rotor nozzle. Zone 8 Controller 2 (2) Dripline repair (rodent damage, break, damaged emittre) - Zone 1,25 Controller 3 (3) Clogged/Broken MP rotor nozzle. - Zone 3 Controller 5 (1) Replace controller - Zone 5 Controller 6 (2) Replace 24 VAC solenoid (Rainbird) Zone 4.6 Controller 9 (14) No response from the valve diagnose only. Zones 10,11,12,13,14,15,16,17,18,19,20,21,22,23,24 (1) Locate and trouble shoot the valve. Zone 9	\$1,801.00	\$1,801.00

Duplicate?
 R₁, R
 320.572.46000

RECEIVED

MAY 22 2026

BY: _____

For billing questions contact Colleen Ryan Tel: 904-778-1030
 For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Subtotal:	\$1,801.00
Sales Tax:	\$0.00
Amount Due:	\$1,801.00

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3.35% processing fee to cover incurred charges.

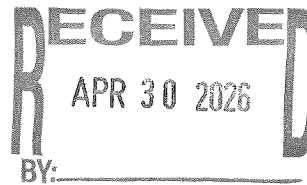
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/08/26	00199	4/29/26 80863	202604 600-53800-60100	CONCRETE LIFT/FOUNDATION	*	2,434.13	
				ALPHA FOUNDATION SPECIALISTS LLC			2,434.13 000188
5/22/26	00192	5/13/26 22822	202605 600-53800-60100	TIME CLOCK BKTBALL LIGHTS	*	3,815.00	
		5/20/26 22806	202605 600-53800-60100	PUT TIMERS ON LIGHTS	*	501.25	
				LIN'S ELECTRIC INC			4,316.25 000189
TOTAL FOR BANK B						6,750.38	
TOTAL FOR REGISTER						6,750.38	

ABER ABERDEEN TLEE



ZZ_Alpha_CFI_Brad ZZ_Alpha_CFI_Richardson
Alpha Foundation Specialists, LLC
 55 Industrial Loop N
 Orange Park, FL 32073
 Phone : 9048726198
 CTZ : Eastern standard time

Invoice Date: **4/29/2026**
 Job Number: **80863**
 Submitted To: **Jay Parker**
 Address: **110 Flower Of Scotland Avenue Fruit Cove , FL 32259**
 Job Location: **110 Flower Of Scotland Avenue Fruit Cove, FL 32259**
 Phone: **9043037366**



Product	QTY	Amount
Commercial		\$1,908.40
SettleStop PolyRenewal	130	
NonInstallable Services		\$525.73
1 Year Annual Service Plan	1	
Utilities Protection	1	

SubTotal	\$2,434.13
Deposit Paid	\$0.00
Total Of Partial Payments	\$0.00
Final Payments	\$0.00
Adjustments	\$0.00
Balance Due	\$2,434.13

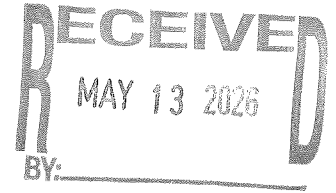


INVOICE

Invoice Date: 05/13/2026

Invoice # 22822

Total Due **\$3815.00**



Bill To:
Aberdeen CDD

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

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

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

Service Date

Description	Qty	Amount	Total
Services			
Estimate Labor Labor and Material for the following:	1.00	3815.00	\$3815.00
1) Install one (1) 240 volt mechanical time clock inside by existing time clock to control basket ball court lights. 2) Run separate circuit out to basketball court lights using existing conduit as much as possible.			
	Sub Total	Services	\$3815.00
Total for Service Date			\$3815.00

Service Date 5/5/2026

Description	Qty	Amount	Total
Services			
Estimate Labor Helped pull new 220 circuit for basketball court lights. Helped take the basketball court lights off the lighting for the walkway lights. Put the basketball court light on new feeds that were ran.	1.75	0.00	\$0.00

Estimate Labor Arrived on site to install a new time clock located in the mechanical room of the club house and to run a new 220 volt circuit out to the basketball court lights. 4.75 0.00 \$0.00

We began by installing the time clock right above the 2 other time clocks located in the mechanical room. We found a 20 amp 2 pole in the panel that was already empty and attached our wire between the breaker and the time clock. We than ran wire down through the existing conduit to the first pole light. We ran between the first pole to the second pole to the third, fourth, and fifth.

Once the wire was in each pole, we connected our wires together. Between the third, fourth, and fifth pole however, we separated our two lights. One set of lights, which were for the basketball court, were separated and attached to the new circuit we had just pulled through. We left the parking lot lights on the existing circuit previously in the pipe. Upon arrival today, one of the corn cob lights had burnt out. May need to return to swap some wires around in a pole once new corn cob light is installed.

We did verify that the parking lot lights and basketball court lights are separated. We then verified that the time clock was set at the current time and that the time clock will turn on at 6 pm and off at 10 pm. The clients will watch later tonight to verify the time clock is working properly with the lights.

Sub Total	Services	\$0.00
Total for Service Date		5/5/2026 \$0.00
Total Due		\$3815.00

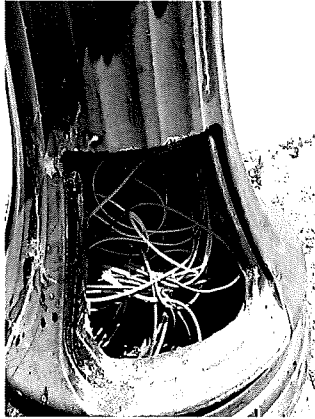
Payments

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

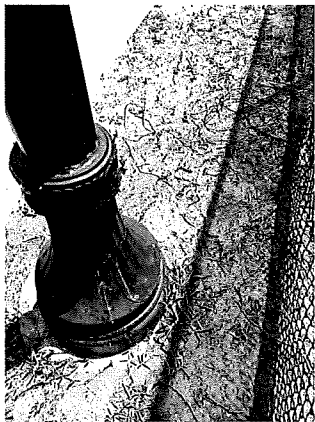
05/05/26 14:01:31



05/05/26 14:07:55



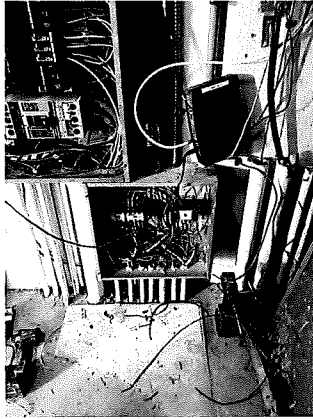
05/05/26 14:07:56



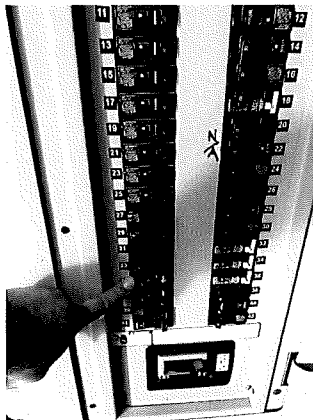
05/05/26 14:07:58



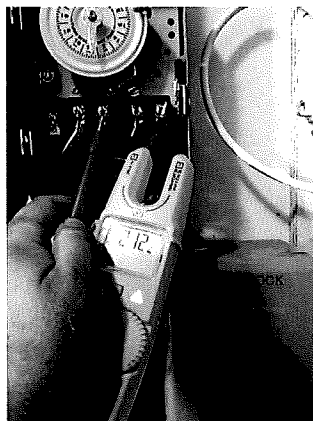
05/05/26 14:09:06



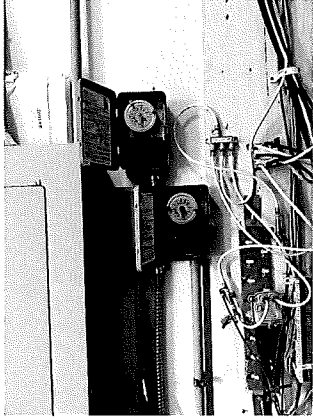
05/05/26 14:09:08



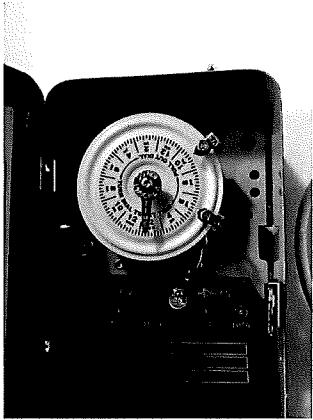
05/05/26 14:10:20



05/05/26 14:10:21



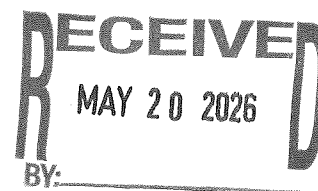
05/05/26 14:10:22



Total Due \$3815.00



INVOICE



Invoice Date: 05/20/2026

Invoice # 22806

Total Due **\$501.25**

Bill To:
Aberdeen CDD

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

3862378444
okuzmuk@gmsnf.com tpolvere@gmsnf.com
Jay.Parker@fsresidential.com

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

Service Date **4/29/2026**

Description	Qty	Amount	Total
Services			
Labor Rates Put timers on all lights around basketball courts. Not sure of count. They would like them set to turn off at 10 PM due to kids showing up and police having to arrive.	2.75	155.00	\$426.25
<p>Work Performed Arrived on site to make the basketball court lights turn off at 10 pm. Need to install a time clock.</p> <p>We began by verifying power to the lights were proper. Once we did, we attempted to verify if the basketball lights were separate from the parking lot lights. Unfortunately, the parking lot lights and the basketball court lights are on the same circuit. This means they are also on the same time clock.</p> <p>Once we discovered this piece of information, we made sure the pipe in between each pole were clear to pull new wire. We found that all the pipes gave way to a degree, however one did not want to give to much. This concludes the work for today and the information will be sent for a quote.</p> <p>Estimate #10375 provided</p>			
	Sub Total	Services	\$426.25
Equipment			
16 Foot Ladder - per day	1.00	75.00	\$75.00
	Sub Total	Equipment	\$75.00
Total for Service Date		4/29/2026	\$501.25
		Total Due	\$501.25

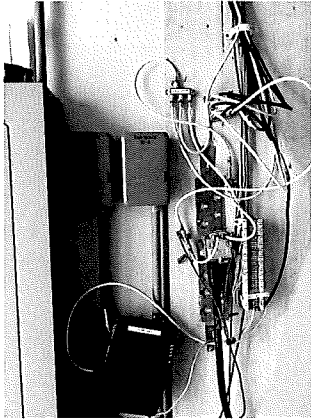
Payments

Total Payments \$0.00

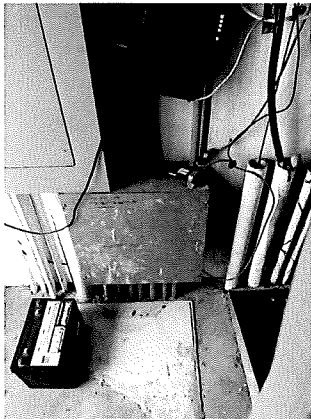
04/29/26 14:16:56



04/29/26 14:16:57



04/29/26 14:16:57



04/29/26 14:22:00



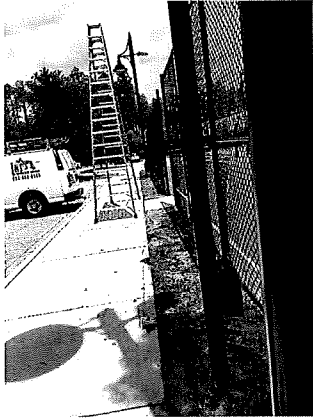
04/29/26 14:22:01



04/29/26 14:22:02



04/29/26 14:22:03



04/29/26 14:24:18



04/29/26 14:24:19



EC 13007419

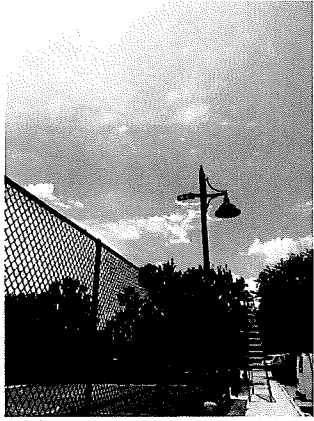
www.LinsElectric.com

email: info@linselectric.com

Phone: (904) 868-6586

7820 Pritchard Road Jacksonville, FL 32219

04/29/26 14:24:20



04/29/26 14:24:21



04/29/26 14:24:21



Total Due \$501.25