

Aberdeen

Community Development District

September 22, 2026

AGENDA

Aberdeen Community Development District

475 West Town Place
Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

September 15, 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, September 22, 2026 at 4:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*
- III. Consideration of Updated Current Collectives Agreement
(under separate cover)
- IV. Discussion of Easement Encroachment
 - A. 140 Flower of Scotland
 - B. 144 Flower of Scotland
 - C. 160 Flower of Scotland
 - D. 164 Flower of Scotland
- V. Ratification of Basketball Court Resurfacing Agreement with Tennis Holdings Acquisition
- VI. Consideration of Monument Sign Proposals
 - A. KCJ Painting
 - B. Royal Foam
- VII. Staff Reports

- A. Attorney
- B. Engineer
- C. Manager
- D. Operation Manager
- E. Amenity Center Manager
 - 1. Report

2. Consideration of Holiday Lighting Proposal from M&G

VIII. Supervisor's Request and Public Comments

IX. Approval of Consent Agenda

- A. Approval of the Minutes of the August 25, 2026 Meeting
 - B. Balance Sheet as of August 31, 2026 and Statement of Revenues and Expenses for the Period Ending August 31, 2026
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- X. Next Scheduled Meeting – October 27, 2026 @ 4:00 p.m. @ Aberdeen Amenity Center

XI. Adjournment

Board Oversight

Landscape Maintenance: *Supervisor Fogel*

Amenity Center: *Supervisor Egleston*

Security: *Supervisor Marmo*

Pond Maintenance: *Supervisor Perez*

Finance & Accounting: *Supervisor Clarke*

FOURTH ORDER OF BUSINESS

A.

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

August 3, 2026

FedEx and U.S. Mail

Christina Foreacre

140 Flower of Scotland Avenue

Saint Johns, Florida 32259

Re: Aberdeen Community Development District – Easement Encroachment Follow-Up

Dear Ms. Foreacre:

I serve as District Manager for the Aberdeen Community Development District (the “District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*. I am writing as a follow-up to my previous correspondence dated May 15, 2026, a copy of which is enclosed. As stated previously, a recent review shows that certain landscaping, fencing and/or other improvements on your lot encroach upon easement areas and are impeding the District’s ability to operate and maintain its stormwater improvements located adjacent to your property.

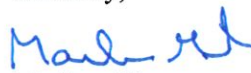
In the previous correspondence, it was requested that you take any necessary action to remove the fencing and/or other improvements within forty-five (45) days. It has come to the attention of the District that no action has been taken on your part regarding the fencing and/or improvements within the District easements on your property as of the date of mailing of this letter.

At the District’s July 28th, 2026 Board of Supervisors meeting, the Board provided direction to staff to extend the time permitted to remove the fencing and improvements from the District easement until the date of the of the Board’s next meeting, August 25, 2026 at 6:00 P.M. This issue will be placed on the agenda for the August meeting and the Board will discuss further steps to enforce its easement if the fencing in question has not been removed at that time including, but not limited to, removal of the fencing and recover of costs from you. If you would like to address the Board at the meeting regarding this issue you will be given an opportunity to do so.

Please take any necessary action to remove the fencing and/or other improvements prior to the next Board meeting and contact my office once this has been completed. Nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter.

If you have any questions, please contact me at mgiles@gmsnf.com¹ or 904.940-5850 x412. Thank you for your cooperation.

Sincerely,



Marilee Giles
District Manager

cc: Kyle Magee, District Counsel

¹ Note that any email correspondence to District Staff may constitute a public record.

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

May 15, 2026

FedEx and U.S. Mail

Christina Foreacre
140 Flower of Scotland Avenue
Saint Johns, Florida 32259

Re: Aberdeen Community Development District - Easement Encroachments

Dear Ms. Foreacre:

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As shown on the Plat for ABERDEEN (D.R. HORTON ~ PHASE 1) recorded in Map Book 60 Page 71 of the Official Records of St. Johns County, there is a portion of a 20' Drainage Easement ("Easement") located on the southern portion of your property. The District utilizes these easements throughout the community to access and maintain the ponds, drainage system, landscaping, or other improvements for the benefit of the community. Consequently, improvements that block access to the Easement, such as fences and other structures, are prohibited. The Homeowners Association is not permitted to grant residents the ability to erect fencing or other improvements within the Easement. Please note that the stormwater pond adjacent to your property is subject to a St. Johns River Water Management District Permit. Currently, all access to the stormwater pond is cut off due to fencing within the District's easements to the stormwater pond and the District is being prevented from providing maintenance to it.

Please take any necessary action to remove the fencing and/or other improvements within the next **45 days** and contact my office once this has been completed. It is possible that installing a gate that would allow the District access may also adequately address this issue. Please contact my office if you would like to discuss whether a gate is a possibility.

Please be advised that, if the improvements are not removed or other arrangements satisfactory to the District made, the District may elect to remove them and recover the costs of such removal from the homeowner. Moreover, nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. If you have any questions, please contact me at mgiles@gmsnf.com¹ or 904.940-5850 x412. Thank you for your cooperation.

Sincerely,



Marilee Giles, District Manager

cc: Kyle Magee, District Counsel

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MAP BOOK 60 PAGE 71
SHEET 14 OF 21 SHEETS



Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	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PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL. 32238 (904) 642-8530
CERTIFICATE OF AUTHORIZATION NO. LB 3624

B.

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

August 3, 2026

FedEx and U.S. Mail
John and Karen Duffy
144 Flower of Scotland Avenue
Saint Johns, Florida 32259

Re: Aberdeen Community Development District – Easement Encroachment Follow-Up

Dear Mr. and Mrs. Duffy:

I serve as District Manager for the Aberdeen Community Development District (the “District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*. I am writing as a follow-up to my previous correspondence dated May 15, 2026, a copy of which is enclosed. As stated previously, a recent review shows that certain landscaping, fencing and/or other improvements on your lot encroach upon easement areas and are impeding the District’s ability to operate and maintain its stormwater improvements located adjacent to your property.

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If you have any questions, please contact me at mgiles@gmsnf.com¹ or 904.940-5850 x412. Thank you for your cooperation.

Sincerely,


Marilee Giles,
District Manager

cc: Kyle Magee, District Counsel

¹ Note that any email correspondence to District Staff may constitute a public record.

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

May 15, 2026

FedEx and U.S. Mail
John and Karen Duffy
144 Flower of Scotland Avenue
Saint Johns, Florida 32259

Re: Aberdeen Community Development District - Easement Encroachments

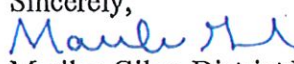
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As shown on the Plat for ABERDEEN (D.R. HORTON ~ PHASE 1) recorded in Map Book 60 Page 71 of the Official Records of St. Johns County, there is a portion of a 20' Drainage Easement ("Easement") located on the northern portion of your property. The District utilizes these easements throughout the community to access and maintain the ponds, drainage system, landscaping, or other improvements for the benefit of the community. Consequently, improvements that block access to the Easement, such as fences and other structures, are prohibited. The Homeowners Association is not permitted to grant residents the ability to erect fencing or other improvements within the Easement. Please note that the stormwater pond adjacent to your property is subject to a St. Johns River Water Management District Permit. Currently, all access to the stormwater pond is cut off due to fencing within the District's easements to the stormwater pond and the District is being prevented from providing maintenance to it.

Please take any necessary action to remove the fencing and/or other improvements within the next 45 days and contact my office once this has been completed. It is possible that installing a gate that would allow the District access may also adequately address this issue. Please contact my office if you would like to discuss whether a gate is a possibility.

Please be advised that, if the improvements are not removed or other arrangements satisfactory to the District made, the District may elect to remove them and recover the costs of such removal from the homeowner. Moreover, nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. If you have any questions, please contact me at mgiles@gmsnf.com¹ or 904.940-5850 x412. Thank you for your cooperation.

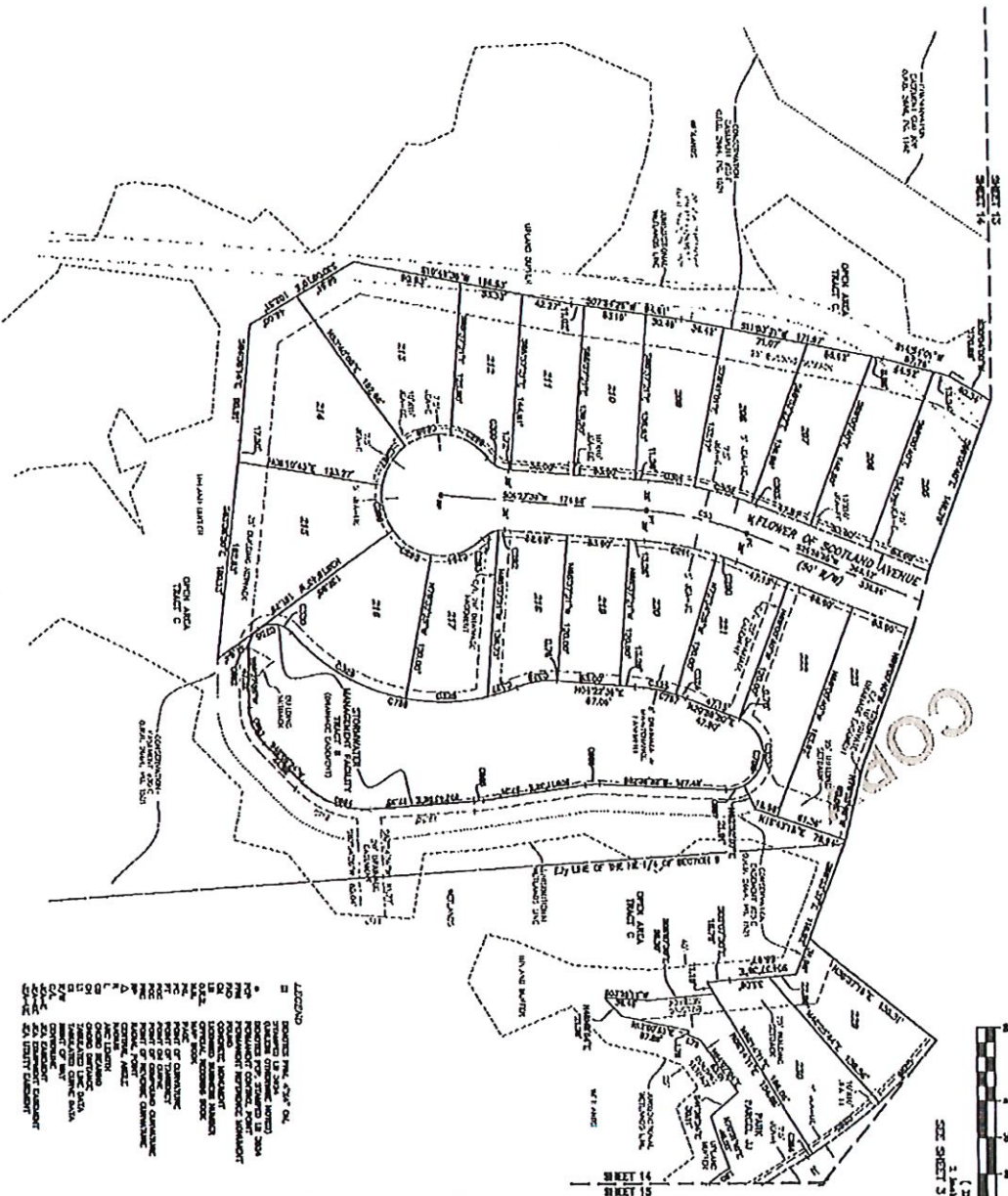
Sincerely,

Marilee Giles, District Manager

cc: Kyle Magee, District Counsel

¹ Note that any email correspondence to District Staff may constitute a public record.

ABERDEEN (D.R. HORTON ~ PHASE I)
A PORTION OF SECTIONS 3, 4, AND 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
ST. JOHNS COUNTY, FLORIDA

MAP BOOK 60 PAGE 71
SHEET 14 OF 21 SHEETS



- LEGEND
- 1. BOUNDARY LINE, 1/4" OR MORE
 - 2. BOUNDARY LINE, 1/8" OR MORE
 - 3. BOUNDARY LINE, 1/16" OR MORE
 - 4. BOUNDARY LINE, 1/32" OR MORE
 - 5. BOUNDARY LINE, 1/64" OR MORE
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C.

**Aberdeen Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092**

August 3, 2026

FedEx and U.S. Mail

**Julio Cabrera and Madelaine Ricardo
160 Flower of Scotland Avenue
Saint Johns, Florida 32259**

Re: Aberdeen Community Development District – Easement Encroachment Follow-Up

Dear Mr. Cabrera and Ms. Ricardo:

I serve as District Manager for the Aberdeen Community Development District (the “District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*. I am writing as a follow-up to my previous correspondence dated May 15, 2026, a copy of which is enclosed. As stated previously, a recent review shows that certain landscaping, fencing and/or other improvements on your lot encroach upon easement areas and are impeding the District’s ability to operate and maintain its stormwater improvements located adjacent to your property.

In the previous correspondence, it was requested that you take any necessary action to remove the fencing and/or other improvements within forty-five (45) days. It has come to the attention of the District that no action has been taken on your part regarding the fencing and/or improvements within the District easements on your property as of the date of mailing of this letter.

At the District’s July 28th, 2026 Board of Supervisors meeting, the Board provided direction to staff to extend the time permitted to remove the fencing and improvements from the District easement until the date of the of the Board’s next meeting, August 25, 2026 at 6:00 P.M. This issue will be placed on the agenda for the August meeting and the Board will discuss further steps to enforce its easement if the fencing in question has not been removed at that time including, but not limited to, removal of the fencing and recover of costs from you. If you would like to address the Board at the meeting regarding this issue you will be given an opportunity to do so.

Please take any necessary action to remove the fencing and/or other improvements prior to the next Board meeting and contact my office once this has been completed. Nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter.

If you have any questions, please contact me at mgiles@gmsnf.com¹ or 904.940-5850 x412. Thank you for your cooperation.

Sincerely,



Marilee Giles
District Manager

cc: Kyle Magee, District Counsel

¹ Note that any email correspondence to District Staff may constitute a public record.

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

May 15, 2026

FedEx and U.S. Mail

Julio Cabrera and Madelaine Ricardo
160 Flower of Scotland Avenue
Saint Johns, Florida 32259

Re: Aberdeen Community Development District - Easement Encroachments

Dear Mr. Cabrera and Ms. Ricardo:

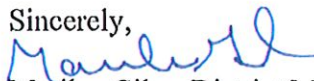
I serve as District Manager for the Aberdeen Community Development District (the "District"), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*. You are receiving this letter because a recent review shows that certain landscaping, fencing and/or other improvements on your lot encroach upon easement areas and are impeding the District's ability to operate and maintain its stormwater improvements located adjacent to your property.

As shown on the Plat for ABERDEEN (D.R. HORTON ~ PHASE 1) recorded in Map Book 60 Page 71 of the Official Records of St. Johns County, there is a portion of a 20' Drainage Easement ("Easement") located on the southern portion of your property. The District utilizes these easements throughout the community to access and maintain the ponds, drainage system, landscaping, or other improvements for the benefit of the community. Consequently, improvements that block access to the Easement, such as fences and other structures, are prohibited. The Homeowners Association is not permitted to grant residents the ability to erect fencing or other improvements within the Easement. Please note that the stormwater pond adjacent to your property is subject to a St. Johns River Water Management District Permit. Currently, all access to the stormwater pond is cut off due to fencing within the District's easements to the stormwater pond and the District is being prevented from providing maintenance to it.

Please take any necessary action to remove the fencing and/or other improvements within the next **45 days** and contact my office once this has been completed. It is possible that installing a gate that would allow the District access may also adequately address this issue. Please contact my office if you would like to discuss whether a gate is a possibility.

Please be advised that, if the improvements are not removed or other arrangements satisfactory to the District made, the District may elect to remove them and recover the costs of such removal from the homeowner. Moreover, nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. If you have any questions, please contact me at mgiles@gmsnf.com¹ or 904.940-5850 x412. Thank you for your cooperation.

Sincerely,

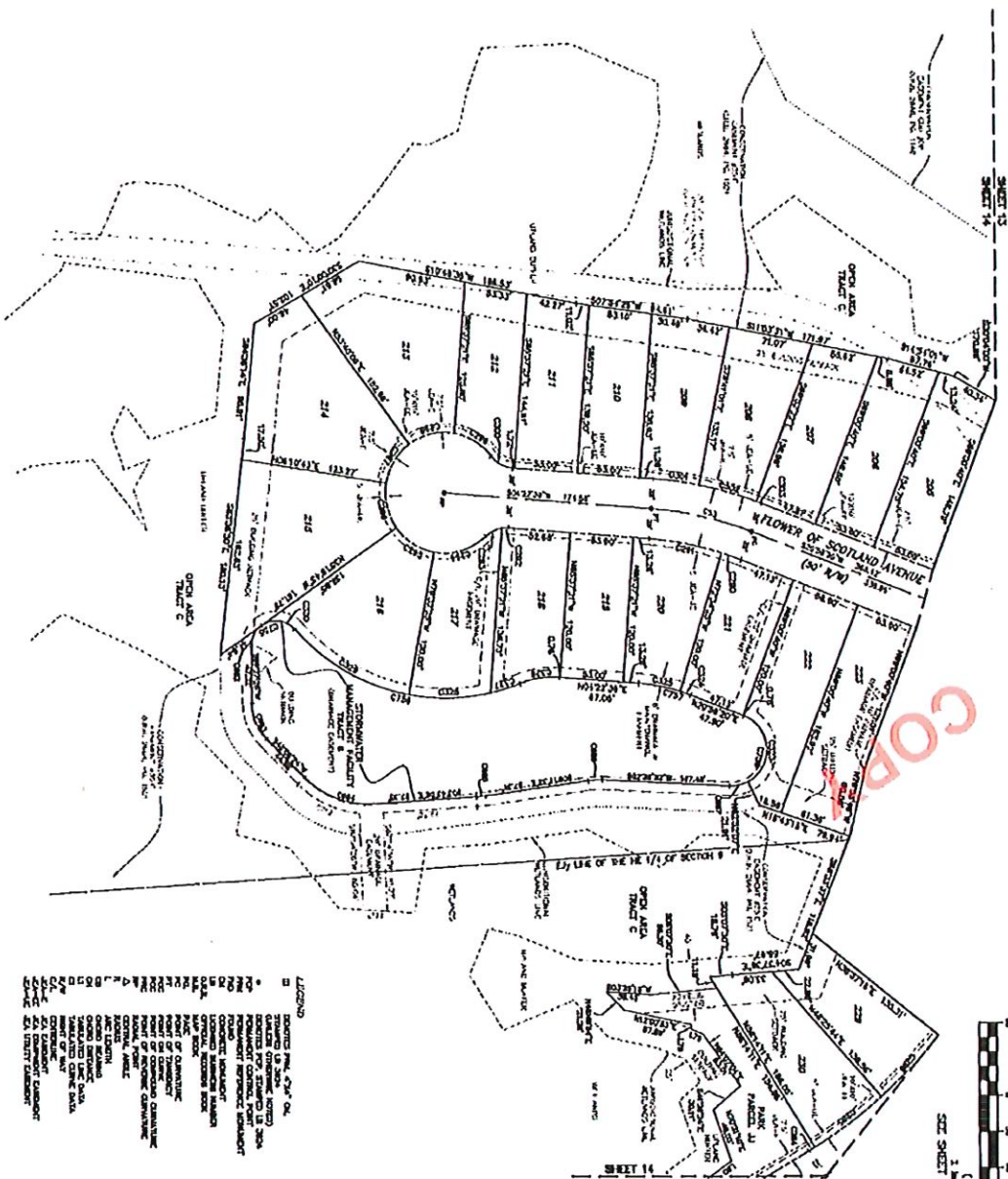

Marilee Giles, District Manager

cc: Kyle Magee, District Counsel

¹ Note that any email correspondence to District Staff may constitute a public record.

ABERDEEN (D.R. HORTON ~ PHASE I) A PORTION OF SECTIONS 3, 4, AND 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 60 PAGE 71
SHEET 14 OF 21 SHEETS



- LEGEND
- 1. BOUNDARY LINE, 4" WIDE
 - 2. BOUNDARY LINE, 2" WIDE
 - 3. BOUNDARY LINE, 1" WIDE
 - 4. BOUNDARY LINE, 1/2" WIDE
 - 5. BOUNDARY LINE, 1/4" WIDE
 - 6. BOUNDARY LINE, 1/8" WIDE
 - 7. BOUNDARY LINE, 1/16" WIDE
 - 8. BOUNDARY LINE, 1/32" WIDE
 - 9. BOUNDARY LINE, 1/64" WIDE
 - 10. BOUNDARY LINE, 1/128" WIDE
 - 11. BOUNDARY LINE, 1/256" WIDE
 - 12. BOUNDARY LINE, 1/512" WIDE
 - 13. BOUNDARY LINE, 1/1024" WIDE
 - 14. BOUNDARY LINE, 1/2048" WIDE
 - 15. BOUNDARY LINE, 1/4096" WIDE
 - 16. BOUNDARY LINE, 1/8192" WIDE
 - 17. BOUNDARY LINE, 1/16384" WIDE
 - 18. BOUNDARY LINE, 1/32768" WIDE
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 - 217. BOUNDARY LINE

D.

**Aberdeen Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092**

August 3, 2026

FedEx and U.S. Mail

**Richard and Paula Olszewski
164 Flower of Scotland Avenue
Saint Johns, Florida 32259**

Re: Aberdeen Community Development District – Easement Encroachment Follow-Up

Dear Mr. and Mrs. Olszewski:

I serve as District Manager for the Aberdeen Community Development District (the “District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*. I am writing as a follow-up to my previous correspondence dated May 15, 2026, a copy of which is enclosed. As stated previously, a recent review shows that certain landscaping, fencing and/or other improvements on your lot encroach upon easement areas and are impeding the District’s ability to operate and maintain its stormwater improvements located adjacent to your property.

In the previous correspondence, it was requested that you take any necessary action to remove the fencing and/or other improvements within forty-five (45) days. It has come to the attention of the District that no action has been taken on your part regarding the fencing and/or improvements within the District easements on your property as of the date of mailing of this letter.

At the District’s July 28th, 2026 Board of Supervisors meeting, the Board provided direction to staff to extend the time permitted to remove the fencing and improvements from the District easement until the date of the of the Board’s next meeting, August 25, 2026 at 6:00 P.M. This issue will be placed on the agenda for the August meeting and the Board will discuss further steps to enforce its easement if the fencing in question has not been removed at that time including, but not limited to, removal of the fencing and recover of costs from you. If you would like to address the Board at the meeting regarding this issue you will be given an opportunity to do so.

Please take any necessary action to remove the fencing and/or other improvements prior to the next Board meeting and contact my office once this has been completed. Nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter.

If you have any questions, please contact me at mgiles@gmsnf.com¹ or 904.940-5850 x412. Thank you for your cooperation.

Sincerely,



Marilee Giles
District Manager

cc: Kyle Magee, District Counsel

¹ Note that any email correspondence to District Staff may constitute a public record.

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

May 15, 2026

FedEx and U.S. Mail
Richard and Paula Olszewski
164 Flower of Scotland Avenue
Saint Johns, Florida 32259

Re: Aberdeen Community Development District - Easement Encroachments

Dear Mr. and Mrs. Olszewski

I serve as District Manager for the Aberdeen Community Development District (the "District"), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*. You are receiving this letter because a recent review shows that certain landscaping, fencing and/or other improvements on your lot encroach upon easement areas and are impeding the District's ability to operate and maintain its stormwater improvements located adjacent to your property.

As shown on the Plat for ABERDEEN (D.R. HORTON ~ PHASE 1) recorded in Map Book 60 Page 71 of the Official Records of St. Johns County, there is a portion of a 20' Drainage Easement ("Easement") located on the northern portion of your property. The District utilizes these easements throughout the community to access and maintain the ponds, drainage system, landscaping, or other improvements for the benefit of the community. Consequently, improvements that block access to the Easement, such as fences and other structures, are prohibited. The Homeowners Association is not permitted to grant residents the ability to erect fencing or other improvements within the Easement. Please note that the stormwater pond adjacent to your property is subject to a St. Johns River Water Management District Permit. Currently, all access to the stormwater pond is cut off due to fencing within the District's easements to the stormwater pond and the District is being prevented from providing maintenance to it.

Please take any necessary action to remove the fencing and/or other improvements within the next **45 days** and contact my office once this has been completed. It is possible that installing a gate that would allow the District access may also adequately address this issue. Please contact my office if you would like to discuss whether a gate is a possibility.

Please be advised that, if the improvements are not removed or other arrangements satisfactory to the District made, the District may elect to remove them and recover the costs of such removal from the homeowner. Moreover, nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. If you have any questions, please contact me at mgiles@gmsnf.com¹ or 904.940-5850 x412. Thank you for your cooperation.

Sincerely,



Marilee Giles, District Manager

cc: Kyle Magee, District Counsel

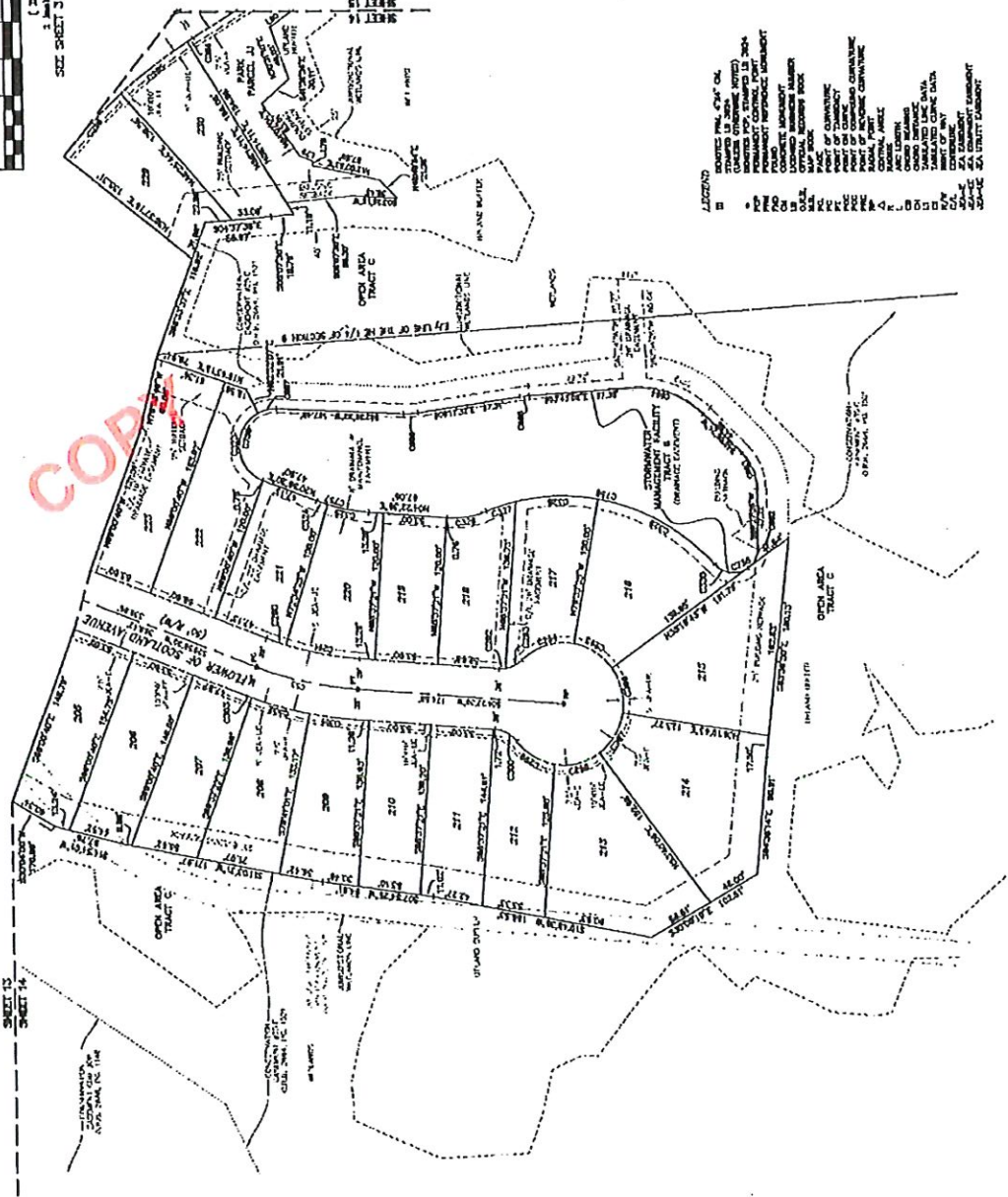
¹ Note that any email correspondence to District Staff may constitute a public record.

ABERDEEN (D.R. HORTON ~ PHASE I)
A PORTION OF SECTIONS 3, 4, AND 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
ST. JOHNS COUNTY, FLORIDA.

GRAPHIC SCALE



SEE SHEET 3 OF 21 FOR NOTES



NO.	DESCRIPTION	DATE
1	...	...
2	...	...
3	...	...
4	...	...
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LEGEND

B BOUNDARY OF LOT
 C CENTERLINE OF ROAD
 D DRAINAGE DITCH
 E EASEMENT
 F FENCE
 G GROUNDWATER
 H HIGHWAY
 I IRON PIPE
 J JOINT
 K KILN
 L LANE
 M MOUND
 N NAIL
 O OIL
 P PUMP
 Q QUARRY
 R RAILROAD
 S SANDPIT
 T TANK
 U UTILITY
 V VALVE
 W WELLS
 X X-TRA
 Y YARD
 Z ZONE

NO.	DESCRIPTION	DATE
1	...	...
2	...	...
3	...	...
4	...	...
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10	...	...

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8830
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

FIFTH ORDER OF BUSINESS

ADDENDUM TO PROPOSAL BETWEEN THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AND TENNIS HOLDINGS ACQUISITION, LLC D/B/A/ FAST-DRY COURTS (“CONTRACTOR”) FOR BASKETBALL COURT RESURFACING

District:	Aberdeen Community Development District	Contractor:	Tennis Holdings Acquisition, LLC d/b/a Fast-Dry Courts
Mailing Address:	475 West Town Place, Suite 114, St. Augustine, Florida 32092	Mailing Address:	1400 NW 13TH AVE Pompano Beach, Fl 33069
Phone:	904.940-5850 x412	Phone:	(954) 979-3111

The following provisions govern the proposal submitted by the Contractor, and attached hereto as **Exhibit A** (hereinafter referred to as the “**Proposal**,” and as modified by this Addendum, the “**Agreement**”) for Basketball court resurfacing services:

1. The Agreement shall be deemed effective as of the date of the full execution of the Agreement and this Addendum.
2. The District agrees to pay Contractor a total amount of **Twelve Thousand Six Hundred and Forty Five Dollars (\$12,645.00)** consisting of the following payment schedule: an initial deposit of **Six Thousand Three Hundred Twenty-Five Dollars (\$6,325.00)** due upon execution of this Agreement; a progress payment of **Five Thousand Fifty Five Dollars (\$5,055.00)** due upon material delivery, and; a final payment of **One Thousand Two Hundred Sixty-Five Dollars (\$1,265.00)** due upon completion and acceptance of the services by the District.
3. Nothing in this Agreement shall be deemed as a waiver of the District’s sovereign immunity of the District’s limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
4. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Marilee Giles (“Public Records Custodian”)**. Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MGILES@GMSNF.COM

**AND 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE,
FLORIDA 32092**

5. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
6. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.
7. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:
 - A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
 - B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
 - C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
 - D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
 - E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

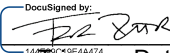
Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

8. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.
9. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

TENNIS HOLDINGS ACQUISITION, LLC
D/B/A FAST-DRY COURTS

DocuSigned by:

144900C78E4A7A
By: Trimmer Dettor
Its: Chief Finacial Officer
Date: 2026-09-03

ABERDEEN COMMUNITY DEVELOPMENT
DISTRICT

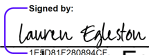
Signed by:

1E1D81E28D9A4E
By: Lauren Egleston
Its: Chairperson
Date: 2026-09-04

EXHIBIT A



Job #24445



1400 N.W. 13th Avenue
Pompano Beach, FL 33069

July 1, 2026

PROPOSAL

Billing:
Aberdeen CDD
110 Flower of Scotland Ave
Saint Johns FL 32259

Job Address / Shipping:
Aberdeen CDD
110 Flower of Scotland Ave
Saint Johns, FL 32259

Contact: Jay Parker
Telephone: 904-627-9271
E-mail: jay.parker@fsresidential.com

Dear Jay:

Thank you for taking the time to allow me an overview of your project needs. Tennis Holdings Acquisition, LLC dba Fast-Dry Courts proposes to provide the scope of work described as resurface one (1) asphalt basketball court, measuring 84' x 50'. Pressure clean to remove mildew and flood entire surface; patch low areas greater than +/- 1/8" and cracks wider than +/- 1/16"; grind and open up +/- 17 linear feet of the widest cracks and fill with sand and Laykold Qualicaulk; apply fiberglass membrane strips over Laykold Qualicaulk; **apply 4 coat acrylic color system**, including 2 coats of acrylic resurfacer, 2 coats of acrylic court paint and high school regulation basketball playing lines for the total cost of **\$9,895.00**.

**** Some competitors may advise applying 3 coat acrylic color system, utilizing only one (1) coat of acrylic resurfacer. An additional coat of acrylic resurfacer adds long term value and extends the life span of your court by filling cracks, providing a smoother surface, and better concealing corrective work, especially fiberglass membrane.***

A basic approach to resurfacing your court would be to simply apply the scope listed above. However, here at FDC, we approach each job with the intent of adding value to our customers. After evaluating the court and the number of cracks that are visible, **we highly recommend that you also apply a fiberglass membrane over entire asphalt surface to help conceal existing cracking and retard future cracking, thus adding longer term value.** This application will also include an additional coat of acrylic resurfacer. This application is **\$2,750.00** in addition to the scope above, and it will help extend the lifespan of your court. *In support, most resurfacing jobs are scoped this way and a 1-year workmanship guarantee is offered with this option, and any guarantee in-line with cracks, hydrostatic pressure, and sub-base settling are exclude*

Fast-Dry Courts has a proven 46-year track record of exceeding customer expectations. As a family-owned and operated company, we have completed over 16,000 projects with professionalism, quality, and performance. Our commitment to quality and professionalism has led the American Sports Builders Association (ASBA) to recognize Fast-Dry Courts for excellence in tennis court construction for an unprecedented 28 years. It also is what allowed us to become the official contractor of the Miami Open, since its move to Hard Rock Stadium in 2019. Furthermore, over 69% of our projects last year came from existing customers or referrals. Fast-Dry Courts is a licensed General Contractor, bondable and insured up to \$3,000,000.00, with all Project Managers having at least 18 years of experience.

Should you wish to move forward, a formal agreement and a deposit will be required prior to job scheduling, material ordering, and commencement. This proposal reflects preliminary budget estimates only and is valid for thirty (30) days unless extended in writing by Fast-Dry Courts. Terms are subject to change pending final design, engineering, and an executed agreement. If you have any further questions, please call me at (800) 432-2994.

Sincerely,


Fast-Dry Courts
Stacy Kraus
Account Executive

www.fast-dry.com & www.10-s.com
National: (800) 432-2994 - Local: (954) 979-3111 - Fax: (954) 978-8479
CONSTRUCTION <> RESURFACING <> MAINTENANCE <> SUPPLY



Repair Diagram



www.fast-dry.com & www.10-s.com
National: (800) 432-2994 - Local: (954) 979-3111 - Fax: (954) 978-8479
CONSTRUCTION < RESURFACING < MAINTENANCE < SUPPLY

SIXTH ORDER OF BUSINESS

A.

KCJ Painting

110 Flower of Scotland Ave
St Johns, FL 32259
Attention: Jay Parker
Project Name: Front Signs
Proposal Date: 04SEP2026



Scope of Work: Pressure Washing, EFIS Repair & Painting Labor & Material

- EFIS repair on target front sign areas
- Pressure Wash all Signs
- Wipe and clean all paintable substrates
- Paint all white bands and Efis repairs
- Caulking as needed

This Bid Includes

- Superintendent/Project Manager Walk
- Management/Owner Walk
- Required Insurances
- Aberdeen Main sign stucco and lighthouse
- Protection of lights, lamps and other non-paintable substrates
- Labor & Materials
- 1-year workmanship only if standard care and maintenance has been performed.
- 24/7 Bilingual supervisor on site

Exclusions

- Replacing of any damaged substrates not notated on bid.
- Anything not notated on Scope of work.
- Prestwick & Greenstone signs
- Braewick & Sutherland East side as I have already completed these

KCJ Painting

Notes

- Signs consist of

- Sutherland Forest East side
- All 4 Stirling Bridge
- Eastwood
- The Club
- Highland Point
- All 2 Stone Haven

- Main Aberdeen Entrance
- All 2 Grandholm point
- All 4 Castlegate
- All 2 Wellington Park
- Seaton Manor

-20 Total signs

Aberdeen Association

Pressure Washing, EFIS Repair & Painting –

\$40,000.00

Thank you for the opportunity to bid your project:

Christian Fernandez / Owner

KCJ Painting

C: 904.403.1918

B.

Royal Foam US LLC
 4225 James E Casey Dr Unit 5
 Jacksonville, FL 32219 US
 +19043455400
 ilana@royalfoam.us
 www.royalfoam.us

Estimate



ADDRESS
Jay Parker FS Residential / Aberdeen 110 Flower of Scotland Avenue St Johns, FL

SHIP TO
Jay Parker FS Residential / Aberdeen 110 Flower of Scotland Avenue St Johns, FL

ESTIMATE #	DATE
17592 i	08/14/2026

SALES REP
 IR

TERMS
 75% Prepay, 25% after complete

ACTIVITY	QTY	RATE	AMOUNT
MISC Project: Aberdeen CDD Monument Signs Foam Cleaning and Repair (See pictures 08/17/26)	1	0.00	0.00T
LABOR MONUMENT SIGN BRAEWICK - SCOTCH PEBBLE DRIVE Diagnostics and engineering, including AutoCAD work, Per Hr	8	50.00	400.00T
LABOR Cleaning, replacement of damaged trims, refinishing, repainting, Per Hr	120	25.00	3,000.00T
LABOR Production (CNC hot wire work, application of hard coat, stucco finish and paint), Per Hr	48	25.00	1,200.00T
LABOR Transportation, Per Hr	4	25.00	100.00T
Materials EPS Foam with Polyurea Hard Coat Fine Sand Finish, Paint, Per Whole	2	2,875.00	5,750.00T
Services Disposal Fee, Per Whole	2	100.00	200.00T
MISC Equipment Rental, Per Each	2	350.00	700.00T
LABOR MONUMENT SIGN SUTHERLAND FOREST (DOUBLE SIDED) #1 - SHETLAND DRIVE Diagnostics and engineering, including AutoCAD work	8	50.00	400.00T
LABOR Cleaning, replacement of damaged trims, refinishing, repainting	122	25.00	3,050.00T
LABOR Production (CNC hot wire work, application of hard coat, stucco finish and paint)	48	25.00	1,200.00T
LABOR	4	25.00	100.00T

PLEASE SIGN AND RETURN THE CONFIRMATION. THE ORDER WILL NOT GO INTO PRODUCTION WITHOUT LEGIBLE SIGNED CONFIRMATION. ANY PARTIAL OR FULL PAYMENT TOWARDS THE BALANCE SHOWN ON THIS INVOICE WILL ALSO BE UNDERSTOOD AS A CONFIRMATION OF THE ORDER.

Terms of Sale : Ex Works 4225 JAMES E CASEY DR #5 JACKSONVILLE FL 32219

ACTIVITY	QTY	RATE	AMOUNT
Transportation			
Materials	2	2,750.00	5,500.00T
EPS Foam with Polyurea Hard Coat			
Fine Sand Finish, Paint of Customer's Choice			
Services	2	100.00	200.00
Disposal Fee			
MISC	2	350.00	700.00T
Equipment Rental			
MONUMENT SIGN WITH 2 ADDITIONAL POSTS			
GREENSTONE #1 - BENNETT COURT			
LABOR	8	25.00	200.00T
Diagnostics and engineering, including AutoCAD work			
LABOR	180	25.00	4,500.00T
Cleaning, replacement of damaged trims, refinishing, repainting			
LABOR	48	25.00	1,200.00T
Production (CNC hot wire work, application of hard coat, stucco finish and paint)			
LABOR	8	25.00	200.00T
Transportation			
Materials	2	2,750.00	5,500.00T
EPS Foam with Polyurea Hard Coat			
Fine Sand Finish, Paint of Customer's Choice			
Services	2	100.00	200.00T
Disposal Fee			
MISC	2	350.00	700.00T
Equipment Rental			
MONUMENT SIGN WITH 2 ADDITIONAL POSTS			
GREENSTONE #2			
LABOR	8	25.00	200.00T
Diagnostics and engineering, including AutoCAD work			
LABOR	180	25.00	4,500.00T
Cleaning, replacement of damaged trims, refinishing, repainting			
LABOR	48	25.00	1,200.00T
Production (CNC hot wire work, application of hard coat, stucco finish and paint)			
LABOR	8	25.00	200.00T
Transportation			
Materials	2	2,750.00	5,500.00T
EPS Foam with Polyurea Hard Coat			
Fine Sand Finish, Paint of Customer's Choice			
Services	2	100.00	200.00T
Disposal Fee			
MISC	2	350.00	700.00T
Equipment Rental			
LABOR	8	50.00	400.00T
MONUMENT SIGN CASTLE GATE #1 MAHOGANY BAY DRIVE			
Diagnostics and engineering, including AutoCAD work			
LABOR	122	25.00	3,050.00T

PLEASE SIGN AND RETURN THE CONFIRMATION. THE ORDER WILL NOT GO INTO PRODUCTION WITHOUT LEGIBLE SIGNED CONFIRMATION. ANY PARTIAL OR FULL PAYMENT TOWARDS THE BALANCE SHOWN ON THIS INVOICE WILL ALSO BE UNDERSTOOD AS A CONFIRMATION OF THE ORDER.

Terms of Sale : Ex Works 4225 JAMES E CASEY DR #5 JACKSONVILLE FL 32219

ACTIVITY	QTY	RATE	AMOUNT
Cleaning, replacement of damaged trims, refinishing, repainting			
LABOR	48	25.00	1,200.00T
Production (CNC hot wire work, application of hard coat, stucco finish and paint)			
LABOR	4	25.00	100.00T
Transportation			
Materials	2	2,750.00	5,500.00T
EPS Foam with Polyurea Hard Coat			
Fine Sand Finish, Paint of Customer's Choice			
MISC	2	350.00	700.00T
Equipment Rental			
Services	2	100.00	200.00T
Disposal Fee			
LABOR	8	50.00	400.00T
MONUMENT SIGN CASTLE GATE #2 MAHOGANY BAY DRIVE			
Diagnostics and engineering, including AutoCAD work			
LABOR	122	25.00	3,050.00T
Cleaning, replacement of damaged trims, refinishing, repainting			
LABOR	48	25.00	1,200.00T
Production (CNC hot wire work, application of hard coat, stucco finish and paint)			
LABOR	4	25.00	100.00T
Transportation			
Materials	2	2,750.00	5,500.00T
EPS Foam with Polyurea Hard Coat			
Fine Sand Finish, Paint of Customer's Choice			
Services	2	100.00	200.00T
Disposal Fee			
MISC	2	350.00	700.00T
Equipment Rental			
Lead Time: Approximately 1-2 months (10 days prep work, 3 days per sign), depending on the weather			
Services	1	2,850.00	2,850.00T
Shipping			
SUBTOTAL			72,650.00
TAX			5,433.75
TOTAL			\$78,083.75

Accepted By

Accepted Date

PLEASE SIGN AND RETURN THE CONFIRMATION. THE ORDER WILL NOT GO INTO PRODUCTION WITHOUT LEGIBLE SIGNED CONFIRMATION. ANY PARTIAL OR FULL PAYMENT TOWARDS THE BALANCE SHOWN ON THIS INVOICE WILL ALSO BE UNDERSTOOD AS A CONFIRMATION OF THE ORDER.
Terms of Sale : Ex Works 4225 JAMES E CASEY DR #5 JACKSONVILLE FL 32219

SEVENTH ORDER OF BUSINESS

E.

1.

Aberdeen CDD Operations, GM/LD Monthly Report – September 22, 2026

Operations Manager Update:

- New weights were purchased for the gym to replace those that were in disrepair. (Photo)
- Trees were taken down by Mitch and Sons at various addresses in the preserve.
- The Braewick and Sutherland Forest monument entrance signs were repaired, power washed and painted. (Photos)
- New No Parking Signs were put up on Glasgow Greenspace areas due excessive overflow resident overnight parking on grass.
- A new compressor for the aerator was purchased and installed to replace the broken one at the Prince Albert retention pond.
- Power washed various areas around the Amenity Center.
- Glow Bug replaced broken lights at the Amenity Center and Aberdeen Sign.
- The irrigation has been repaired at the main entrance sign and the orange cone removed.
- Three trees were removed from around the Amenity Center pool to eliminate safety hazards and prevent potential property damage to the fences. (Photos)
- Excessive weeds were removed from the Wellington bushes by The Greenery. (Photos)
- There was pink paint trail that was left from the GFL Dumpster Truck in the parking lot that was pressure washed. (Photo)
- Graffiti at the Sterling Bridge Playground was removed. (Photo)
- One of the outdoor shower handles by the pool was replaced.
- Staff replaced and fixed the lap pool filters in the tank.
- The drain return cover was repaired in the Recreation Family Pool.
- Bug balls have been removed from the pool fence perimeter.

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.
Update: The Resurfacing has been scheduled for October, Date TBD
- The slide pool pump motor is leaking and stand have rusted out and in need of replacement. The sump pump needs replacement. (Photos) **Update: Repairs have been completed.**

GM/Lifestyle Update:

Facility Updates:

- There a large amount of irrigation repairs in progress with The Greenery.
- The 2026 Lifeguard contract is completed, we are done for the season and the slide is closed.

Lifestyle Events Recap:

- The 50+ Group held their monthly social, Kickoff Tailgate Party on September 11th.

Lifestyle Upcoming Events:

- The Fall Community Wide Yard Sale date is set for October 10th.
- The Annual Fall Spooktacular Fall Festival will be held on October 31 from 12-3pm
- The Snow Time With Santa date will be December 13th from 2-5pm.

Operations & Facility Update



Fitness Room Weights Replaced



Trees removed around pool fence line



Braewick & Sutherland Forest Signs Repaired.



Paint From GFL Truck



Excessive Weeds Removed



Graffiti Removed from Playground

Areas Of Concern:

Area Of Concern: Large Cracks in the Basketball Court Foundation –

Update: Resurfacing Scheduled In October



Slide Pool Pump in Need of Repairs & Sump pump replacement

Update: Repairs Completed

2.

ESTIMATE

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

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



Bill to

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

Ship to

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

kate.trivelpiece@FSresidential.com
Phone number: (904) 217-0925

Estimate details

Estimate no.: 1106
Estimate date: 08/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Holiday Lighting Reinstall	Tower- Front Entrance- Install WW minis on the 4 palm trees at main entrance tower	1	\$630.00	\$630.00
2.		Holiday Lighting Reinstall	Install 3 pre-lit 48" wreaths w/bows to Tower	1	\$354.75	\$354.75
3.		Holiday Lighting Reinstall	Install WW minis on 8 palm trees at the main Clubhouse	1	\$1,680.00	\$1,680.00
4.		Holiday Lighting Reinstall	Install pre-lit 48" wreath w/ bow at the Clubhouse	1	\$118.50	\$118.50
5.		Holiday Lighting Reinstall	Install pre-lit 48" wreath w/bow on Fitness Center	1	\$310.65	\$310.65
6.		Holiday Lighting Reinstall	Install WW minis on 2 Palm trees by Fitness Center	1	\$315.00	\$315.00
7.		Take Down	Removal of all lights and Greenery	1	\$656.25	\$656.25
8.		Equipment Charge	Boom equipment for install and take down	1	\$600.00	\$600.00
9.		Storage	Storage of all lights and greenery	1	\$250.00	\$250.00
10.		Holiday Lighting Reinstall	26 24" wreaths and 26 12" red and gold bows applied to community	1	\$785.00	\$785.00

Ways to pay



Total

\$5,700.15

Deposit
due

\$2,670.08

Accepted date

Accepted by

NINTH ORDER OF BUSINESS

A.

**MINUTES OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, **August 25, 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
Kyle Magee	District Counsel
Carl Allen	District Engineer by telephone
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential by telephone
Allen Flannery	The Greenery

The following is a summary of the discussions and actions taken at the August 25, 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

Mr. Duffy stated I had my fence taken down, all that is left is to take down a tree, I took 12-feet in the front and 6-feet in the back.

Ms. Giles stated but not the fence on the side.

Ms. Foreacre stated that is actually on my property. I'm hoping your counsel will be able to explain it. I'm waiting on a response to my letter, it's a legal situation and I don't know what you are basing this off of besides the plat and my survey is what you said. A recorded easement was enclosed in the letter. There is an actual easement document that describes what the easement can be used for and who is in charge of the easement.

Mr. Magee stated if you put in a public records request we would look through the district records.

Ms. Foreacre stated we don't need to dispute it, I just need to see the documents.

Mr. McGee stated put in a public records request and you can get what is in the district records. There is a drainage easement, there is an easement on your property, there is a drainage easement on the pond behind your house as well.

Ms. Foreacre stated not just a dotted line on a plat, I need to see the easement. The district has referred generally to an easement in proximately to a fence with a drainage pipe. It does not provide a recorded easement, plat, deed, assignment, leg to stand on, survey or anything that shows the easement is valid. I don't think you have any legal backing to do what you are trying to bully us into doing.

Ms. Egleston stated you reached out to the property management, they had to go back into an older system because of the date it was put in to get that information. It says the fence was approved to be into the easement, but at any point if the district needed to enter into that property it has to be removed.

Ms. Foreacre stated that is just a letter from the HOA. I don't have an easement, I don't have what the easement is supposed to do. Everything I read that says, drainage easement is for maintenance of the drainage pipe. You didn't respond to that. What is the timeline on that? I need a written response so I can review it and figure out my next course of action. I have a special needs child, I have dogs, I have to have a fence and I have no intention of moving it. You have to prove it to me that you have the right.

Ms. Egleston stated no one is asking you to take the fence down, we are asking you to move it out of the easement to allow landscape and pond maintenance to go through.

A resident stated the fence has been there for close to 21 years, it's always been the way that people requested access to easements and put fences up so what is the change all of a sudden you are asking people to move their fences.

Ms. Giles stated the fence was installed in 2019 and the HOA approved the type fence and clearly told the property owner at the time if the CDD had to enter the property the fence has to be removed.

Mr. Marmo stated the HOA not the CDD approved this 18 years ago.

A resident stated I would like to talk about the contract we have with these vendors, the bridges, gaps and double book.

THIRD ORDER OF BUSINESS

Ratification of Fiscal Year 2026 Audit Engagement Letter with Grau & Associates

On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2026 audit was ratified.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Updated Current Collectives Agreement

This item was tabled to a future meeting.

B. Proposals for Basketball Court Resurfacing

1.Tennis Holdings Acquisition LLC

2.The NIDY Sports Construction Co.

Ms. Trivelpiece stated the three quotes are in front of you and I did an overview of the three companies.

On MOTION by Ms. Egleston seconded by Ms. Clarke with all in favor the contract for the basketball court resurfacing was awarded to FDC in an amount not to exceed \$12,700 and get the additional fiberglass coating.

FIFTH ORDER OF BUSINESS

Discussion of Easement Encroachment

A. 140 Flower of Scotland

B. 144 Flower of Scotland

C. 160 Flower of Scotland

D. 164 Flower of Scotland

Ms. Giles stated this conversation started during public comments and now it is open for board discussion.

Ms. Egleston asked what were they using prior to this happening?

Mr. Parker stated they were using the house at the end of the street, they had a big opening back there and the owners allowed them to use it, another family moved in and they did not want them using it so they brought the fence all the way down. I went out there and noticed the easements were covered and brought it to the board and that is where we are.

The owner of 164 stated the fence that is parallel with the sewage pipe isn't my fence. Currently the resident on 160 got permission to put in a pool and they started construction on that last week so he still has a tree near that sewage pipe and he has a pool that would encroach into the area.

Mr. Magee stated you have to put in a public records request for us to pull these documents for you. You have the drainage easement, and the drainage and maintenance easement where they are mowing. Those easements are the only official access to the pond, unless there is another homeowner who wants to step up and enter into an easement agreement that my office would draft.

Ms. Foreacre asked what about the whole other side of the pond? That's owned by the CDD, what's wrong with that?

Mr. Magee stated that is conservation area. St. Johns River Water Management District has wetland and conservation easements.

Ms. Foreacre stated I would like to find out more about that because if we can exhaust all the other possibilities with the engineer and whatever we do.

Mr. Marmo stated it is a very costly situation when a resident decides to cut down trees in a conservation area.

Ms. Egleston asked what is the timeline for her public records request?

Mr. Magee stated these records are old. We will go through and pull it.

Ms. Giles asked what are you looking for, the plat?

Mr. Magee stated we provided the plat in the original letter.

Ms. Giles asked what are you looking for?

Mr. Marmo asked is it incumbent upon us to provide this information? The easement is not in dispute. We already know that is where we are supposed to access the pond.

Mr. Magee stated it is a records request and we do need to look through the district files if we haven't already in order to respond and this issue is related but is a separate public records issue.

Mr. Marmo stated where the easement is, is not in question.

Mr. Magee stated they have an easement the district relies on, it is platted and goes back to when the developers originally platted.

A resident stated I heard him say easement and easement for drainage. You are wrong, it is not an easement for maintenance because he clarified it is just for drainage easement.

Mr. Marmo stated it is both.

A resident stated what you really need is the definition of these easement to see what they state because some easements are just for drainage, a drainage pipe to fix it. I guess you need the definition from the county for those easements. Is that easement truly a pathway.

Mr. Magee stated there are drainage easements over the pond, drainage easements over the lots. It is incumbent upon the district to maintain the ponds and keep it in running order and those are the access points. That is how it has been platted throughout the community.

Ms. Eggleston stated I pulled up the records because he said the neighbor is building a pool and the records indicate it was sent back because the side by the 10-foot drainage easement is not allowed to be encroached upon. The county is not going to let anything go into that easement. The fence company would have had to get a letter from us and they would have gone to the county and the county should have a copy of the HOA giving permission in theory. The county wouldn't sign off because they know that is a CDD easement. They won't allow something like that.

Mr. Magee stated on the plat for the development there is language that the drainage easements and stormwater management facilities shall permit the county of St. Johns to all stormwater which may fall or come from the street, over across through the easements and stormwater management facilities hereon, which may be dedicated to a property owners association or other entity, which will assume all obligations, maintenance and operation of the stormwater management facility and the easements.

Mr. Marmo stated the pond is part of the stormwater drainage system, without the pond there is nowhere for the water to drain and your property floods. The CDD has to maintain the pond and it currently does not have access because the fences are there.

Ms. Foreacre stated you do have access because the Duffy's allowed you access.

Mr. Marmo stated we need to get a boat in there and need a wider access. Your opinion does not trump the legal precedent and the facts. There is an easement, the access to the pond is part of the CDD's requirements leading to the stormwater treatment facility.

Ms. Foreacre stated the letter said you would go to litigation if we don't move the fence. What does that mean? Until you can prove to me. I'm trying to keep my house safe and my dog safe. I need something to prove I don't have to be responsible for the cost.

Mr. Marmo stated the fence has to be moved at the CDD's discretion for access it is at the cost of the homeowner. The entire fence was installed with that caveat, whether it is your yard or his yard or anyone's yard.

Mr. Magee stated we will respond to the public records request.

Mr. Marmo stated in the meantime while we are honoring her public records request how are we accessing the pond?

Mr. Magee stated if they have access right now, we will come back to the next meeting. In the past we have a litigation team that has gone to court to get a court order for easements in the past. I don't think we are there yet.

SIXTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2027

Ms. Giles gave a high-level overview of the budget that reflects a 7% increase in assessments, mostly due to the capital reserve input, which includes the \$80,000 for the pond repairs. Page 62 shows a side-by-side comparison of 2026 to 2027 with the 7% increase broken out by product type.

On MOTION by Mr. Marmo seconded by Mr. Perez with all in favor the public hearing was opened.

Mr. Clarke stated I draw your attention to three or four pages of the budget. The very last page to the table Ms. Giles just referenced. It shows the number of O&M units, each of those units has an assessment. This table is lacking a reconciliation of the revenue, in other words the number of units times the assessment should equal the annual revenue. The table that I just handed you on the first page, I came up with some information that is concerning to me because the numbers simply don't add up. If you do the extension for 2026 and extend the number of units times the 2026 assessment you get the gross revenue and come up with \$1,554,000 yet the annual revenue is nowhere close to that, it is about \$86,000 short. It could be some people are not paying and they are compensating in the budget by not properly budgeting that variant. These are tax revenues and

if we don't collect them this year they will eventually be collected even at the time of sale because it is a lienable claim. It will all be collected so it will all be recorded in one year. If there is a discrepancy then I don't think these CDD revenues are eligible for the discount that the county offers if you pay upfront. That could be an explanation and if it is that should be explained in the financial statements. The other thing by extension if the revenue is being under reported, it is under calculated, it could have an impact on the budget. I know you are looking at a 7% increase but maybe we that is not required. You can read my comments. The final comment relates to the capital budget. On the second last page of the approved budget, page 15, the actual expenditures to date are \$34,115, project through the end of the year \$59,615. Keep that in mind and as you look at page 4, the budget projects a capital reserve fund projected through 9/30/26 is \$70,000. It is only \$10,000 difference but those numbers should match. The budget is projecting capital expenditure of \$60,000 but we are suggesting \$190,000 but there is no justification for that. If we are going to spend capital funds that should be another analysis in this budget.

Those are my recommendations that should be looked into. The other thing is we have no idea how much revenue is coming in from the commercial/office units.

Ms. Lovett stated similar to what Mr. Clarke was talking about. Historical review of that table from several years back, we had commercial at 60,000 and office at 40,000. Where are all the office and commercial? Where did the units go?

Ms. Giles stated on the 2005 assessment methodology it was the 60,000 and 40,000 you mentioned. Let's look at the 2018 assessment methodology, right around there is where it changed for the Shoppes at Aberdeen from the 60,000 to 42,000 and from the 40,000 to the 7,000. All we have right now is the Shoppes at Aberdeen is the 42,000 sq ft plus the 7,000 square feet. It did change over the years from what was originally planned. They didn't develop that total amount.

Ms. Lovett stated those were preplanned pre platted so somebody is paying on it. What happened to those that disappeared? That was accounted for in the development of the district and the bonds and they were assessed. If it didn't get developed, where did it go?

Mr. Magee stated there is a true up process when plans change, they would have gone through a true up process at that time.

Ms. Lovett stated we are paying management, we are paying management fees, we are paying janitorial service, paying other cleaning services. I come by the pool and see someone sitting by the pool or in the office when they could be doing whatever. I see it all the time.

Mr. Perez asked are you saying you see this place is being messy?

Ms. Lovett stated I see too many people sitting around. \$60,000 for janitorial fees for two facilities.

Mr. Perez stated I'm not asking what someone is doing every minute of the day.

Ms. Lovett stated maybe you should. There are kids climbing all over the lap lanes, kids sliding down the handrails and someone is sitting in the office on their phone when they could be out walking around. I have a problem with that.

Mr. Perez stated you should report that and give us an opportunity to fix that.

Mr. Marmo stated reporting an issue if you see a child climbing on lap lanes, the parents need to know better and raising it to staff is less than a minor inconvenience. It takes a village, if you see things talk to the parents or say something to the kid.

Ms. Lovett stated I have no problem saying something to the kids or parents. I do have a problem with paying increases when our staff could be doing more. You have a lot of people on fixed incomes. You affect all the people who live here with your decisions. At some point we have to draw a line because we are up against people who are nickel and diming things. We are paying a lot of money for services.

Mr. Marmo stated while staff may be on the phone, they may be responding to residents.

Mr. Magee stated I think about all of the increase this year is the contribution to capital reserve.

Mr. Marmo stated the capital reserve study has us projecting pretty substantial costs for repairs.

Mr. Clarke stated they should be itemized, when I was on the board we had different years when the money was going to be spent. That can easily be converted to a capital budget. Capital and O&M budgeting process is twofold. There is no capital budget, it is a number pulled out of the air.

Mr. Marmo stated it is a projected number. We have a capital reserve study.

Ms. Giles stated I did not get this document from Mr. Clarke early enough to review it. The difference may be the 6% between the net and the gross. We do have the capital reserve study and it does list all the capital projects for the year. It also builds from year to year over a 30-year period. The capital reserve study recommends \$110,082 as an annual contribution this year and it identifies annual expenditures of \$138,000. If all those things break in this fiscal year it would be

\$138,000 but your staff does a really good job of taking care of the equipment and the capital reserve study is a tool you can use. If the board would like in future years for us to list a capital project list right below the capital contribution we can pull it from your reserve study and paste it here. Staff can take the capital reserve recommended expenditures that they expect to break or not break or need repair. Staff can modify that list based on what they know to be true. If it says your roof needs to be replaced but staff is telling you it is good for another 5 years they can modify a capital projects list. We would pull it from the reserve study and staff could adjust it for the things they know need to be fixed and things that do not need to be fixed. We did list the \$190,000 for the input in this budget, which breaks out into two parts, the \$110,000 recommended from the reserve study and the \$80,000 known costs for your pond repairs. We can add tables and charts to your budget in the future if that is what the board would like.

We are still on public comments. Are there any other comments?

Mr. Kester asked this is my first meeting. I do pay property taxes that supports the CDD. Why is there only \$70,000 in the reserve column? Are the reserves not funded for multiple years in a row? Just glancing at the budget, does this mean my property taxes are going up next year on the reserve account? Is that what is happening?

Ms. Giles stated the \$70,000 Mr. Clarke mentioned on page 4, was the capital fund input for fiscal year 2026 and that \$70,000 gets added to what you see on page 15 and on page 15 the capital reserve balance is \$559,000 and is projected to be \$604,000 at September 30th. If you follow the columns along you can see with the input for FY 27 minus those expenditures the capital reserve fund balance is expected to be \$619,000 by the end of fiscal year 2027. The reserve study is a recommendation of all the assets, how to plan. It doesn't mean we always spend that amount of money, it is just a way of forecasting the repair of the assets that we have. We are not far behind what the reserve study recommends. The reserve study would like us to be at \$791,000 and we are currently at \$604,000.

Ms. Egleston stated for several years instead of passing down an increase to the residents of 1%, 2%, 3%, we would back off on the contributions to the capital reserve fund. In the past few years we have had to make repairs and the price of goods and services have drastically increased. It is catching up to us.

Mr. Marmo stated the board has been delaying this increase for several years.

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

A. Consideration of Resolution 2026-07 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Ms. Giles stated you have heard from the public, this is the board's opportunity to have discussions, make comments, questions before we look for a motion to adopt the resolution.

Ms. Egleston stated the only wiggle room would be with our carry over.

Ms. Giles stated we don't have any surplus. Part of the \$190,000 capital reserve input is the \$80,000 for the pond repair.

Mr. Marmo asked we need to make decision tonight on this?

Ms. Giles stated you do; you have to adopt the budget before September 30th. Staff would recommend no later than September 15th, but this is the publicly noticed hearing.

Mr. Magee stated we sent out notices to all owners.

Ms. Clarke asked can we hold off on that until the September meeting?

Ms. Giles stated if the board wants to discuss that, staff would want to provide some guidance in that you sent the mailed notices, we would need to resend mailed notices, we would have to republish the hearing. I don't know that time would allow for that because the date is August 25th.

Mr. Magee stated you need 20-days at least.

Mr. Marmo stated Marilee you are familiar with the budget. Mr. Clarke's contention that the units are not correct.

Ms. Giles stated I am confident that the unit counts are correct. They align with your assessment methodology. The 2005 bonds were refinanced in 2020 and all those unit counts matched and they also match what we have with the county. I think the difference could be in the commercial is 1 ERU per every 2,000.

Mr. Perez asked would that explain the difference?

Ms. Giles stated I don't know if the difference is the net and the gross, there is a 6% difference there but I'm confident the unit count is correct. The 6% is 4% for early collection and 2% for the county to have that on the tax roll. You add 6% and come up with the gross. Every district is different. I have districts where less is better and I have districts that want the net and the gross.

Mr. Perez stated I would like to know in the future.

Ms. Giles stated I can work with the accountant on that. That is not a problem. The biggest item driving this increase is the capital reserve input. You are close to where the reserve study recommends, that is a tool and you don't have to go line by line. It was a big concern at last year's budget, one of the residents brought up and you greatly reduced the input down to \$70,000. It is a business decision. Your surplus funds because we have used them over the years, we just don't have a buildup of surplus funds. In 2026 we took the funds for your first quarter payments from the capital reserve fund to pay the bills in October, November and December because we didn't have surplus funds and in December you will see it on the agenda when we get to that item, the assessment receipt schedule, in December we get large chunks from the county and we just reimburse the capital reserve fund. We don't have the surplus to lower the increase as we have done in years past. The driving factor is the increase in the capital reserve input.

Ms. Egleston stated let's take it down \$10,000 and it lowers it 1%?

Ms. Giles stated if the board is looking for a different percent, it would be easier for that motion to be made and let me take that back to the accountant for her to make those adjustments because everybody's 7% is a different increase. If the board is looking to lower it to something lower than 7% if that is the motion I can do that and the accountant can adjust each of those product types according to their ERUs that is in their O&M assessment methodology.

Ms. Egleston stated that is annual so that is taking that number and dividing it by 12.

Ms. Giles stated absolutely. That is the annual increase.

Ms. Clarke asked why don't we split it and make it 3 ½ %?

Mr. Marmo stated we have waited long enough foregoing this increase.

Mr. Perez stated we need to make that decision now or we have to make it next year. Either way it will eventually happen.

Ms. Giles stated we have to make sure we have enough to cover the budget, specifically the \$80,000 for that pond repair. I caution you on going too low.

Mr. Clarke stated in ten years a large amount of your debt service will be paid off. Right now the CDD fees are 2/3 debt service 1/3 O&M and that will reduce a portion of our assessment.

Mr. Perez asked are we trying to roll this up for \$5 more dollars per year that we could potentially save people? Maybe, \$20.

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor Resolution 2026-07 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027 was approved.

B. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

Ms. Giles stated the next item is another public hearing.

Mr. Magee stated this is just funding the budget that you just approved. It is the same resolution you have seen every year. The assessments will go on the tax roll to be collected by the tax collector and Marilee's office will facilitate that.

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

A resident asked are you planning on doing a special assessment?

Mr. Magee stated the language is not great, it is called special assessments in the statutes. We don't have any leeway in what we call it. It is the assessment to fund your O&M and the debt assessment will be showing up as well. The debt assessment is set in stone, the O&M assessment is set every year to fund the budget.

On MOTION by Mr. Fogel seconded by Mr. Egleston with all in favor the public hearing was closed.

On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027 was approved.

SEVENTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure, Consideration of Resolution 2026-09

Mr. Magee stated this is just an update to your rules of procedure. Every couple of years our office takes what changes in the legislature and what has changed in statute and we incorporate it into your rules of procedure. The two major updates are a change to your notice requirements for adopting a rule along with some tweaks within the rulemaking section to make it more clear on how that process is completed. The other update is not new it just was not in the rules previously

we wanted to make it clear that if you are in attendance at a meeting, board members do need to take a vote on all items unless there is a conflict of interest. That has always been the case, it just wasn't reflected in your rules of procedure. We have been getting quite a few questions about that in our practice.

On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor the public hearing was opened.

There being no comments from the public the board took the following action.

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

On MOTION by Mr. Perez seconded by Mr. Fogel with all in favor Resolution 2026-09 Adopting Amended and Restated Rules of Procedure was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Agreements:

A. Government Management Services

B. FirstService Residential

Ms. Giles stated Ms. Clarke asked that the GMS agreement and First Service agreement to be added to the agenda. On page 147 is the GMS agreement that the board entered into in September 2005 following by the FirstService agreement that the Board entered into in August 2025.

Ms. Clarke stated I mentioned at the last meeting we have had GMS for 21 years. I think it might be time to seek bids to make comparisons of what they offer and what someone else offers. At the same time I guess we should go ahead and do it for FirstService too.

Ms. Egleston asked you would like to have the same company run both, is that what you are saying? We are only going to entertain bids if they do both?

Ms. Clarke stated I think we can look at both but it might be a good idea to have one.

Mr. Perez stated what you are saying is you want to see a comparison of apples to apples as well as apples to oranges.

Mr. Magee stated in order to do that I think we have to put out an RFP. Marilee's office would not put that together, Kate's office would not put that together. My office will put it together so there are going to be some expenses to that.

Mr. Marmo asked can you ballpark it so that we know? An hourly rate?

Ms. Egleston asked can we get a lump sum fee?

Mr. Magee stated I don't have the authorization to make those offers. I work with both of these companies, I have confidence in them. I'm not sure you are going to see a better company.

Mr. Marmo stated I don't mind shopping for anything to get a better deal but if we are spending money to shop, I'm don't know.

Mr. Magee stated if you haven't gone out to RFP for this district, we would have to create the scope of what they are doing, it is going to be a process.

Mr. Perez asked could we just do a search, like we want to open a bid and we are comparing to GMS and look at both or do you actually have to build a bid?

Ms. Giles stated you can do them separately. If the board wants to go our for bid they can make a motion for onsite, which is FirstService and district management. You can have two different bids or one combined bid.

Mr. Marmo stated either way we are going to have to pay Kyle's office to prepare the bid documents and review the proposals.

Ms. Egleston stated Marilee can create the one for onsite but not for district management. They had to do that last time.

Ms. Giles stated whatever the board is unhappy with, with each of these contracts I would need to work with a supervisor if it is for FirstService and you would need to work with Kyle if it is just GMS to provide a better, different or updated scope of services for what it is that you are looking for that you are unhappy with.

Mr. Fogel stated we just ratified the GMS contract last year.

Ms. Egleston stated we are coming up on year three with FirstService. I have always questioned the janitorial on FSR.

Ms. Trivelpiece stated I don't understand.

Ms. Egleston stated we go out for bid, brining things inhouse more.

Mr. Marmo stated I'm all for cost cutting measures and if we can look at GMS and First Service and find cost cutting measures as a board, let's do that, but I'm happy with their services

that are being provided right now so I'm not going to support a motion to shop it through our attorney that is going to cost us more money to do that.

Ms. Clarke stated I think after 21 years, it is time to review things.

Ms. Clarke asked how long is that contract period?

Ms. Egleston stated three years.

Ms. Clarke stated we would have plenty of time even if we did our own research and I will do it. I will call people.

Mr. Fogel stated you have to have an RFP process with specific criteria and we would have to publish that. We can't just do it.

Ms. Giles stated the GMS agreement started in 2005. Every agreement and contract you have is subject to this board, if you want to go out for bid you can. A lot of time when you go out for bid what you come back with is something much higher. FirstService you just did last year so you are on the second year of that. GMS renews with your budget. GMS has increased their rates \$1,000 each year for 21 years, 2%. FirstService's management fee increased but not the staff onsite.

Mr. Magee stated the agreements run for the fiscal year.

Ms. Giles stated with any agreement you can terminate in 30 days. You can go to other CDD websites and see their budget and who their onsite is, who the district management is and compare the rates to see the great rate you have here versus what is at Julington Creek and other places.

Ms. Clarke stated I would rather get other bids and see what turns up.

Ms. Clarke moved to notice an RFP for district management and onsite management services and there being no second the motion died for lack of a second.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee stated I will look into the easements further. Current Collectives, trying to get the contact nailed down. After the last meeting they had their attorney send over a revised agreement that is not based on our preferred format so I'm providing redlines to them, to try to get it to a place where I'm comfortable with it.

B. Engineer

There being no comments, the next item followed.

C. Manager

1. Discussion of Fiscal Year 2027 Meeting Schedule

On MOTION by Mr. Fogel seconded by Mr. Perez with all in favor the Fiscal Year 2027 meeting schedule was approved.

2. Discussion of Fiscal Year 2027 Goals and Objectives

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the Fiscal Year 2027 goals and objectives were adopted.

D. Operation Manager

Mr. Parker gave an overview of the items outlined in the monthly memorandum, and an update on the repairs to the two broken monument signs.

E. Amenity Center Manager - Report

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

TENTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

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

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

B. Balance Sheet as of July 31, 2026 and Statement of Revenues and Expenses for the Period Ending July 31, 2026

- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – September 22, 2026
at 4:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting is scheduled for September 22, 2026 at 4:00 p.m. in the same location.

THIRTEENTH ORDER OF BUSINESS

Adournment

On MOTION by Mr. Fogel seconded by Ms. Clarke with all in favor the meeting adjourned at 7:54 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen
Community Development District

Unaudited Financial Reporting
August 31, 2026



Aberdeen
Community Development District
Combined Balance Sheet
August 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 99,392	\$ -	\$ 93,787	\$ -	\$ 193,178
Investments:					
State Board of Administration (SBA)	938	-	579,963	-	580,901
Custody	193,139	-	-	-	193,139
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	4,151	-	-	4,151
Prepayment A-1	-	1,746	-	-	1,746
Revenue	-	719,577	-	-	719,577
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	2,393	-	-	2,393
Prepayment A-2	-	4,079	-	-	4,079
General Redemption	-	279	-	-	279
Series 2018					
Reserve	-	65,273	-	-	65,273
Revenue	-	53,083	-	-	53,083
Prepayment	-	2	-	-	2
Redemption	-	359	-	-	359
Prepaid Expenses	6,188	-	-	-	6,188
Total Assets	\$ 299,656	\$ 1,447,816	\$ 673,750	\$ -	\$ 2,421,222
Liabilities:					
Accounts Payable	\$ 14,321	\$ -	\$ -	\$ -	\$ 14,321
Total Liabilities	\$ 14,321	\$ -	\$ -	\$ -	\$ 14,321
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 6,188	\$ -	\$ -	\$ -	\$ 6,188
Restricted for:					
Debt Service - Series	-	1,447,816	-	-	1,447,816
Assigned for:					
Capital Reserve Fund	-	-	673,750	-	673,750
Unassigned	279,147	-	-	-	279,147
Total Fund Balances	\$ 285,335	\$ 1,447,816	\$ 673,750	\$ -	\$ 2,406,901
Total Liabilities & Fund Balance	\$ 299,656	\$ 1,447,816	\$ 673,750	\$ -	\$ 2,421,222

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 1,478,375	\$ 1,478,375	\$ 1,486,592	\$ 8,217
Interest Income	15,000	13,750	13,536	(214)
Amenities Revenue/Misc	15,000	15,000	26,107	11,107
Total Revenues	\$ 1,508,375	\$ 1,507,125	\$1,526,235	\$ 19,110
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 9,000	\$ 2,000
FICA Expense	918	842	689	153
Assessment Administration	5,899	5,899	5,899	-
Engineering Fees	10,000	9,167	6,701	2,466
Arbitrage	600	600	600	-
Dissemination Agent	9,202	8,435	8,735	(300)
Attorney Fees	27,000	27,000	31,440	(4,440)
Annual Audit	3,475	3,475	4,200	(725)
Trustee Fees	9,000	8,250	6,139	2,111
Management Fees	62,288	57,097	57,097	-
Information Technology	2,124	1,947	1,947	-
Telephone	500	458	293	165
Postage	2,000	2,000	2,576	(576)
Printing and Binding	1,000	1,000	2,333	(1,333)
Insurance	14,050	13,239	13,239	-
Legal Advertising	2,000	1,833	1,416	418
Office Supplies	200	183	54	129
Other Current Charges	100	100	724	(624)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 162,531	\$ 152,700	\$ 153,257	\$ (556)
<u>Operations & Maintenance</u>				
Amenity Center				
Insurance	\$ 57,064	\$ 52,309	\$ 51,666	\$ 643
Repairs & Replacements	75,000	68,750	62,763	5,987
Special Events	20,000	20,000	20,580	(580)
Staff Uniforms	1,000	917	736	181
Recreational Supplies	900	900	1,630	(730)
Recreational Passes	1,000	1,000	1,480	(480)
Other Current Charges	500	458	-	458
Permit Fees	800	733	717	16
Office Supplies	2,000	1,833	1,403	431
Credit Card Machine Fees	900	900	990	(90)
Pest Control	3,000	2,750	2,758	(8)
Pool Chemicals - Poolsure	33,000	33,000	34,350	(1,350)
Refuse Service	16,000	14,667	15,522	(855)
Security	10,752	9,856	9,894	(38)
Website	1,800	1,800	1,800	-
Holiday Decorations	7,000	6,417	6,901	(484)
Subscriptions	2,000	2,000	2,221	(221)

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Utilities				
Water & Sewer	\$ 21,000	\$ 19,250	\$ 18,210	\$ 1,040
Electric	39,600	36,300	32,074	4,226
Cable/Internet/Phone	20,000	18,333	15,637	2,696
Management Contracts				
Field Operations Management - FirstService	88,924	81,513	75,492	6,021
Pool Attendants/Lifeguards - RMS	52,000	47,667	40,537	7,129
Facility Management - FirstService	116,486	106,778	97,394	9,384
Janitorial Services - FirstService	59,472	54,516	45,337	9,179
General Facility Maintenance - FirstService	67,584	61,952	55,967	5,985
Resident Services Coordinator- FirstService	90,838	83,269	57,149	26,119
Management Fee - FirstService	14,928	13,684	13,884	(200)
Auto/Phone Allowance - FirstService	-	-	900	(900)
Fitness Center Cleaning - Jani King	19,584	17,952	17,952	-
Subtotal Amenity Center	\$ 823,132	\$ 759,504	\$ 685,945	\$ 73,559
Ground Maintenance				
Electric	\$ 16,000	\$ 14,667	\$ 13,203	\$ 1,464
Streetlighting	40,000	36,667	32,621	4,045
Lake Maintenance	35,000	32,083	28,085	3,998
Landscape Maintenance	271,653	249,015	236,482	12,533
Landscape Contingency	30,000	30,000	35,904	(5,904)
Common Area Maintenance	13,000	11,917	3,791	8,126
Reuse Water	38,000	34,834	34,209	624
Irrigation Repairs	9,060	8,305	1,096	7,209
Subtotal Ground Maintenance	\$ 452,713	\$ 417,487	\$ 385,392	\$ 32,095
Total Operations & Maintenance	\$ 1,275,844	\$ 1,176,991	\$ 1,071,336	\$ 105,654
Capital Reserve Funding	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Total Expenditures	\$ 1,508,375	\$ 1,399,691	\$ 1,294,593	\$ 105,098
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 107,434	\$ 231,641	\$ (85,988)
<u>Other Financing Sources/(Uses):</u>				
Transfer In	\$ -	\$ -	175,000	\$ (175,000)
Transfer (Out)	-	-	(175,000)	175,000
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 107,434	\$ 231,641	\$ (85,988)
Fund Balance - Beginning	\$ -		\$ 53,694	
Fund Balance - Ending	\$ -		\$ 285,335	

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	\$ -	\$ 2,408	\$ 11,937	\$ -	\$ -	\$ 1,486,592
Interest Income	172	8	104	194	1,649	2,427	2,290	2,183	1,823	1,526	1,160	-	13,536
Amenities Revenue/Misc	285	272	1,293	2,190	2,240	3,295	875	7,579	1,208	3,352	3,517	-	26,107
Total Revenues	\$ 7,962	\$ 75,047	\$ 1,309,882	\$ 5,600	\$ 49,499	\$ 20,261	\$ 21,290	\$ 9,763	\$ 5,439	\$ 16,816	\$ 4,677	\$ -	\$ 1,526,235

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ -	\$ 9,000
FICA Expense	77	-	77	61	61	61	77	77	61	61	77	-	689
Assessment Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Engineering Fees	-	619	600	993	817	413	2,179	300	-	781	-	-	6,701
Arbitrage	-	-	-	-	-	-	-	-	-	600	-	-	600
Dissemination Agent	967	767	767	767	767	767	867	767	767	767	767	-	8,735
Attorney Fees	3,144	3,165	4,339	3,380	2,645	-	-	6,021	8,747	-	-	-	31,440
Annual Audit	-	-	-	-	-	-	4,200	-	-	-	-	-	4,200
Trustee Fees	3,438	-	1,351	-	-	-	-	-	1,351	-	-	-	6,139
Management Fees	5,191	5,191	5,191	5,191	5,191	5,191	5,191	5,191	5,191	5,191	5,191	-	57,097
Information Technology	177	177	177	177	177	177	177	177	177	177	177	-	1,947
Telephone	10	29	-	46	-	48	48	20	13	54	24	-	293
Postage	72	327	29	12	53	50	57	32	267	1,580	97	-	2,576
Printing and Binding	42	51	20	49	54	84	36	32	116	1,820	30	-	2,333
Insurance	13,239	-	-	-	-	-	-	-	-	-	-	-	13,239
Legal Advertising	-	240	-	74	70	205	70	-	-	756	-	-	1,416
Office Supplies	1	1	46	0	1	1	1	1	1	1	1	-	54
Other Current Charges	2	25	127	128	84	51	15	-	91	107	96	-	724
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 33,432	\$ 10,591	\$ 13,723	\$ 11,678	\$ 10,719	\$ 7,847	\$ 13,916	\$ 13,617	\$ 17,582	\$ 12,694	\$ 7,458	\$ -	\$ 153,257

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	13,184	3,044	2,236	-	62,763
Special Events	1,180	984	2,422	2,807	45	5,804	2,838	104	2,876	835	684	-	20,580
Staff Uniforms	-	-	66	236	-	433	-	-	-	-	-	-	736
Recreational Supplies	-	-	-	-	-	-	-	-	1,000	630	-	-	1,630
Recreational Passes	-	-	-	-	345	175	-	-	480	-	480	-	1,480
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Permit Fees	-	-	-	-	-	-	-	-	717	-	-	-	717
Office Supplies	597	72	-	-	49	-	79	215	145	202	42	-	1,403
Credit Card Machine Fees	78	60	63	59	67	64	124	110	137	81	148	-	990
Pest Control	221	221	221	228	228	728	228	228	228	228	-	-	2,758
Pool Chemicals - Poolsure	3,016	3,016	3,016	3,134	3,134	3,134	3,134	3,134	3,210	3,211	3,211	-	34,350
Refuse Service	1,271	1,268	1,369	1,372	1,376	1,360	1,363	1,440	1,491	1,607	1,607	-	15,522
Security	896	896	896	896	896	908	896	921	896	896	896	-	9,894
Website	150	150	150	150	150	150	150	-	450	150	150	-	1,800
Holiday Decorations	3,450	-	-	3,450	-	-	-	-	-	-	-	-	6,901
Subscriptions	131	131	131	231	131	131	490	131	131	152	431	-	2,221
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	1,949	2,037	1,702	1,981	1,669	1,163	959	1,459	1,669	1,626	1,996	-	18,210
Electric	3,395	3,020	2,443	2,650	2,825	2,974	2,739	2,839	2,691	3,114	3,384	-	32,074
Cable/Internet/Phone	1,517	1,349	866	879	879	3,294	1,076	2,334	590	1,420	1,432	-	15,637

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	\$ 7,270	\$ 9,525	\$ 3,850	\$ -	\$ 75,492
Pool Attendants/Lifeguards - RMS	-	-	-	-	-	2,406	-	3,409	5,385	29,337	-	-	40,537
Facility Management - FirstService	4,887	8,886	8,886	8,862	13,062	8,962	8,098	9,826	8,962	12,098	4,863	-	97,394
Janitorial Services - FirstService	2,552	3,412	3,222	4,515	6,122	4,282	3,571	5,255	4,457	5,340	2,609	-	45,337
General Facility Maintenance - FirstService	2,962	4,347	5,162	4,380	7,460	5,276	5,276	5,276	6,140	6,618	3,070	-	55,967
Resident Services Coordinator- FirstService	2,767	5,719	5,757	3,011	2,892	5,062	5,133	6,795	6,698	9,550	3,764	-	57,149
Management Fee - FirstService	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,344	1,344	-	13,884
Auto/Phone Allowance - FirstService	100	100	100	100	100	100	100	100	100	-	-	-	900
Fitness Center Cleaning - Jani King	1,632	1,632	1,632	1,632	1,632	1,632	1,632	1,632	1,632	1,632	1,632	-	17,952
Subtotal Amenity Center	\$ 94,842	\$ 49,587	\$ 49,797	\$ 51,495	\$ 59,058	\$ 67,197	\$ 47,060	\$ 64,659	\$ 71,783	\$ 92,641	\$ 37,828	\$ -	\$ 685,945
Ground Maintenance													
Electric	\$ 1,123	\$ 1,227	\$ 1,108	\$ 1,213	\$ 1,207	\$ 1,151	\$ 1,255	\$ 1,287	\$ 1,225	\$ 1,233	\$ 1,174	\$ -	\$ 13,203
Streetlighting	2,829	2,909	2,906	2,925	2,991	2,921	2,993	3,132	3,069	2,965	2,981	-	32,621
Lake Maintenance	-	2,675	-	5,350	-	5,350	2,675	6,685	2,675	2,675	-	-	28,085
Landscape Maintenance	22,860	22,860	22,860	22,860	22,860	22,860	22,860	22,860	12,350	26,342	14,913	-	236,482
Landscape Contingency	2,011	2,500	1,500	-	3,200	-	-	8,100	2,423	7,545	8,625	-	35,904
Common Area Maintenance	1,000	-	-	-	-	-	2,054	-	156	581	-	-	3,791
Reuse Water	3,422	5,501	3,804	2,706	3,970	1,378	2,142	2,560	2,956	3,462	2,309	-	34,209
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	\$ 24,855	\$ 44,803	\$ 30,002	\$ -	\$ 385,392
Total Operations & Maintenance	\$ 128,086	\$ 87,258	\$ 81,974	\$ 86,548	\$ 94,382	\$ 100,857	\$ 81,037	\$ 109,282	\$ 96,639	\$ 137,443	\$ 67,830	\$ -	\$ 1,071,336
Capital Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000	\$ -	\$ 70,000
Total Expenditures	\$ 161,518	\$ 97,849	\$ 95,696	\$ 98,226	\$ 105,101	\$ 108,704	\$ 94,954	\$ 122,899	\$ 114,220	\$ 150,137	\$ 145,288	\$ -	\$ 1,294,593
Excess (Deficiency) of Revenues over Expenditures	\$ (153,556)	\$ (22,802)	\$ 1,214,185	\$ (92,626)	\$ (55,602)	\$ (88,443)	\$ (73,664)	\$ (113,137)	\$ (108,781)	\$ (133,322)	\$ (140,612)	\$ -	\$ 231,641
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)	\$ (113,137)	\$ (108,781)	\$ (133,322)	\$ (140,612)	\$ -	\$ 231,641

Aberdeen
Community Development District
Debt Service Fund Series 2020A-1 and 2020A-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 1,928,685	\$ 1,953,508	\$ 24,823
Interest Income	10,000	10,000	53,658	43,658
Total Revenues	\$ 1,938,685	\$ 1,938,685	\$ 2,007,166	\$ 68,481
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)	\$ 40,879	\$ 63,731
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (22,852)	\$ (22,852)	\$ 40,879	\$ 63,731
Fund Balance - Beginning	\$ 652,744		\$ 1,288,221	
Fund Balance - Ending	\$ 629,892		\$ 1,329,100	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 133,250	\$ 133,250	\$ 135,425	\$ 2,174
Interest Income	5,000	4,583	4,340	(244)
Total Revenues	\$ 138,250	\$ 137,834	\$ 139,764	\$ 1,931
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)
Interest 8/1	-	-	64	(64)
Principal Prepayment 8/1	-	-	5,000	(5,000)
Total Expenditures	\$ 129,915	\$ 129,915	\$ 144,851	\$ (14,936)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,335	\$ 7,919	\$ (5,087)	\$ (13,006)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 113	\$ 113
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 113	\$ 113
Net Change in Fund Balance	\$ 8,335	\$ 7,919	\$ (4,974)	\$ (12,892)
Fund Balance - Beginning	\$ 54,303		\$ 123,690	
Fund Balance - Ending	\$ 62,639		\$ 118,717	

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Capital Reserve Funding	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Impact fees	-	-	62,835	62,835
Interest	10,000	10,000	15,480	5,480
Total Revenues	\$ 80,000	\$ 80,000	\$ 148,315	\$ 68,315
Expenditures:				
Capital Outlay	\$ 100,000	\$ 91,667	\$ 350	\$ 91,317
Repair and Replacements	100,000	91,667	23,504	68,162
Other Current Charges	1,000	1,000	10,261	(9,261)
Total Expenditures	\$ 201,000	\$ 184,333	\$ 34,115	\$ 150,218
Excess (Deficiency) of Revenues over Expenditures	\$ (121,000)	\$ (104,333)	\$ 114,199	\$ (81,903)
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)		\$ 114,199	
Fund Balance - Beginning	\$ 528,153		\$ 559,550	
Fund Balance - Ending	\$ 407,153		\$ 673,750	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Actual	
	Thru 08/31/26	
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 - 11/1/22	(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	\$ 65,273
Reserve Fund Balance	65,273
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)
Less: Principal Prepayment - 8/1/26	(5,000)
Current Bonds Outstanding	\$ 1,740,000

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		3,575,525.06	1,953,508.18	135,424.50	1,486,592.38
BALANCE DUE		7,131,169.78	3,896,154.62	270,096.02	2,964,919.15

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
12	05/10/2026	-	-	-	-
TAX CERT	06/5/2026	5,792.39	3,164.70	219.39	2,408.30
10 (APR-JUN)	07/2/2026	28,711.14	15,686.49	1,087.45	11,937.20
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		3,575,525.06	1,953,508.18	135,424.50	1,486,592.38
PERCENT COLLECTED TAX ROLL		100.56%	100.56%	100.56%	100.56%

D.

Aberdeen

Community Development District

Check Run Summary

August 31, 2026

Check Date		Check No.	Amount
General Fund - Wells Fargo			
Payroll	8/26/26	51084-51088	\$ 923.50
Total			\$ 923.50
General Fund - Wells Fargo			
Accounts Payable			
	8/11/26	5602-5608	\$ 24,178.02
	8/14/26	5609-5621	67,362.37
	8/20/26	5622	4,750.00
	8/27/26	5623-5628	21,341.23
			\$ 117,631.62
Capital Reserve Fund - Wells Fargo			
Accounts Payable	8/11/26	192-194	\$ 3,308.50
			\$ 3,308.50
Total			\$ 120,940.12
Autopayments - Wells Fargo			
	8/6/26	Comcast	\$ 613.88
	8/12/26	JEA Utilities	11,843.83
	8/17/26	Comcast	523.96
	8/19/26	GFL Environmental	1,606.71
	8/24/26	Comcast	293.95
	8/28/26	WF Credit Card July Charges	2,963.68
Total			\$ 17,846.01

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
51084	17	HARRIET S CLARKE	184.70	8/26/2026	
51085	15	LAUREN Q EGLESTON	184.70	8/26/2026	
51086	18	PAUL R FOGEL	184.70	8/26/2026	
51087	19	RICHARD A PEREZ	184.70	8/26/2026	
51088	16	THOMAS G MARMO	184.70	8/26/2026	
TOTAL FOR REGISTER			923.50		

ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 08.25.26

	Supervisor	In Attendance	Fees
1.	Lauren Egleston Chairperson	☒	\$200
2.	Susie Clarke Assistant Secretary	☒	\$200
3.	Thomas Marmo Assistant Secretary	☒	\$200
4.	Paul Fogel Vice Chairman	☒	\$200
5.	Richard Perez Assistant Secretary	☒	\$200

District Manager:

Mark Ht Aug 25, 2024

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/11/26	00259	7/17/26	11164170 202607 320-53800-45918 JUL GENERAL MANAGER		*	4,099.20	
		7/17/26	11164170 202607 320-53800-45915 JUL FRONT DESK		*	3,500.17	
		7/17/26	11164170 202607 320-53800-45506 JUL JANITORIAL		*	1,745.73	
		7/17/26	11164170 202607 320-53800-46000 JUL SUPVSR BUILDING MAINT		*	3,381.10	
		7/17/26	11164170 202607 320-53800-45917 JUL BUILDING MAINT		*	2,206.10	
FIRST SERVICE RESIDENTIAL							14,932.30 005602
8/11/26	00213	7/30/26	95885 202607 320-53800-46100 JUL LAKE MAINTENANCE		*	2,675.00	
FUTURE HORIZONS, INC							2,675.00 005603
8/11/26	00016	7/30/26	29973 202607 310-51300-31200 ARBIT SE2020 FYE 4/30/26		*	600.00	
GRAU & ASSOCIATES							600.00 005604
8/11/26	00309	8/01/26	JAK08260 202608 320-53800-45927 AUG JANITORIAL SERVICES		*	1,632.00	
JANI-KING OF JACKSONVILLE							1,632.00 005605
8/11/26	00079	8/01/26	13129563 202608 320-53800-45507 AUG POOL CHEMICALS		*	3,210.73	
POOLSURE							3,210.73 005606
8/11/26	00323	7/27/26	4754 202607 320-53800-46300 TREE REMOVAL		*	900.00	
TREE WORK BY MITCH DRAKE & SONS							900.00 005607
8/11/26	00060	7/28/26	62248144 202607 320-53800-45926 JUL PEST CONTROL		*	119.55	
		7/28/26	62248311 202607 320-53800-45926 JUL PEST CONTROL AMENITY		*	108.44	
TURNER PEST CONTROL LLC							227.99 005608
8/14/26	00240	7/25/26	07252026 202607 320-57200-46000 CRACK - CONDENSATE PAN		*	332.00	
ABERDEEN AIR, LLC							332.00 005609
8/14/26	00317	8/06/26	8670 202608 320-53800-46300 PRESSURE WASH		*	1,600.00	
ALL ABOUT WATER LLC							1,600.00 005610
ABER ABERDEEN TLEE							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/14/26	00259	7/31/26	11167259 202607 320-53800-45918 AUG GENERAL MANAGER		*	3,999.20	
		7/31/26	11167259 202607 320-53800-45915 AUG FRONT DESK		*	3,181.68	
		7/31/26	11167259 202607 320-53800-45506 AUG JANITORIAL		*	1,788.68	
		7/31/26	11167259 202607 320-53800-46000 AUG SUPVSR BUILDING MAINT		*	2,957.49	
		7/31/26	11167259 202607 320-53800-45917 AUG BUILDING MAINT		*	2,206.10	
FIRST SERVICE RESIDENTIAL							14,133.15 005611
8/14/26	00259	8/01/26	11168368 202608 320-53800-45921 AUG MANAGEMENT FEE		*	1,244.00	
		8/01/26	11168368 202608 320-53800-45921 AUG GEN MGR PHONE BILL		*	50.00	
		8/01/26	11168368 202608 320-53800-45921 AUG MAINT SUPV PHONE BILL		*	50.00	
FIRST SERVICE RESIDENTIAL							1,344.00 005612
8/14/26	00213	7/31/26	96091 202607 320-57200-46000 RPR DIFFUSED AIR SYSTEM		*	257.00	
FUTURE HORIZONS, INC							257.00 005613
8/14/26	00286	7/31/26	7821720 202607 310-51300-48000 7/28 BUD/ASSESS #12431820		*	289.52	
		7/31/26	7821720 202607 310-51300-48000 7/14 RULE DEVEL #12373055		*	101.28	
		7/31/26	7821720 202607 310-51300-48000 7/21 RULEMAKING #12373061		*	159.76	
USA TODAY MEDIA CORP							550.56 005614
8/14/26	00017	8/01/26	739 202608 310-51300-34000 AUG MANAGEMENT FEES		*	5,190.67	
		8/01/26	739 202608 310-51300-35100 AUG INFO TECH		*	177.00	
		8/01/26	739 202608 310-51300-31300 AUG DISSEM AGENT SRVCS		*	766.83	
		8/01/26	739 202608 310-51300-51000 OFFICE SUPPLIES		*	.66	
		8/01/26	739 202608 310-51300-42000 POSTAGE		*	96.60	
		8/01/26	739 202608 310-51300-42500 COPIES		*	29.85	
		8/01/26	739 202608 310-51300-41000 TELEPHONE		*	24.41	
GOVERNMENTAL MANAGEMENT SERVICES							6,286.02 005615
ABER ABERDEEN TLEE							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/14/26	00339	8/03/26 817058	202608 320-53800-46200	AUG LANDSCAPE MAINTENANCE	*	14,912.50	
				THE GREENERY INC			14,912.50 005616
8/14/26	00301	8/01/26 446753	202608 320-53800-45400	AUG SECURITY SERVICES	*	895.99	
				HI TECH SYSTEM ASSOCIATES INC			895.99 005617
8/14/26	00312	8/10/26 195544	202607 310-51300-31100	JUL ENGINEERING SERVICES	*	275.00	
				MATTHEWS DESIGN GROUP LLC			275.00 005618
8/14/26	00082	7/31/26 99	202607 320-53800-45913	JUL LIFE GUARD SERVICES	*	15,196.33	
				RIVERSIDE MANAGEMENT SERVICES INC			15,196.33 005619
8/14/26	00319	6/30/26 848181	202606 320-53800-46200	JUN LANDSCAPE MAINTENANCE	*	11,429.82	
				RUPPERT LANDSCAPE LLC			11,429.82 005620
8/14/26	00221	8/01/26 3242	202608 320-53800-45919	AUG MAINT & NEWS LETTER	*	150.00	
				ROBERTA G NAGLE			150.00 005621
8/20/26	00323	8/11/26 4808	202608 320-53800-46300	TREE REMOVAL	*	650.00	
		8/11/26 4809	202608 320-53800-46300	TREE REMOVAL	*	600.00	
		8/11/26 4810	202608 320-53800-46300	TREE REMOVAL	*	2,500.00	
		8/11/26 4811	202608 320-53800-46300	TREE REMOVAL	*	1,000.00	
				TREE WORK BY MITCH DRAKE & SONS			4,750.00 005622
8/27/26	00259	8/14/26 11169808	202608 320-53800-45918	AUG GENERAL MANAGER	*	3,999.20	
		8/14/26 11169808	202608 320-53800-45915	AUG FRONT DESK	*	2,900.08	
		8/14/26 11169808	202608 320-53800-45506	AUG JANITORIAL	*	1,745.26	
		8/14/26 11169808	202608 320-53800-46000	AUG SUPVSR BUILDING MAINT	*	2,986.10	
		8/14/26 11169808	202608 320-53800-45917	AUG BUILDING MAINT	*	2,206.10	
				FIRST SERVICE RESIDENTIAL			13,836.74 005623
				ABER ABERDEEN			
				TLEE			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/27/26	00259	8/20/26	11171860 202608 320-53800-45918	AUG PROPERTY MANAGER	*	864.00	
		8/20/26	11171860 202608 320-53800-45915	AUG FRONT DESK	*	864.00	
		8/20/26	11171860 202608 320-53800-45506	AUG JANITOR	*	864.00	
		8/20/26	11171860 202608 320-53800-45917	AUG MAINTENANCE CREW	*	864.00	
		8/20/26	11171860 202608 320-53800-46000	AUG MAINT SUPERVISOR	*	864.00	
FIRST SERVICE RESIDENTIAL							4,320.00 005624
8/27/26	00339	8/24/26	818703 202608 320-53800-46300	PLAYGROUNDS	*	170.00	
THE GREENERY INC							170.00 005625
8/27/26	00339	8/26/26	818735 202608 320-53800-46300	CASTLE GATE ENTRANCE 1	*	2,105.49	
THE GREENERY INC							2,105.49 005626
8/27/26	00301	8/24/26	446982 202608 320-53800-45905	PROXCARD-CLAMSHELL SMART	*	480.00	
HI TECH SYSTEM ASSOCIATES INC							480.00 005627
8/27/26	00275	6/23/26	CINV-199 202606 320-57200-46000	QRTLY PREVENTATION MAINT	*	429.00	
HEARTLINE FITNESS PRODUCTS INC							429.00 005628
TOTAL FOR BANK A						117,631.62	
TOTAL FOR REGISTER						117,631.62	

ABER ABERDEEN

TLEE



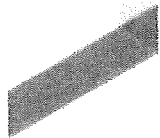
FirstService
RESIDENTIAL
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;

INVOICE

Invoice Number 11164170
Invoice Date 7/17/2026
Terms 15 ePay ACH BP
Period Start 6/27/2026
Period End 7/10/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$14,932.30

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 HOLIDAY	\$43.47	\$399.92
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	72.00 REG	\$43.47	\$3,599.28
General Manager, Property Oper	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00
				Subtotal	\$4,099.20
Staff, Front Desk	25.00%	Moxley, Ashley	8.00 HOLIDAY	\$21.00	\$210.00
Staff, Front Desk	25.00%	Moxley, Ashley	77.67 REG	\$21.00	\$2,038.85
Staff, Front Desk	25.00%	Orozco, Hailey	60.67 REG	\$16.50	\$1,251.32
				Subtotal	\$3,500.17
Staff, Janitorial	25.00%	Oliver, Jason E	8.00 HOLIDAY	\$17.86	\$178.59
Staff, Janitorial	25.00%	Oliver, Jason E	70.20 REG	\$17.86	\$1,567.14
				Subtotal	\$1,745.73
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$30.11	\$301.13
Supervisor, Building Maint	25.00%	Parker, Jay	0.57 OT	\$45.17	\$32.18
Supervisor, Building Maint	25.00%	Parker, Jay	79.64 REG	\$30.11	\$2,997.79
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
				Subtotal	\$3,381.10



FirstService
RESIDENTIAL

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

INVOICE

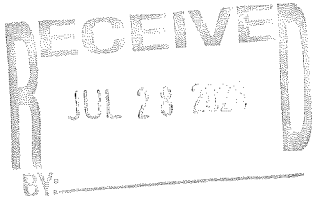
Invoice Number 11164170
Invoice Date 7/17/2026
Terms 15 ePay ACH BP
Period Start 6/27/2026
Period End 7/10/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$14,932.30

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 HOLIDAY	\$22.06	\$220.61
Staff, Building Maint	25.00%	Newman, Joshua D	72.00 REG	\$22.06	\$1,985.49
				Subtotal	\$2,206.10

Subtotal \$14,932.30
Tax \$0.00
Total **\$14,932.30**

General Manager, Property Oper	320.53800.45918	\$4,099.20
Staff, Building Maint	320.53800.	\$2,206.10
Staff, Front Desk	320.53800.45915	\$3,500.17
Staff, Janitorial	320.53800.45506	\$1,745.73
Supervisor, Building Maint	320.53800.46000	\$3,381.10

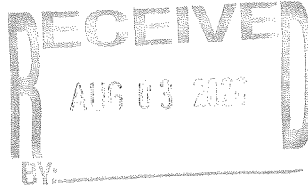


Future Horizons, Inc

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

Voice: 904-692-1187

Fax: 904-692-1193

**INVOICE**

Invoice Number: 95885

Invoice Date: Jul 30, 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 Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		8/29/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in July 2026	2,675.00	2,675.00
Subtotal				2,675.00
Sales Tax				
Freight				
Total Invoice Amount				2,675.00
Payment/Credit Applied				
TOTAL				2,675.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Grau and Associates

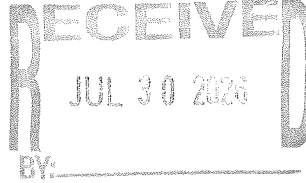
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 29973
Date 07/30/2026



SERVICE	AMOUNT
Project: Arbitrage - Series 2020 FYE 4/30/2026 Arbitrage Services	
	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u><u>600.00</u></u>

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

Payment due upon receipt.



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

Invoice	
Date 08/01/2026	Number JAK08260045
Due Date 08/31/2026	Cust # 126102
Invoice Amount \$ 1,632.00	Amount Remitted

Sold To:
ABERDEEN COMMUNITY DEVELOPMENT

475 WEST TOWER PLACE
STE 114
ST AUGUSTINE FL 32092

For:
ABERDEEN COMMUNITY DEVELOPMENT

110 FLOWER OF SCOTLAND AVE
FRUIT COVE FL 32259

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

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



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

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

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date	
JAK08260045	08/01/2026	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	08/31/2026	
Quantity	Description				Unit Price	Extended Price	
1	MONTHLY CONTRACT BILLING AMOUNT FOR AUGUST				1632.00	1632.00	
Contract 320.53800.45927 RECEIVED JUL 28 2026 BY: _____ Pay On-Line: https://linktr.ee/janikingjax Make All Checks Payable To: JANI-KING OF JACKSONVILLE					Amount of Sale		\$ 1,632.00
					Sales Tax		\$ 0.00
					Total		\$ 1,632.00



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

Invoice

Date
Invoice#

8/1/2026
131295636598

Terms	Net 20
Due Date	8/21/2026
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	\$137.31

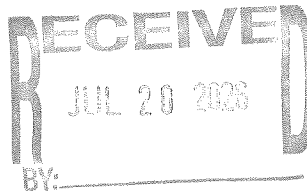
Subtotal \$3,210.73

Tax \$0.00

Total \$3,210.73

Amount Paid/Credit Applied \$0.00

Balance Due \$3,210.73



[Click Here to Pay Now](#)





INVOICE #4754

ISSUED:

Jul 27, 2026

DUE:

Aug 11, 2026

RECIPIENT:

Aberdeen CDD Community

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

662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819

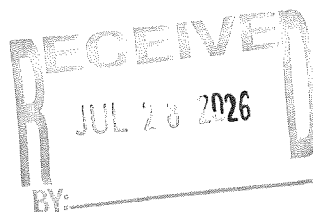
Email: mitchdrake04@yahoo.com

Website:

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jul 27, 2026				
Tree Removal	Cut down and leave in preserve 2 dead pines on right side of house	1	\$900.00	\$900.00



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

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

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

Total **\$900.00**

Account balance **\$7,700.00**

Pay Now



Turner
Pest Control

turnerpest.com

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

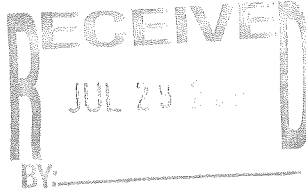
Service Slip/Invoice

INVOICE: 622481449
DATE: 07/28/2026
ORDER: 622481449

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

Work Location: [139845] 904-626-0375

Aberdeen
Aberdeen - CDD
110 Flower Of Scotland Ave
Saint Johns, FL 32259-6937



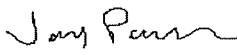
Work Date	Time	Target Pest	Technician	Time In
07/28/2026	09:55 AM			09:55 AM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/28/2026	121:05	10:28 AM

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.

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



Turner Pest Control

turnerpest.com

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

Service Slip/Invoice

INVOICE: 622483112
DATE: 07/28/2026
ORDER: 622483112

BILL To: [139845]

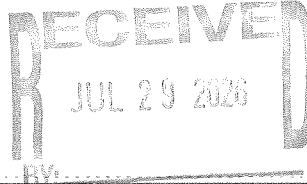
Aberdeen
Aberdeen - CDD
C/o Government Services
475 W. Town Place - Suite 114
Saint Augustine, FL 32092

Work

Location:

[428304] 904-217-0925

Aberdeen CDD II (Amenity Center)
96 Bush Pl
Fruit Cove, FL 32259-7101



Work Date	Time	Target Pest	Technician	Time In
07/28/2026	10:29 AM	ANTS, FIRE ANT, ROA		10:29 AM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/28/2026		10:38 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		
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.

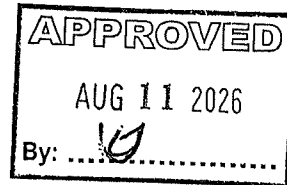
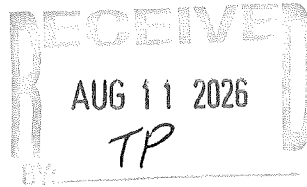
I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

HVAC REPAIR INVOICE

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

July 25, 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: July18, 2026
July 19, 2026
July 20, 2026

Diagnostic: Possible crack in social hall condensate pan; no other reason for water presenting; pan sealed with marine grade silicone.

Aberdeen CDD - Social Hall	
July18, 2026 service call	\$ 89.00
July 20, 2026 social hall condensate pan marine silicone 5200	\$ 243.00
TOTAL DUE	\$ 332.00

Total due: \$332.00

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

SERVICE ■ INSTALLATION ■ CONTROLS


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

All About Water, LLC
1608 N Summer Ridge Ct
Saint Augustine, FL
32092-3767
+19048265355
<http://www.allaboutwaterstaug.com>

BILL TO
Aberdeen
C/O First Service Residential

INVOICE 8670

DATE 08/06/2026 TERMS Due on receipt

DUE DATE 09/01/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
105		Sterling Bridge Pressure wash both sides of farm style vinyl fence on Queen Victoria	1	835.00	835.00
105		Grandholm Point Pressure wash both sides of fence at Prince Albert	1	615.00	615.00
105		Graffiti removal from sidewalks at dog park	1	100.00	100.00
105		Graffiti removal from sidewalks at 702 Shetland Dr	1	50.00	50.00

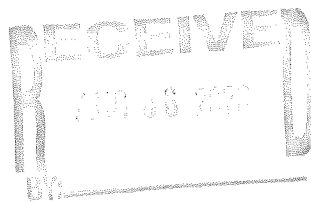
Ways to pay



[View and pay](#)

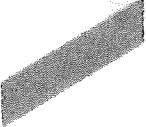
TOTAL DUE

\$1,600.00



Approved 8/6/2026
Jay Parker
Operations Manager
Aberdeen CDD

INVOICE



FirstService

RESIDENTIAL

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

Invoice Number 11167259
Invoice Date 7/31/2026
Terms 15 ePay ACH BP
Period Start 7/11/2026
Period End 7/24/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$14,133.15

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	79.03 REG	\$21.00	\$2,074.54
Staff, Front Desk	25.00%	Orozco, Hailey	53.68 REG	\$16.50	\$1,107.14
				Subtotal	\$3,181.68
Staff, Janitorial	25.00%	Oliver, Jason E	0.45 OT	\$26.79	\$15.07
Staff, Janitorial	25.00%	Oliver, Jason E	79.45 REG	\$17.86	\$1,773.61
				Subtotal	\$1,788.68
Supervisor, Building Maint	25.00%	Parker, Jay	62.57 REG	\$30.11	\$2,355.23
Supervisor, Building Maint	25.00%	Parker, Jay	16.00 VACATION	\$30.11	\$602.26
				Subtotal	\$2,957.49
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$22.06	\$2,206.10
				Subtotal	\$2,206.10
				Subtotal	\$14,133.15
				Tax	\$0.00
				Total	\$14,133.15

INVOICE

FirstService

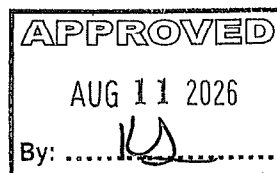
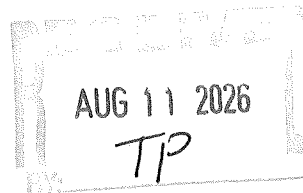
RESIDENTIAL

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

Invoice Number 11167259
Invoice Date 7/31/2026
Terms 15 ePay ACH BP
Period Start 7/11/2026
Period End 7/24/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$14,133.15

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	320.53800	45918			\$3,999.20
Staff, Building Maint	320.53800	45917			\$2,206.10
Staff, Front Desk	320.53800	45915			\$3,181.68
Staff, Janitorial	320.53800	45506			\$1,788.68
Supervisor, Building Maint	320.53800	46000			\$2,957.49



INVOICE

FirstService
RESIDENTIAL

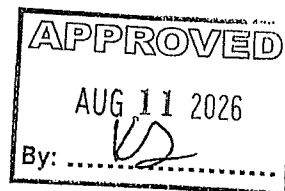
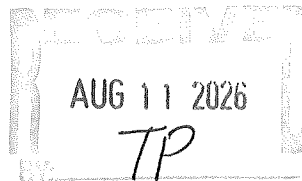
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;

Invoice Number 11168368
Invoice Date 8/1/2026
Terms 15 ePay ACH BP
Service Period 8/1/2026
Customer 100-0SNC

Invoice Type MGFE
Account # MGF-0SNC
Total Amount Due: \$1,344.00

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

Subtotal	\$1,344.00
Tax	\$0.00
Total	\$1,344.00



320.53800.45912

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: 96091

Invoice Date: Jul 31, 2026

Page: 1

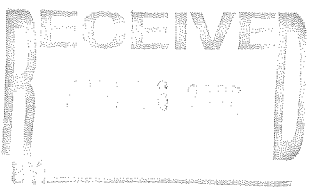
Bill To:

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
Johnson01	Hand Deliver		8/30/26

Quantity	Item	Description	Unit Price	Amount
1.00	771180	Single Head Comp Rebuilt Kit	82.00	82.00
1.00	Aerator Service	Repair of the diffused air system on Prince Albert in Aberdeen During testing, the compressor ran, but would not build pressure and needs to be rebuilt	175.00	175.00
				
Approved 8/6/2026 Jay Parker Operations Manager Aberdeen CDD				
Subtotal				257.00
Sales Tax				
Freight				
Total Invoice Amount				257.00
Payment/Credit Applied				
TOTAL				257.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

USA TODAY CO.

*LocalIQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Aberdeen Cdd/Gms		764138	07/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007821720	Jul 1- Jul 31, 2026	\$550.56	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$550.56	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: AUGUST 31, 2026
Aberdeen Cdd/Gms SUITE 4 393 Palm Coast Pkwy Sw Palm Coast, FL 32137	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
Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing .	

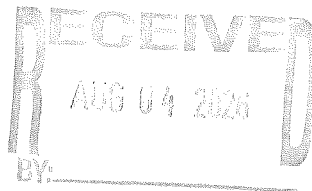
Date	Description	Amount
7/1/26	Balance Forward	\$205.92
7/20/26	PAYMENT - THANK YOU	-\$135.92
7/20/26	PAYMENT - THANK YOU	-\$70.00

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/28/26	SAG St Augustine Record	12431820	Budget Hearing & Assessment Hearing 1		1	2.0000 x 12 in	\$289.52

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/14/26	12373055	SAG St Augustine Record	Notice of Rule Development		\$101.28
7/21/26	12373061	SAG St Augustine Record	Notice of Rulemaking		\$159.76



USA TODAY CO.

* LocaliQ

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE PERIOD	INV DATE
Aberdeen Cdd/Gms	764138	Jul 1- Jul 31, 2026	07/31/26

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	\$550.56
Service Fee 3.99%	\$21.97
*Cash/Check/ACH Discount	-\$21.97
*Payment Amount by Cash/Check/ACH	\$550.56
Payment Amount by Credit Card	\$572.53

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Aberdeen Cdd/Gms		764138		0007821720		\$550.56
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$550.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550.56
REMITTANCE ADDRESS (Include Account# & Invoice# on check)			TO PAY BY PHONE PLEASE CALL:			TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244			1-877-736-7612			\$572.53
			To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/			

00007641380000000000000078217200005505667175

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Palm Coast FL 32137

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 07/28/2026

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 07/28/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$289.52

Tax Amount: \$0.00

Payment Cost: \$289.52

Order No: 12431820

Customer No: 764138

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Aberdeen Community Development District ("District") will hold the following public hearings and regular meetings:

DATE: August 25, 2026
 TIME: 6:00 PM
 LOCATION: Aberdeen Amenity Center
 110 Flower of Scotland Avenue
 Saint Johns, Florida 32259

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

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

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
53'	628	1	\$214.36
63'	887	1.19	\$269.68
73'	880	1.38	\$1,124.50
80'	233	1.51	\$1,280.49
Multi-Family	408	.50	\$107.49
Commercial	42,000	1	\$107.49
Office	7,000	1	\$107.49

**includes collection costs and early payment discounts*

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

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

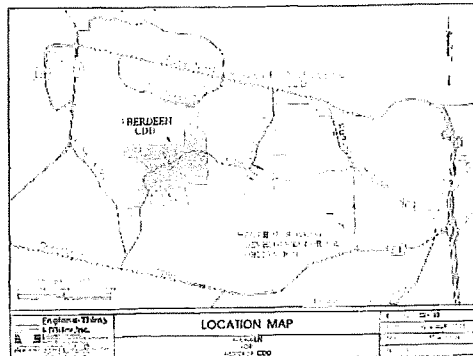
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://aberdeenadd.com>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or 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



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 Govt 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 07/14/2026
SAG staugustine.com 07/14/2026

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 07/14/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$101.28

Tax Amount: \$0.00

Payment Cost: \$101.28

Order No: 12373055

Customer No: 764138

PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Aberdeen Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 (the "District Manager's Office").

Marilee Giles, District Manager
Aberdeen Community Development District
July 14, 2026 (12373055)

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 Govt 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 07/21/2026
SAG staugustine.com 07/21/2026

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 07/21/2026

Legal Clerk

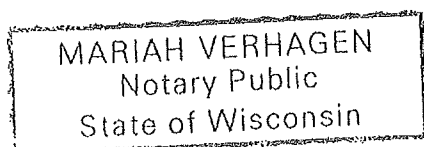
Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$159.76	
Tax Amount:	\$0.00	
Payment Cost:	\$159.76	
Order No:	12373061	# of Copies:
Customer No:	764138	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



**NOTICE OF RULEMAKING
REGARDING THE REVISED RULES
OF PROCEDURE OF THE
ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, the Aberdeen Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rule"). The Proposed Rule number is 2026-1. Prior notice of rule development relative to the Proposed Rule was published in the St. Augustine Record on July 14, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") District on **August 25, 2026, at 6:00 p.m. at Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.3144, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.063, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850; mgiles@gmsnf.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Marilee Giles, District Manager
Aberdeen Community Development District

Governmental Management Services, LLC

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

Invoice

Invoice #: 739

Invoice Date: 8/1/26

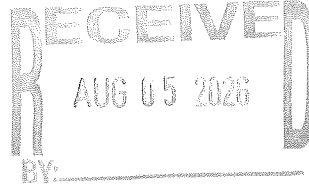
Due Date: 8/1/26

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 - August 2026		5,190.67	5,190.67
Information Technology - August 2026		177.00	177.00
Dissemination Agent Services - August 2026		766.83	766.83
Office Supplies		0.66	0.66
Postage		96.60	96.60
Copies		29.85	29.85
Telephone		24.41	24.41
		Total	\$6,286.02
		Payments/Credits	\$0.00
		Balance Due	\$6,286.02



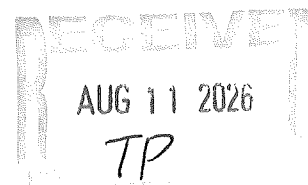
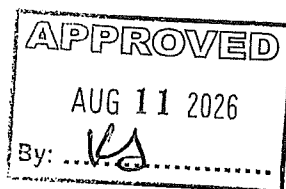
PO Box 6569
Hilton Head Island, SC 29938

Bill To
GMS 475 w Town PL Ste 114 St Augustine , FL 32092

Invoice 817058	
Date	PO/Contract#
08/03/26	89588
Account Manager	Terms
ALLEN FLANNERY	Net 30
Total Amount	\$14,912.50
Property Address	
Aberdeen CDD 110 Flower of Scotland Ave Fruit Cove, FL 32259	

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Amount
#92291 - Maintenance Contract Services - Aberdeen CDD August 2026	\$14,912.50
Total	\$14,912.50



Contract
320.53800 46200

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$15,082.50	\$0.00	\$0.00	\$0.00	\$0.00

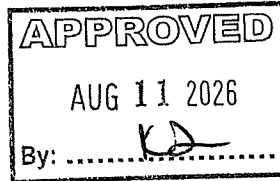
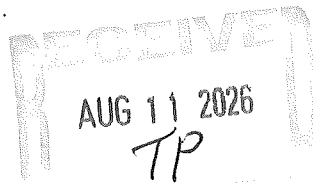
Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com



Tallahassee, FL 32308
2498 Centerville Rd.

Bill to:

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



Contract
320.53800.45400

Invoice #: 446753
Invoice Date: 08/01/2026
Completed: 08/03/2026
Terms: Due On Receipt
Bid#:

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
10696117-AC - Access Control System - Aberdeen CDD - Gym - 96 BUSH PL., Saint Johns, FL			
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
Add-on Access 1	1.00	\$10.00	10.00
10696117-CCTV - CCTV Cloud - Aberdeen CDD - Gym - 96 BUSH PL., Saint Johns, FL			
Hi-Tech Commercial Video 16	1.00	\$60.00	60.00
Add-on AI Deterrence	1.00	\$52.00	52.00
HT OVRC Net Pro	1.00	\$25.00	25.00
2-14151-ACC-1 - Access Control System - Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave., Saint Johns, FL			
HT Comm Access 4	1.00	\$50.00	50.00
Add-on Access 1	1.00	\$20.00	20.00
2-14151-CCTV-1 - CCTV System - Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave., Saint Johns, FL			
HT OVRC Net Pro	1.00	\$25.00	25.00
Hi-Tech Commercial Video 16	1.00	\$60.00	60.00
Add-on AI Deterrence	1.00	\$64.00	64.00
AS50-0651 - Security System - Aberdeen CDD - Gym - 96 BUSH PL., Saint Johns, FL			
Hi-Tech Commercial Interactive Plus	1.00	\$59.99	59.99
CHKT0065 - CCTV System - Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave., Saint Johns, FL			
HT CHeKT Custom Site	1.00	\$200.00	200.00
HT CHeKT Exterior Secured Camera	1.00	\$250.00	250.00
Sales Tax			0.00

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

Project Manager Carl Allen

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

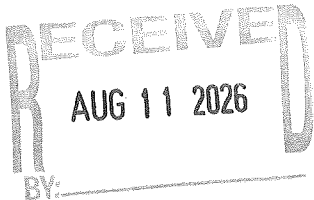
Matthews | **DCCM**
Engineering - Architecture - Planning - Surveying

August 10, 2026
Invoice # 195544

Project 0000021848.0000 23254.00 - Aberdeen CDD

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

- CDD meeting attendance
- Agenda review and filing



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

Professional Services through July 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount
Division Lead	1.00	275.00	275.00
Total Labor			275.00
Total Due:			275.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	275.00	27,657.50	27,932.50
Expense	0.00	451.71	451.71
Unit	0.00	2.13	2.13
Totals	275.00	28,111.34	28,386.34

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

Invoice

Invoice #: 99
Invoice Date: 7/31/2026
Due Date: 7/31/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services - July 2026 001.320.53800.45913	660.71	23.00	15,196.33
APPROVED AUG 11 2026 By: <u>KO</u> RECEIVED AUG 11 2026 BY: <u>TP</u> Alison Moring 8-11-26			

Total \$15,196.33

Payments/Credits \$0.00

Balance Due \$15,196.33

ABERDEEN CDD

**RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARD INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
660.71	Lifeguard Services for Aberdeen Covers July 2026	\$ 23.00	\$15,196.33
	GL # 001.320.53800.45913		
	TOTAL DUE:		<u>\$15,196.33</u>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/26	3.92	K.B.	Lifeguarding
7/1/26	3.89	K.H.	Lifeguarding
7/1/26	3.7	O.H.	Lifeguarding
7/1/26	6.89	L.M.	Lifeguarding
7/1/26	3.89	E.W.P.	Lifeguarding
7/2/26	3.77	K.B.	Lifeguarding
7/2/26	3.84	D.G.	Lifeguarding
7/2/26	3.79	O.H.	Lifeguarding
7/2/26	6.87	L.M.	Lifeguarding
7/2/26	3.85	E.W.P.	Lifeguarding
7/3/26	3.79	K.B.	Lifeguarding
7/3/26	7	D.G.	Lifeguarding
7/3/26	3.85	K.H.	Lifeguarding
7/3/26	3.97	O.H.	Lifeguarding
7/3/26	3.99	L.M.	Lifeguarding
7/4/26	3.87	K.B.	Lifeguarding
7/4/26	3.85	D.G.	Lifeguarding
7/4/26	3.82	J.K.	Lifeguarding
7/4/26	4.07	B.M.	Lifeguarding
7/4/26	6.99	L.M.	Lifeguarding
7/4/26	3.79	E.W.P.	Lifeguarding
7/4/26	3.85	G.W.	Lifeguarding
7/5/26	3.84	O.H.	Lifeguarding
7/5/26	3.39	J.K.	Lifeguarding
7/5/26	3.79	B.M.	Lifeguarding
7/5/26	6.92	L.M.	Lifeguarding
7/5/26	3.75	G.W.	Lifeguarding
7/6/26	4.77	O.H.	Lifeguarding
7/6/26	4.85	L.M.	Lifeguarding
7/6/26	4	S.M.	Lifeguarding
7/7/26	3.87	K.B.	Lifeguarding
7/7/26	3.85	D.G.	Lifeguarding
7/7/26	6.97	O.H.	Lifeguarding
7/7/26	3.82	J.K.	Lifeguarding
7/7/26	3.79	B.M.	Lifeguarding
7/8/26	3.7	K.B.	Lifeguarding
7/8/26	4.14	R.C.	Lifeguarding
7/8/26	7.02	K.H.	Lifeguarding
7/8/26	3.9	E.W.P.	Lifeguarding
7/8/26	3.85	G.W.	Lifeguarding
7/9/26	6.84	K.B.	Lifeguarding
7/9/26	3.94	K.H.	Lifeguarding
7/9/26	3.89	B.M.	Lifeguarding
7/9/26	3.94	A.M.	Lifeguarding
7/9/26	3.85	S.M.	Lifeguarding
7/10/26	3.94	R.C.	Lifeguarding
7/10/26	6.7	J.K.	Lifeguarding
7/10/26	3.84	E.W.P.	Lifeguarding
7/10/26	3.52	I.S.	Lifeguarding
7/10/26	3.84	G.W.	Lifeguarding
7/11/26	3.79	K.B.	Lifeguarding
7/11/26	6.72	D.G.	Lifeguarding
7/11/26	3.44	S.M.	Lifeguarding
7/11/26	3.75	E.W.P.	Lifeguarding
7/11/26	3.75	G.W.	Lifeguarding
7/12/26	3.9	D.G.	Lifeguarding
7/12/26	6.84	K.H.	Lifeguarding
7/12/26	3.75	E.W.P.	Lifeguarding
7/12/26	4.89	G.W.	Lifeguarding
7/13/26	4.42	B.M.	Lifeguarding
7/13/26	6	I.S.	Lifeguarding
7/13/26	5.99	D.W.	Lifeguarding
7/14/26	3.8	D.G.	Lifeguarding
7/14/26	3.84	J.K.	Lifeguarding
7/14/26	6.84	L.M.	Lifeguarding
7/14/26	3.79	E.W.P.	Lifeguarding
7/14/26	3.69	I.S.	Lifeguarding
7/15/26	4.2	K.H.	Lifeguarding
7/15/26	3.69	O.H.	Lifeguarding

7/15/26	3.75	B.M.	Lifeguarding
7/15/26	7.04	L.M.	Lifeguarding
7/15/26	3.54	S.M.	Lifeguarding
7/16/26	3.9	K.H.	Lifeguarding
7/16/26	3.57	O.H.	Lifeguarding
7/16/26	6.79	L.M.	Lifeguarding
7/16/26	3.75	S.M.	Lifeguarding
7/16/26	3.75	D.W.	Lifeguarding
7/17/26	4.05	J.K.	Lifeguarding
7/17/26	3.87	B.M.	Lifeguarding
7/17/26	3.85	A.M.	Lifeguarding
7/17/26	7.12	L.M.	Lifeguarding
7/17/26	3.79	E.W.P.	Lifeguarding
7/18/26	3.82	O.H.	Lifeguarding
7/18/26	3.82	A.M.	Lifeguarding
7/18/26	7	L.M.	Lifeguarding
7/18/26	3.8	S.M.	Lifeguarding
7/18/26	3.84	G.W.	Lifeguarding
7/19/26	3.8	D.G.	Lifeguarding
7/19/26	3.97	J.K.	Lifeguarding
7/19/26	6.89	L.M.	Lifeguarding
7/19/26	3.75	E.W.P.	Lifeguarding
7/19/26	3.67	I.S.	Lifeguarding
7/20/26	4.85	K.B.	Lifeguarding
7/20/26	4.89	K.H.	Lifeguarding
7/20/26	4.14	S.M.	Lifeguarding
7/21/26	6.8	R.C.	Lifeguarding
7/21/26	6.7	O.H.	Lifeguarding
7/21/26	3.85	B.M.	Lifeguarding
7/21/26	4.07	G.W.	Lifeguarding
7/22/26	3.72	O.H.	Lifeguarding
7/22/26	3.9	B.M.	Lifeguarding
7/22/26	6.95	L.M.	Lifeguarding
7/22/26	3.82	E.W.P.	Lifeguarding
7/22/26	3.94	D.W.	Lifeguarding
7/23/26	3.85	K.B.	Lifeguarding
7/23/26	3.84	R.C.	Lifeguarding
7/23/26	3.32	O.H.	Lifeguarding
7/23/26	6.89	L.M.	Lifeguarding
7/23/26	3.79	G.W.	Lifeguarding
7/24/26	3.94	K.B.	Lifeguarding
7/24/26	3.8	K.H.	Lifeguarding
7/24/26	3.95	A.M.	Lifeguarding
7/24/26	6.92	L.M.	Lifeguarding
7/24/26	3.79	S.M.	Lifeguarding
7/25/26	6.95	R.C.	Lifeguarding
7/25/26	3.67	B.M.	Lifeguarding
7/25/26	3.94	L.M.	Lifeguarding
7/25/26	3.77	E.W.P.	Lifeguarding
7/25/26	3.94	G.W.	Lifeguarding
7/26/26	3.87	K.H.	Lifeguarding
7/26/26	3.84	J.K.	Lifeguarding
7/26/26	6.94	L.M.	Lifeguarding
7/26/26	3.8	S.M.	Lifeguarding
7/26/26	3.89	D.W.	Lifeguarding
7/27/26	4.9	R.C.	Lifeguarding
7/27/26	4.94	O.H.	Lifeguarding
7/27/26	3.9	B.M.	Lifeguarding
7/28/26	3.84	K.B.	Lifeguarding
7/28/26	3.92	R.C.	Lifeguarding
7/28/26	6.94	L.M.	Lifeguarding
7/28/26	3.84	E.W.P.	Lifeguarding
7/28/26	3.9	I.S.	Lifeguarding
7/29/26	3.74	O.H.	Lifeguarding
7/29/26	3.82	A.M.	Lifeguarding
7/29/26	6.95	L.M.	Lifeguarding
7/29/26	3.8	S.M.	Lifeguarding
7/29/26	3.99	G.W.	Lifeguarding
7/30/26	6.75	K.B.	Lifeguarding
7/30/26	3.75	B.M.	Lifeguarding
7/30/26	3.79	S.M.	Lifeguarding
7/30/26	3.77	I.S.	Lifeguarding
7/30/26	3.77	G.W.	Lifeguarding
7/31/26	6.89	K.B.	Lifeguarding
7/31/26	3.65	B.M.	Lifeguarding
7/31/26	3.8	S.M.	Lifeguarding
7/31/26	3.77	E.W.P.	Lifeguarding
7/31/26	3.97	G.W.	Lifeguarding

TOTAL	<u>660.71</u>
-------	---------------



INVOICE

Date	Invoice#
Jun 30,2026	848181

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	Jul 30,2026	

Description	Price	Total
Landscape Management For June As Per Contract, Due Jul 30, 2026	\$11,429.82	\$11,429.82
RECEIVED AUG 11 2026 TP APPROVED AUG 11 2026 By: <i>VS</i> Maint. Contract 320.53800.46200		

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!

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.

Subtotal:	\$11,429.82
Sales Tax:	\$0.00
Amount Due:	\$11,429.82



P.O. Box 762,
Middleburg, FL 32050

Invoice

Date	Invoice #
8/1/2026	3242

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

RECEIVED
AUG 05 2026
BY: _____

P.O. No.	Terms	Project

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



INVOICE #4808

ISSUED:

Aug 11, 2026

DUE:

Aug 26, 2026

RECIPIENT:

Aberdeen CDD Community

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

662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819

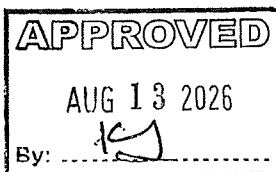
Email: mitchdrake04@yahoo.com

Website:

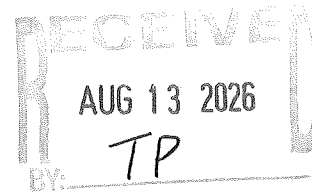
<https://www.treeworkbymitchdrakeandsons.com/>

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jul 10, 2026				
Tree Removal	Cut down and leave small dead tree in preserve Cut down and push into preserve hazardous leaning tree back left corner	1	\$650.00	\$650.00



Landscape Cont.
320.53800.46300

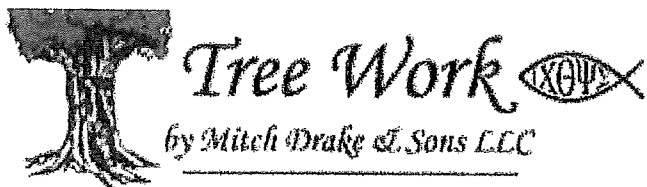


Make checks payable to "Tree Work by Mitch Drake & Sons" and mail to
4019 Cove Saint Johns Rd
Jacksonville, FL 32277
We accept all major credit cards with a 3% convenience fee. Please advise if you
intend to pay via credit card.
Thank you for your business. Please contact us with any questions regarding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

Total **\$650.00**

Account balance **\$2,950.00**

Pay Now



INVOICE #4809

ISSUED:

Aug 11, 2026

DUE:

Aug 26, 2026

RECIPIENT:

Aberdeen CDD Community

900 Rustlewood Lane
Fruit Cove, Florida 32259
Phone: (904) 303-7366

662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819

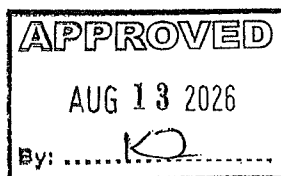
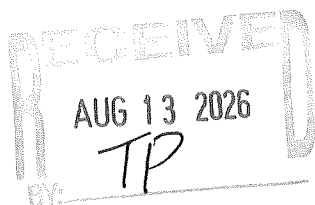
Email: mitchdrake04@yahoo.com

Website:

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jul 10, 2026				
Tree Removal	Cut down and leave dead pine in preserve	1	\$600.00	\$600.00



Landscape Cont.
320.53800.46300

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

Total **\$600.00**

Account balance **\$3,550.00**

Pay Now



INVOICE #4810

ISSUED:

Aug 11, 2026

DUE:

Aug 26, 2026

RECIPIENT:

Aberdeen CDD Community

157 Scotch Pebble Drive
Jacksonville, Florida 32259
Phone: (904) 303-7366

662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819

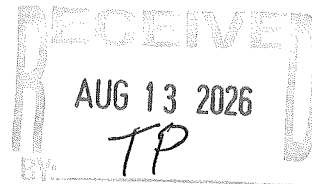
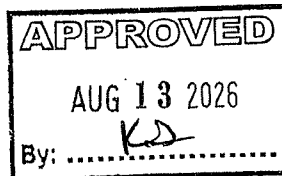
Email: mitchdrake04@yahoo.com

Website:

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Aug 05, 2026				
Tree Removal	Cut down and leave in Preserve approximately 20 dead Pine trees from 157 Scotch Pebble to the left behind the JEA station.	1	\$2,500.00	\$2,500.00



Landscape Cont.
320.53800.46300

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

Total **\$2,500.00**

Account balance **\$6,050.00**

Pay Now



INVOICE #4811

ISSUED:

Aug 11, 2026

DUE:

Aug 26, 2026

RECIPIENT:

Aberdeen CDD Community

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

662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819

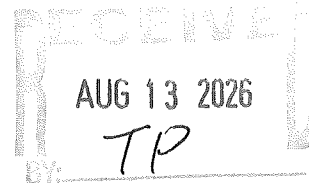
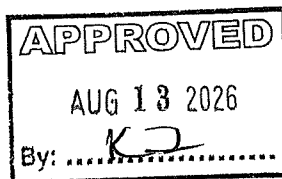
Email: mitchdrake04@yahoo.com

Website:

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Aug 05, 2026				
Tree Removal	Cut down and haul into woods large leaning hazardous Pine coming across homeowners fence.	1	\$1,000.00	\$1,000.00



320.53800.46300
Landscape Cont.

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

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

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

Total

\$1,000.00

Account balance

\$7,050.00

Pay Now

INVOICE

FirstService

RESIDENTIAL

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

Invoice Number 11169808
Invoice Date 8/14/2026
Terms 15 ePay ACH BP
Period Start 7/25/2026
Period End 8/7/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,836.74

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	48.00 REG	\$43.47	\$2,399.52
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	32.00 VACATION	\$43.47	\$1,599.68
				Subtotal	\$3,999.20
Staff, Front Desk	25.00%	Moxley, Ashley	70.62 REG	\$21.00	\$1,853.78
Staff, Front Desk	25.00%	Orozco, Hailey	50.73 REG	\$16.50	\$1,046.30
				Subtotal	\$2,900.08
Staff, Janitorial	25.00%	Oliver, Jason E	78.18 REG	\$17.86	\$1,745.26
				Subtotal	\$1,745.26
Supervisor, Building Maint	25.00%	Parker, Jay	79.33 REG	\$30.11	\$2,986.10
				Subtotal	\$2,986.10
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$22.06	\$2,206.10
				Subtotal	\$2,206.10
				Subtotal	\$13,836.74
				Tax	\$0.00
				Total	\$13,836.74

INVOICE

FirstService

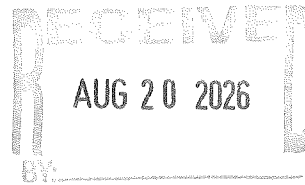
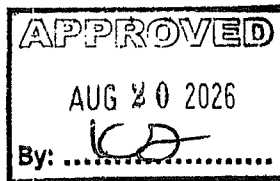
RESIDENTIAL

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

Invoice Number 11169808
Invoice Date 8/14/2026
Terms 15 ePay ACH BP
Period Start 7/25/2026
Period End 8/7/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,836.74

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	320.53800	45918			\$3,999.20
Staff, Building Maint	320.53800	45917			\$2,206.10
Staff, Front Desk	320.53800	45945			\$2,900.08
Staff, Janitorial	320.53800	45506			\$1,745.26
Supervisor, Building Maint	320.53800	46000			\$2,986.10





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

INVOICE

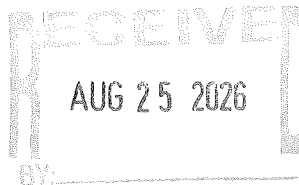
Invoice Number 11171860
Invoice Date 8/20/2026
Terms 15 ePay ACH BP
Period Begin 8/1/2026
Customer 100-0SNC
Account # MED-0SNC
Total Amount Due: \$4,320.00

Medical Insurance

Date	Position	Employee	Amount
8/1/2026	Property Manager	320.53800.45918 Trivelpiece, Katherine	\$864.00
		Subtotal	\$864.00
8/1/2026	Front Desk	320.53800.45915 Moxley, Ashley	\$864.00
		Subtotal	\$864.00
8/1/2026	Janitor	320.53800.45806 Oliver, Jason E	\$864.00
		Subtotal	\$864.00
8/1/2026	Maintenance Crew	320.53800.45917 Newman, Joshua D	\$864.00
		Subtotal	\$864.00
8/1/2026	Maintenance Supervisor	320.53800.46000 Parker, Jay	\$864.00
		Subtotal	\$864.00

Subtotal \$4,320.00
Tax \$0.00
Total \$4,320.00

APPROVED
8/25/26
SIGNATURE / DATE





PO Box 6569
Hilton Head Island, SC 29938

Bill To
GMS 475 w Town PL Ste 114 St Augustine , FL 32092

Invoice 818703	
Date	PO/Contract#
08/24/26	89588
Account Manager	Terms
ALLEN FLANNERY	Net 30
Total Amount	\$170.00
Property Address	
Aberdeen CDD 110 Flower of Scotland Ave Fruit Cove, FL 32259	

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Amount
#92291 - Maintenance Contract Services - Aberdeen CDD	
Playgrounds - Raking & Redistribution - 08/21/2026	\$170.00
Total	\$170.00



Approved 8/24/26
Jay Parker
Operations Manager
Aberdeen CDD.

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,313.23	\$0.00	\$0.00	\$0.00	\$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com



PO Box 6569
Hilton Head Island, SC 29938

Bill To
GMS 475 w Town PL Ste 114 St Augustine , FL 32092

Invoice 818735	
Date	PO/Contract#
08/26/26	
Account Manager	Terms
ALLEN FLANNERY	Net 30
Total Amount	\$2,105.49
Property Address	
Aberdeen CDD 110 Flower of Scotland Ave Fruit Cove, FL 32259	

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Qty/UOM	Rate	Amount
-------------	---------	------	--------

#94466 - Castle Gate Entrance 1

Repairs needed:

- 5 out of 7 zones need to be located
- 1 battery opp. node not operational

Irrigation REPAIR - 08/26/2026

\$779.98

Labor - 08/18/26	5.37	\$62.50	
Node-100 1STA Battery CNTRL (Material)	2.00 Each	\$222.18	

#94476 - Sutherland Forest

Repairs needed:

- 2 zones need spray heads added for proper coverage
- zones 5,6,7,8,9 failed. wire issue, will need to locate and diagnose
- 568 Grampian Highlands Dr meter off. Broken line in from of meter. Unable to test nodes with meter off

Irrigation REPAIR - 08/20/2026

\$950.51

Labor - 08/17/26	4.69	\$62.50	
Labor - 08/20/26	8.05	\$62.50	
1" Coupling PVC Fitting (Material)	1.00 EA	\$0.71	
1" PVC Elbow (Material)	2.00 EA	\$1.43	
1" PVC Male Threaded Adapter (Material)	1.00 EA	\$1.27	
1" PVC Pipe SCH 40 (Material)	2.00 FT	\$0.74	
1" female adapter (Material)	1.00 EA	\$2.19	
Rainbird 6STA Module (Material)	1.00 Each	\$145.75	

#94479 - Clubhouse

Repairs needed:

- Zones 9,10,11 failed. will need to locate and diagnose

Irrigation REPAIR - 08/21/2026

\$375.00

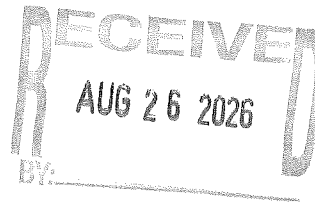
Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

Labor - 08/17/26

3.66

\$62.50

Total \$2,105.49



Approved 8/26/2026
By Jay Parker
Operations Manager
Aberdeen CDD

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$3,418.72	\$0.00	\$0.00	\$0.00	\$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

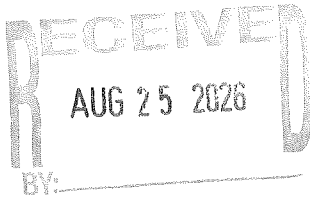
Bill to:

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

Invoice #: 446982
Invoice Date: 08/24/2026
Completed: 08/24/2026
Terms: Due On Receipt
Bid#: 0
Job: 10759-1
475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, FL			
Shipping and Handling	1.00	\$30.00	30.00
ProxCard II 1326 Clamshell Smart Card, Programmed	100.00	\$4.50	450.00
Sales Tax			0.00



APPROVED
KD 8/25/26
SIGNATURE / DATE

320,538.00 + \$905
Rec. PASSES

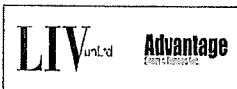
Tech Resolution Note:

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	\$480.00
Payments	\$0.00
Balance Due	\$480.00



P.O. Box 239
Damascus, MD 20872
+1 844-338-9900

INVOICE

Invoice Number: CINV-199099
Invoice Date: June 23, 2026
Due Date: July 23, 2026
Terms: Net 30
Quote Number: 00086034
Work Order #: 285016
Salesperson: Joe Dalzell
Amount Due: USD 429.00

Bill To:

Aberdeen CDD
110 Flower Of Scotland Ave
Saint Johns, FL 32259-6937
United States of America

Ship To:

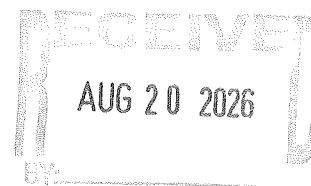
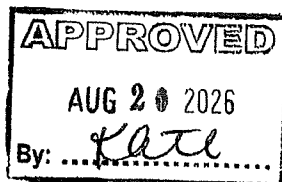
Aberdeen CDD
110 Flower Of Scotland Ave
Saint Johns, FL 32259-6937
United States of America

Description	Quantity	Unit Price	Amount
299CL - Preventative Maint.; 299CL - Preventative Maint. Quarterly	1	429.00	429.00

Memo: Date of Service: 6/23/2026 PM 1. Vacuumed and blow treadmills 2. Greased all pertaining areas of treadmills 3. Observed for misalignment and adjusted belts as needed 4. Cleaned screens on all pertaining cardio equipment 5. Lubed all guide rods and greased all moving parts 6. Adjusted loose bolts and screws 7. Observed for ripped or torn upholstery and made notes of issues if any 8. Vacuumed work area 9. Cleaned and wiped down equipment 10. Tested all equipment for faulty or abnormal operations

Subtotal 429.00

Total Tax	0.00
Invoice Total	429.00
Payment/CR	0.00
Amount Due	429.00



320.572.46000

Mail Checks to:

LIVUN LTD.
P.O. Box 239
Damascus, MD 20872

Electronic Payments

JP Morgan Chase Bank NA
4 New York Plaza
Routing No. 071000013
Checking Account: 225839791
Remittance: accountingusa@livunltd.com

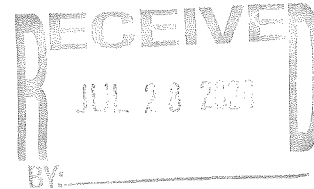
CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/11/26	00175	7/25/26 07252026	202607 600-53800-60100	PAN-MARINE GRADE SILICONE	*	332.00	
				ABERDEEN AIR, LLC			332.00 000192
8/11/26	00192	7/27/26 22922	202607 600-53800-60100	LIGHT FIXTURE	*	2,151.50	
				LIN'S ELECTRIC INC			2,151.50 000193
8/11/26	00331	7/16/26 4228	202607 600-53800-60100	ADDING A SHUT OFF	*	825.00	
				LOCAL PLUMBER OF JACKSONVILLE LLC			825.00 000194
TOTAL FOR BANK B						3,308.50	
TOTAL FOR REGISTER						3,308.50	

ABER ABERDEEN

TLEE

HVAC REPAIR INVOICE

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



July 25, 2026

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

R.M.
320,572.46000
K

Date of service: July18, 2026
July 19, 2026
July 20, 2026

Diagnostic: Possible crack in social hall condensate pan; no other reason for water presenting; pan sealed with marine grade silicone.

Aberdeen CDD - Social Hall	
July18, 2026 service call	\$ 89.00
July 20, 2026 social hall condensate pan marine silicone 5200	\$ 243.00
TOTAL DUE	\$ 332.00

Total due: \$332.00

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

SERVICE ■ INSTALLATION ■ CONTROLS



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

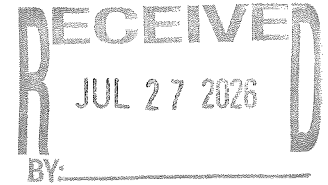


INVOICE

Invoice Date: 07/27/2026

Invoice # 22922

Total Due **\$2151.50**



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 5/27/2026

Description	Qty	Amount	Total
Services			
Labor Rates	1.75	155.00	\$271.25
- Lights are blinking at clubhouse sign for amenities center. - Lights not working at all at Green Stone sign. - Florescent lights in dance studio quit working an hour after door people were there.			
Work Performed			
Upon arrival, the following work was performed:			
GREENSTONE:			
1-- I checked power to the photocell, the photocell was bad at the panel, I changed out the photocell at the panel, and got the lights on the left monument sign working, however the lights on the right monument sign are bad, we will need to change those 2 lights and rocket posts out, LED 1/2" knuckle lights			
FLOWERS OF SCOTLAND:			
GYM:			
1-- the lights in the gym run off low voltage switches, the door guys came in and installed new magnetic door locks, they intercepted the low voltage wiring at the back door, that I believe controlled the lighting, and TouchPad, I am going to get with Lin about this			
LIGHT @ MONUMENT SIGN ON LEFT:			
1-- we have power to the light on the rocket post, we will need a new LED light, 1/2" knuckle			

Sub Total	Services	\$271.25
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Materials

110 Volt Photo
Cell (stem and
swivel mount)

1.00	38.91	\$38.91
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Sub Total	Materials	\$38.91
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		Total for Service Date	5/27/2026	\$310.16
Service Date	6/1/2026			
Description		Qty	Amount	Total
Services				
Labor Rates	Began tracing out LV as well as MV lighting system. Located ballasts for EM lights in attic. Started working through drop ceiling below aerobics room as their is no access from above due to old drywall ceiling. Located two LV modules, however due to time constraints we will have to return for further troubleshooting.	1.50	155.00	\$232.50
Labor Rates	Upon arrival, the following work was performed: FLOWERS OF SCOTLAND: 1-- we replaced 1 LED 1/2" knuckle 5000k fixture 2-- at the amenities center, we tried to locate the problem with the 6 lights in the gym not working, but we ran out of time for today	1.00	155.00	\$155.00
Labor Rates	Upon arrival, the following work was performed: GREENSTONE: 1-- we replaced the 2 rocket posts and 2 LED 5000k fixtures	1.00	155.00	\$155.00
		Sub Total	Services	\$542.50
Materials				
Custom Item(s) 2 rocket posts		1.00	57.72	\$57.72
		Sub Total	Materials	\$57.72
		Total for Service Date	6/1/2026	\$600.22
Service Date	6/2/2026			
Description		Qty	Amount	Total
Services				
Labor Rates	I was able to verify switch is operational and not being overridden by the occupancy sensor. I was able to verify wattstopper is indicating load power released however I have no voltage on the load wire for wattstopper. I would advise replacing it as even in manual mode it will not release load.	1.25	155.00	\$193.75
		Sub Total	Services	\$193.75
		Total for Service Date	6/2/2026	\$193.75
Service Date	6/10/2026			
Description		Qty	Amount	Total
Services				
Labor Rates	The GFCI outlet behind slide, to the right of electrical panel had failed. We replaced it and verified it is operational. Maintenance plugged in the aerator to verify as well.	1.00	155.00	\$155.00
Labor Rates	Once we were able to gain access, we opened grid where existing wattstopper for 4foot fixtures was located. Disconnected old device and wired in new bz-250. We then verified all three LV toggle switches as well as the occupancy sensor are operating as intended.	2.00	155.00	\$310.00
		Sub Total	Services	\$465.00
Materials				
Custom Item(s) wattstopper		1.00	146.98	\$146.98

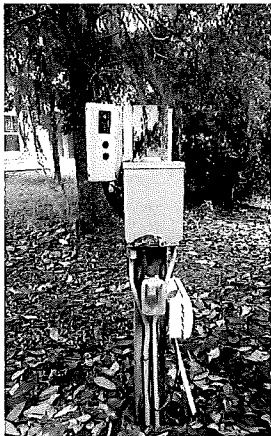
GFI outlet 20 AMP Water Resistant with outlet plate cover (White, ivory, almond) (each)		1.00	33.11	\$33.11
Hardware includes wire nuts, washers, tape, screws, etc.	Crimps, wire nuts and tape	9.00	1.25	\$11.25
Custom Item(s)	3 knuckles-----50W LED FLOOD 5K KNUCKLE MNT BZ 120/277V	1.00	391.03	\$391.03

	Sub Total	Materials	\$582.37
	Total for Service Date	6/10/2026	\$1047.37
		Total Due	\$2151.50

Payments

Total Payments	\$0.00
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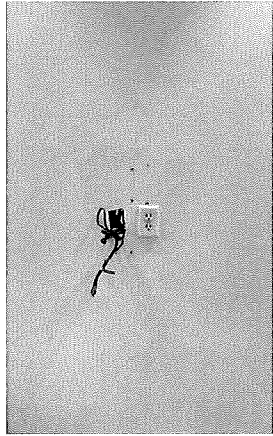
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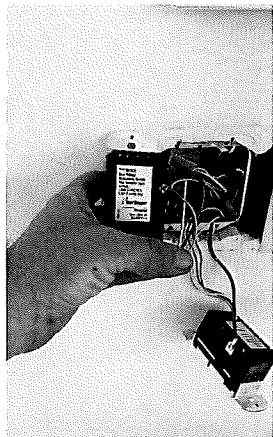
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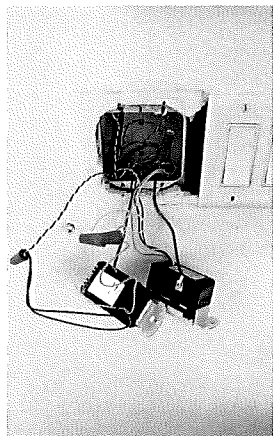
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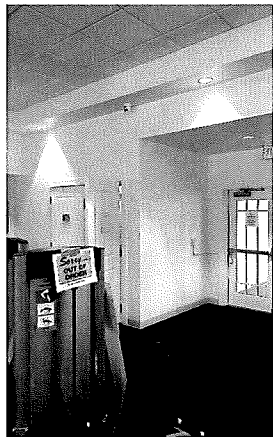
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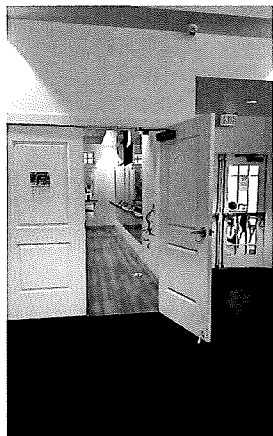
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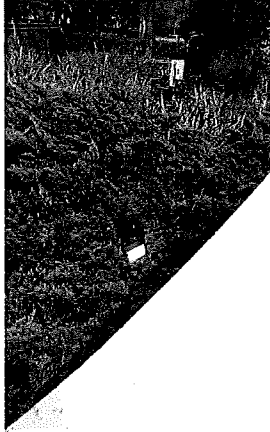
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05/27/26 16:02:02



05/27/26 16:02:04



06/01/26 14:40:09



06/01/26 14:40:10



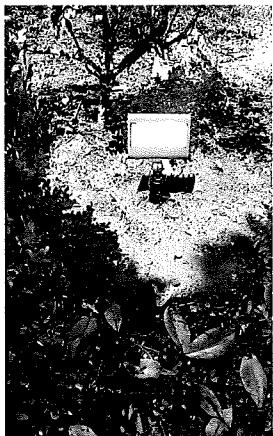
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06/01/26 14:41:45



06/01/26 14:41:45



06/01/26 15:57:27



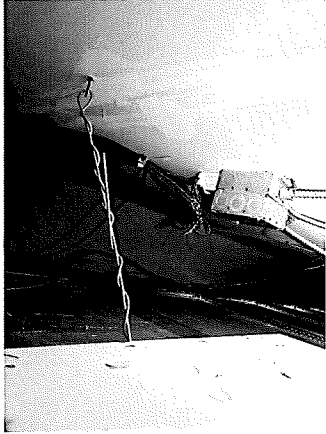
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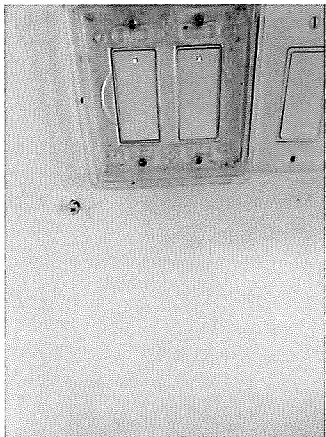
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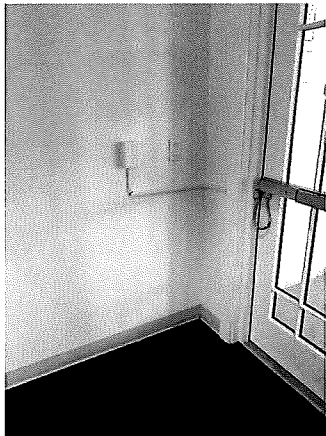
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06/01/26 16:09:22



06/01/26 16:12:22



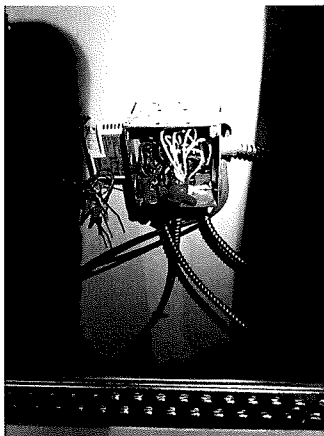
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06/02/26 15:23:51



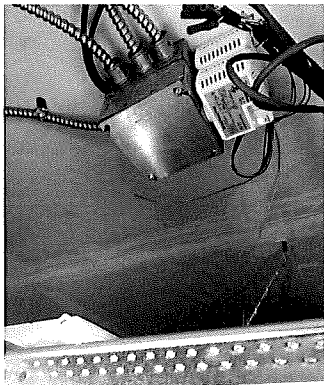
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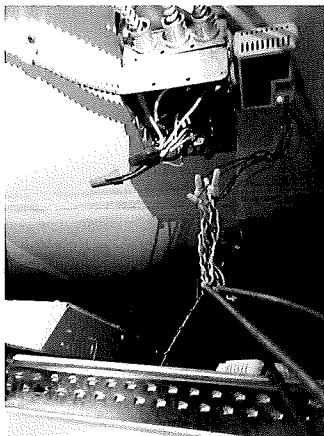
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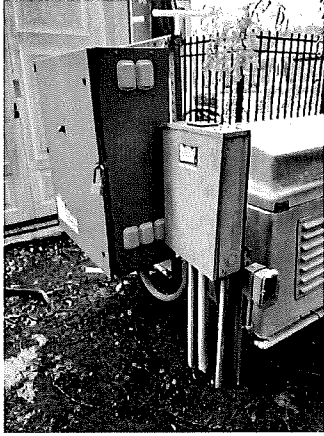
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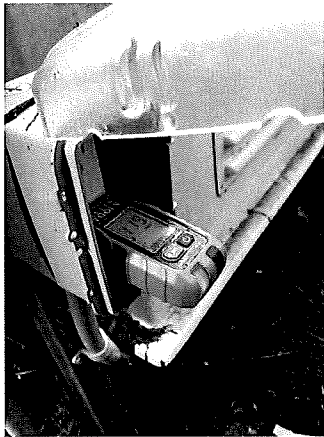
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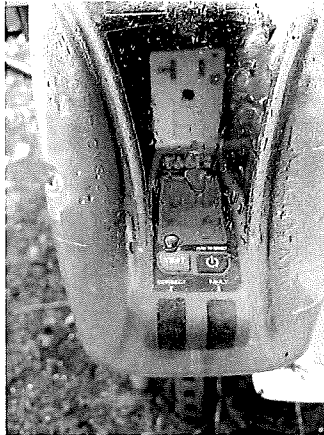
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06/10/26 12:23:26



06/10/26 12:23:55



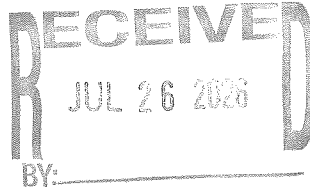
Total Due \$2151.50



LocalPro of Jacksonville

Aberdeen CDD
Aberdeen CDD
110 Flower Of Scotland Ave
Saint Johns , FL 32259

(904) 303-7366
Jay.Parker@fsresidential.com



INVOICE	#4228
SERVICE DATE	Jul 16, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Jul 16, 2026
AMOUNT DUE	\$825.00

SERVICE ADDRESS
110 Flower Of Scotland Ave
Saint Johns , FL 32259

CONTACT US
10713 Gelding Dr
Jacksonville, FL 32257

(904) 855-7333
zack@tampabayplumber.com

Service completed by: Nadav Gahanian, Cameron
Arteman

INVOICE

Services	qty	unit price	amount
Adding a shut off	1.0	\$825.00	\$825.00
The price is to add a shutoff before the hose bib			
This includes removing the t and hose bib to gain access to be able to be able to rebuild everything underneath in order to have enough room to add a shutoff			
The shut off was added before the hose bib so the line could be drained for winter			
The self closing valve was secured so the handle would not come off			
All work was tested thoroughly upon completion			
One year labor warranty			
Subtotal			\$825.00
Job Total			\$825.00
Amount Due			\$825.00

Acceptance of Work Performed: I acknowledge satisfactory completion of the above described work, and that the premises have been left in a satisfactory condition.

Terms: Payment is due upon completion of work performed (see Terms & Conditions for any payment not received within 30 days of completion). LocalPro does not
warrant or guarantee the work performed and if repairs are needed due to defective or incomplete you will be charged separately. LocalPro does not

not warranty clearing of blockages in sewer line. I understand that if my check does not clear, I could be held liable for the amount of the check plus all bank fees, court costs and attorney fees, if applicable, associated with the collection of funds owed.

According to Florida's Construction Lien Law (Sections 713.001-713.37, Florida Statutes): Those who work on your property, or provide materials and services, and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a "Construction Lien." If your contractor, or a subcontractor, fails to pay subcontractors, sub-subcontractors, or material suppliers, those people who are owed money may look to your property for payment, even if you have already paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed, your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. The current price is ONLY VALID for 90 days from the date of original Estimate/Invoice.

To protect yourself, you should stipulate in this contract that before any payment is made, your contractor is required to provide you with a written release of lien from any person or company that has provided to you a "Notice to Owner." Florida's construction lien law is complex, and it is recommended that you consult an attorney.

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