Aberdeen

Community Development District

November 24, 2026

AGENDA

Aberdeen
Community Development District
475 West Town Place
Suite 114

St. Augustine, Florida 32092
District Website: www.AberdeenCDD.com

November 17, 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, November 24, 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. Organizational Items
   A. Oath of Office for Newly Elected Supervisors

   B. Election of Officers, Resolution 2027-01

IV. Discussion of Easement Encroachment
   A. 140 Flower of Scotland

   B. 160 Flower of Scotland

   C. 164 Flower of Scotland

V. Consideration of Playground Mulch Proposals
   A. Southern Recreation

   B. Ground Pro

   C. The Greenery

VI. Consideration of Resolution 2027-02, Amending the Fiscal Year 2026 General Fund and Capital Reserve Fund Budget

VII. Staff Reports
   A. Attorney

   B. Engineer

   C. Manager - Annual Ethics Training

   D. Operation Manager

   E. Amenity Center Manager - Report

VIII. Supervisor's Request and Public Comments

IX. Approval of Consent Agenda
   A. Approval of the Minutes of the October 27, 2026 Meeting

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

   C. Assessment Receipt Schedule

   D. Approval of Check Register

X. Next Scheduled Meeting – December 15, 2026 @ 6:00 p.m. @ Aberdeen Amenity Center

XI. Adjournment

Board Oversight
Landscape Maintenance: *Supervisor Fogel*
Amenity Center: *Supervisor Egleston*
Security: *Supervisor Marmo*
Pond Maintenance: *Supervisor Perez*
Finance & Accounting: *Supervisor Clarke*

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2027-01

A RESOLUTION DESIGNATING OFFICERS OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Aberdeen Community Development District at a regular business meeting held on November 24, 2026 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairperson
Marilee Giles	Secretary
Marilee Giles	Treasurer
James Oliver	Assistant Treasurer(s)
Daniel Laughlin	
Terry Giles	
Darrin Mossing	
Matthew Biagetti	
_____	Assistant Secretary(s)
_____	
_____	
James Oliver	
Daniel Laughlin	
Terry Giles	
Darrin Mossing	
Matthew Biagetti	

PASSED AND ADOPTED THIS 24th NOVEMBER, 2026.

_____
Chairman / Vice Chairman

_____
Secretary / Assistant Secretary

FIFTH ORDER OF BUSINESS

Aberdeen CDD Quotes Overview

Playground Mulch- November 2026

Installation of Certified Playground Mulch for Armadale, Glasgow & River Dee

Quotes:

Southern Recreation: $9,750.00

Ground Pro: $6,333.71

The Greenery: $8,235.00

A.

Proposed Date	SEPTEMBER 30, 2026
Expiration Date	OCTOBER 30, 2026

Southern Recreation

Play for all ages

4060 Edison Avenue
Jacksonville, Florida 32254
Phone 904-387-4390 Fax 904-387-4391
Emmy@southernrecreation.com
www.southernrecreation.com

PROJECT NAME:
Aberdeen CDD
Mulch – 3 Playgrounds

PROPOSED TO
Kate Trivelpiece
First Service Residential
110 Flower of Scotland Ave
St. Johns, FL 32259
(904) 217-0925
Kate.Trivelpiece@fsresidential.com

BILL TO Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Emmy	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
40ea.		Yards of Playground Mulch Blown In Glasgow PG @ Glasgow & Grampian		2,600.00
58ea.		Yards of Playground Mulch Blown In River Dee PG @ River Dee Dr & Glenlivet Way		3,770.00
52ea.		Yards of Playground Mulch Blown In Sterling Bridge PG @ Amadale Pl & Aberdeenshire Dr		3,380.00

Subtotal	9,750.00
Tax Rate	.075
Tax	Exempt
Freight	N/A
Installation	Included
Total Due	9,750.00

Terms and Conditions and Required Signature on next page.

Southern Recreation, Inc. Terms and Conditions

Payment **A 50% deposit is required to begin project.** The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included **unless specifically noted on the proposal.**

Installation may include the following: Permitting if required for the State of Florida - State Certified Contractor CBC1252594
Site Preparation to include equipment removal, excavation, grading and drainage
Concrete work to include Curbing for containment and Sidewalks for accessibility
Installation of your Playground by *NPSI and Factory Certified Installers
Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber
Surfacing, Loose Fill Rubber or Synthetic Turf
Complete site clean up and playground inspection upon completion
*National Playground Safety Institute Certified Playground Safety Inspectors

Southern Recreation Responsibilities Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

Owners Responsibilities Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-
Note: All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

Optional Responsibilities If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

Access/Utilities Access will need to be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage.

Rock/Foreign Object Clause Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in- place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Playground Surfacing All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature Jimmy Norton **Jimmy Norton, General Manager**

Accepted by_____ **Date** _____

Billing Name and Address: _____ **Billing Email:** _____

_____

Please sign and fill in the information where the project invoice will be billed to.

B.

First Coast Mulch now American GroundPro
P.O. 550512
Jacksonville, FL 32255 US
+1 9042545366
AR@Americangroundpro.com

Estimate

ADDRESS	SHIP TO
First Service Residential 6620 Southpoint Dr. South, Suite 610 Jacksonville, FL 32216	Aberdeen River Dee Dr Fruit Cove, FL 32259

ESTIMATE #	DATE
7248	10/23/2026

PROJECT STATUS
4 Pending

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	Playground Chips - JAX	Installation of Certified Playground mulch as directed and indicated on the approved map with a total installed amount of 101 yards. Aberdeen River Dee Dr Fruit Cove, FL 32259 Kate Trivelpiece - 904-217-0925 Kate.Trivelpiece@fsresidential.com	6,262.00
	Fuel Surcharge	Fuel surcharge of $0.71 per yard. Surcharge price is subject to change as fuel prices fluctuate.	71.71

We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@AmericanGroundPro.com.
Thank you for the opportunity to bid your project. We look forward to working with you soon!

Payment is required in advance to secure your installation date unless a completed customer packet has been submitted and credit terms have been approved.

Please note that there is a 3% surcharge on all credit card payments. All estimates are valid for 90days.

TOTAL **$6,333.71**

Accepted By

Accepted Date

C.

Work Order Proposal

Property Name: Aberdeen CDD
Address: 110 Flower of Scotland Ave, Fruit Cove, FL 32259
Client Contact: Jay Parker jay.parker@fsresidential.com
Client Phone #: 904303-7366

Proposal Date: 9/22/2026
Proposal Work Order #: 96115
Prepared By: ALLEN FLANNERY

Armandale Playground Mulch

Install 40 yards of playground mulch at Armandale playground

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Playground Mulch					**$3,294.00**
Playground Mulch				$3,294.00	
Total for Work Order #96115					**$3,294.00**

Work Order Proposal

Property Name: Aberdeen CDD
Address: 110 Flower of Scotland Ave, Fruit Cove, FL 32259
Client Contact: Jay Parker jay.parker@fsresidential.com
Client Phone #: 904303-7366

Proposal Date: 9/22/2026
Proposal Work Order #: 96112
Prepared By: ALLEN FLANNERY

Glasgow Playground Mulch

Install 15 yards of playground mulch at the playground on Glasgow

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Playground Mulch					**$1,235.25**
Playground Mulch				$1,235.25	
Total for Work Order #96112					**$1,235.25**

Work Order Proposal

Property Name: Aberdeen CDD
Address: 110 Flower of Scotland Ave, Fruit Cove, FL 32259
Client Contact: Jay Parker jay.parker@fsresidential.com
Client Phone #: 904303-7366

Proposal Date: 9/22/2026
Proposal Work Order #: 96111
Prepared By: ALLEN FLANNERY

River Dee Playground Mulch

Install 45 yards of Playground Mulch at River Dee playground

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Playground Mulch					**$3,705.75**
Playground Mulch				$3,705.75	
Total for Work Order #96111					**$3,705.75**

SIXTH ORDER OF BUSINESS

RESOLUTION 2027-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Aberdeen Community Development District, hereinafter referred to as "District", adopted a General Fund and Capital Reserve Fund Budget for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund and Capital Reserve Fund Budget is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this November 24, 2026 and be reflected in the monthly and Fiscal Year End 9/30/26 Financial Statements and Audit Report of the District.

Aberdeen Community Development District

by: _____
Chairman/Vice Chairman

Attest:

by: _____
Secretary/Assistant Secretary

ABERDEEN CDD
RESOLUTION 2027-02

EXHIBIT A

Aberdeen
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Special Assessments - Tax Roll	$ 1,478,375	$ 25,903	$ 1,504,278	$ 1,504,278
Interest Income	15,000	(658)	14,342	14,342
Amenities Revenue/Misc	15,000	12,342	27,342	27,342
Total Revenues	**$ 1,508,375**	**$ 37,587**	**$ 1,545,962**	**$ 1,545,962**
Expenditures				
General & Administrative:				
Supervisor Fees	$ 12,000	$ (2,000)	$ 10,000	$ 10,000
FICA Expense	918	(153)	765	765
Assessment Administration	5,899	-	5,899	5,899
Engineering Fees	10,000	-	10,000	9,309
Arbitrage	600	-	600	600
Dissemination Agent	9,202	400	9,602	9,602
Attorney Fees	27,000	30,000	57,000	50,067
Annual Audit	3,475	725	4,200	4,200
Trustee Fees	9,000	-	9,000	6,139
Management Fees	62,288	-	62,288	62,288
Information Technology	2,124	-	2,124	2,124
Telephone	500	(179)	321	321
Postage	2,000	752	2,752	2,752
Printing and Binding	1,000	1,496	2,496	2,496
Insurance	14,050	(811)	13,239	13,239
Legal Advertising	2,000	(310)	1,690	1,690
Office Supplies	200	(145)	55	55
Other Current Charges	100	736	836	836
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	**$ 162,531**	**$ 30,511**	**$ 193,042**	**$ 182,557**
Operations & Maintenance				
Amenity Center				
Insurance	$ 57,064	$ (5,398)	$ 51,666	$ 51,666
Repairs & Replacements	75,000	-	75,000	67,376
Special Events	20,000	3,168	23,168	23,168
Staff Uniforms	1,000	(264)	736	736
Recreational Supplies	900	730	1,630	1,630
Recreational Passes	1,000	480	1,480	1,480
Other Current Charges	500	-	500	-
Permit Fees	800	-	800	717
Office Supplies	2,000	-	2,000	1,754
Credit Card Machine Fees	900	235	1,135	1,135
Pest Control	3,000	214	3,214	3,214
Pool Chemicals - Poolsure	33,000	4,560	37,560	37,560
Refuse Service	16,000	542	16,542	16,542
Security	10,752	25	10,777	10,777
Website	1,800	150	1,950	1,950
Holiday Decorations	7,000	-	7,000	6,901
Subscriptions	2,000	373	2,373	2,373
Utilities				
Water & Sewer	21,000	-	21,000	18,137
Electric	39,600	-	39,600	31,303
Cable/Internet/Phone	20,000	-	20,000	17,071
Management Contracts				
Field Operations Management - FirstService	88,924	-	88,924	87,783
Pool Attendants/Lifeguards - RMS	52,000	-	52,000	37,577
Facility Management - FirstService	116,486	-	116,486	111,320
Janitorial Services - FirstService	59,472	-	59,472	52,396
General Facility Maintenance - FirstService	67,584	-	67,584	64,268
Resident Services Coordinator- FirstService	90,838	-	90,838	64,697
Management Fee - FirstService	14,928	-	14,928	14,928
Auto/Phone Allowance - FirstService	-	1,200	1,200	1,200
Fitness Center Cleaning - Jani King	19,584	-	19,584	19,584
Total Amenity Center	**$ 823,132**	**$ 6,015**	**$ 829,147**	**$ 749,243**

Aberdeen
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Ground Maintenance				
Electric	$ 16,000	$ -	$ 16,000	$ 12,872
Streetlighting	40,000	-	40,000	32,009
Lake Maintenance	35,000	-	35,000	33,435
Landscape Maintenance	271,652	-	271,652	256,288
Landscape Contingency	30,000	8,774	38,774	38,774
Common Area Maintenance	13,000	-	13,000	3,791
Reuse Water	38,000	-	38,000	33,408
Irrigation Repairs	9,060	-	9,060	2,109
Total Ground Maintenance	**$ 452,712**	**$ 8,774**	**$ 461,486**	**$ 412,686**
Capital Reserve Funding	$ 70,000	$ -	$ 70,000	$ 70,000
Total Expenses	**$ 1,508,375**	**$ 45,300**	**$ 1,553,675**	**$ 1,414,486**
Excess Revenues (Expenditures)	$ -	$ (7,713)	$ (7,713)	$ 131,476
Other Financing Sources/(Uses):				
Transfer In	-	175,000	175,000	175,000
Transfer (Out)	-	(175,000)	(175,000)	(175,000)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance - Beginning	$ -	$ 7,713	$ 7,713	$ 53,693
Fund Balance - Ending	$ -	$ -	$ -	$ 185,169

Aberdeen
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
Capital Reserve Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Capital Reserve Funding	$ 70,000	$ -	$ 70,000	$ 70,000
Impact fees	-	62,835	62,835	62,835
Interest	10,000	7,352	17,352	17,352
Total Revenues	**$ 80,000**	**$ 70,187**	**$ 150,187**	**$ 150,187**
Expenditures				
Capital Outlay	$ 100,000	$ (90,000)	$ 10,000	$ 350
Repair and Replacements	100,000	(40,000)	60,000	42,585
Other Current Charges	1,000	10,000	11,000	10,261
Total General & Administrative Expenditures	**$ 201,000**	**$ (120,000)**	**$ 81,000**	**$ 53,196**
Excess Revenues (Expenditures)	$ (121,000)	$ 190,187	$ 69,187	$ 96,991
Other Financing Sources/(Uses)				
Transfer In	-	175,000	175,000	175,000
Transfer (Out)	-	(175,000)	(175,000)	(175,000)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance - Beginning	$ 528,153	$ -	$ 528,153	$ 559,550
Fund Balance - Ending	$ 407,153	$ 190,187	$ 597,340	$ 656,541

SEVENTH ORDER OF BUSINESS

E.

Aberdeen CDD Operations, GM/LD Monthly Report – November 24, 2026

Operations Manager Update:

- Trees were taken down by Mitch and Sons at various addresses in the preserve.
- The drainage washout issue by the Lap Pool was repaired by The Greenery. (Photo)
- The storage shed was cleaned out and organized. (Photo)
- The Amenity Center bathroom floors were stripped and waxed by Jani King. (Photos)
- The Fitness Ceilings and vents were cleaned .
- Various areas around the Amenities have been pressure washed.
- The Greenery performed a flower change out around the amenity Center and main tower. (Photos)
- The Greenery did their bi annual mulch installation to the Amenities and property.
- Lights repaired at Sterling Bridge by Lins Electric.
- Control Valve on Tank 2 of Pool repaired.
- Trees were removed by the Fitness Center by Mitch and Sons.

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: Resurfacing Project was approved by the BOD and is in progress.
- The grass around the Fitness Center is in poor condition. Irrigation repairs and new sod is needed. (Photos)

GM/Lifestyle Update:

Facility Updates:

- There a large amount of irrigation repairs in progress with The Greenery.
- M&G Lighting put up the holiday lights and wreaths around the community. We will turn on the lights on starting Friday, November 27th.
- Voting took place on November 3rd here at the Social Hall with over 1100 people voting.
- New signs were ordered for the Amenity Center. (Before Photos)

Lifestyle Events Recap:

- The 50+ Group held their monthly social, Friendsgiving on November 13th, 2026. (Photos)
- We held the community Annual Fall Spooktacular sponsored by Hollis Pools on October 31st from 12-3pm with a large community showing. (Photos)

Lifestyle Upcoming Events:

- We have a Family Holiday Movie and Craft Night scheduled for December 4th at 6:30pm at the Amenity Center.
- Our Snow Time with Santa event is scheduled for Sunday, December 13th from 2-5pm at the Amenity Center. We will have Santa and Mrs. Clause, crafts, facepainter, inflatable and goodies.
- The Polar Plunge is scheduled for Saturday, January 2nd at 10am.

Operations & Facility Update



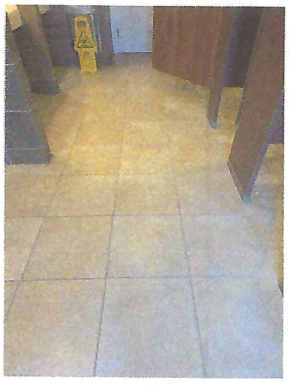
Drainage washout by Lap Pool

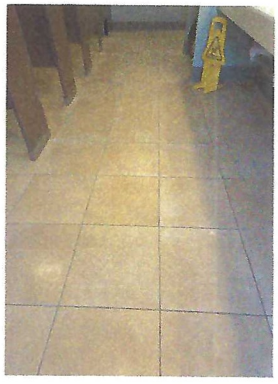


Flower Change Out



Shed





Bathroom Floor Stripped and Waxed







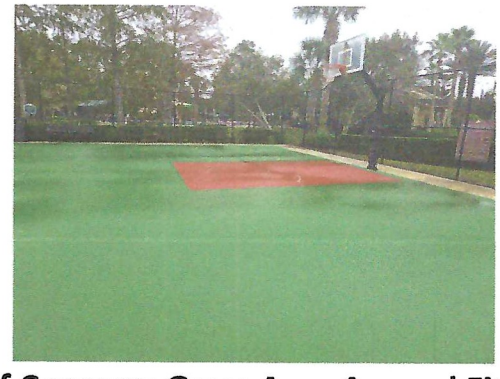
Amenity Signs Being Replaced

Areas Of Concern:

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

Resurfacing Update: In Progress





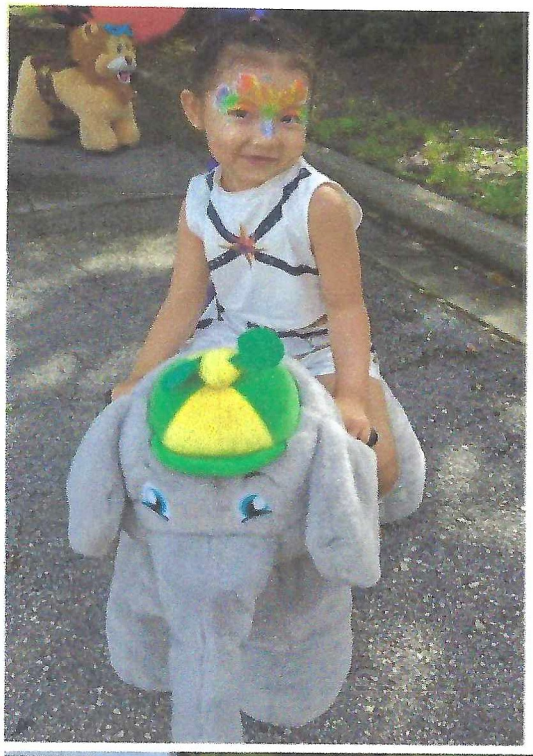


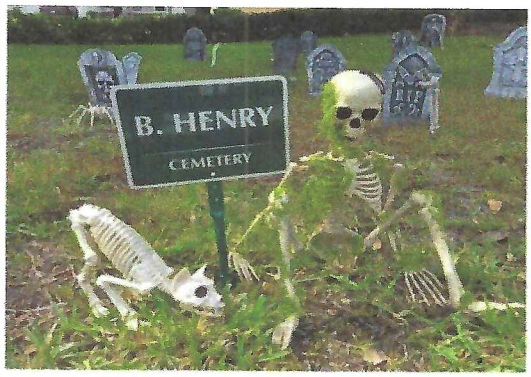
Area Of Concern: Grass Area Around Fitness Center



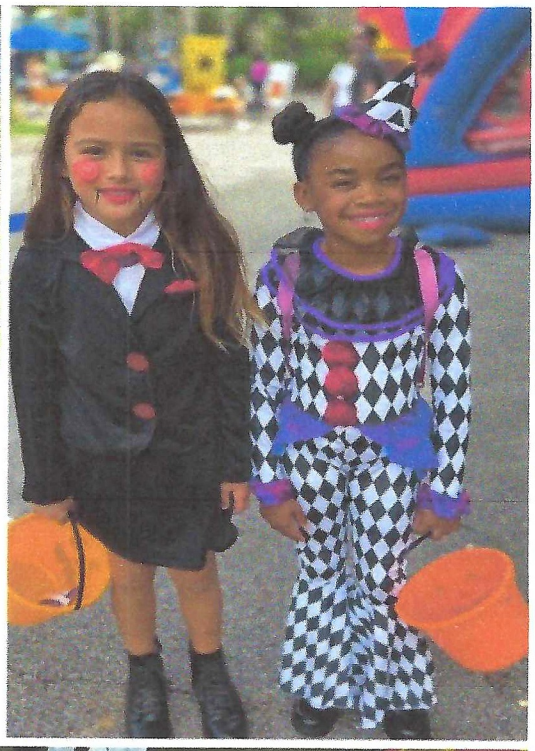


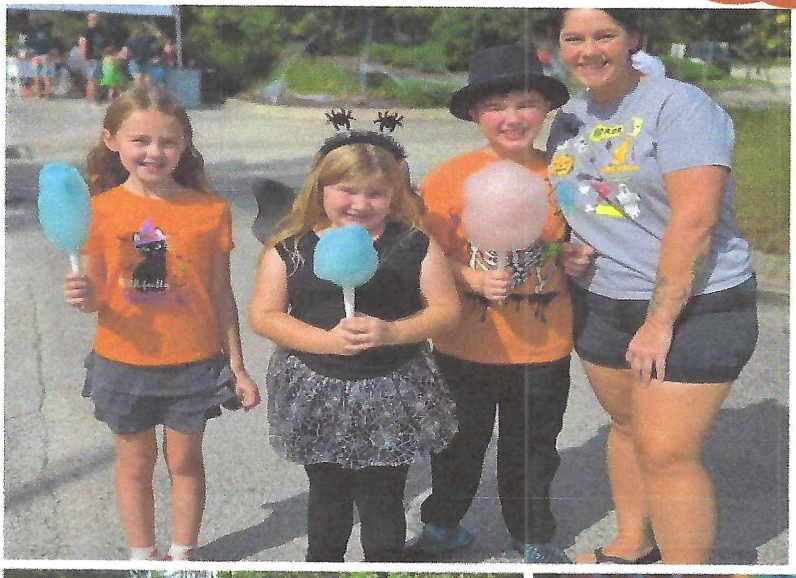






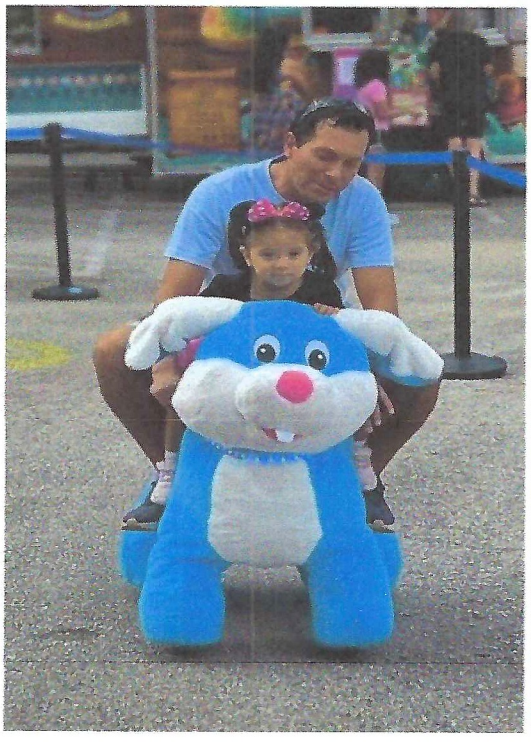
FALL SPOOKTACULAR



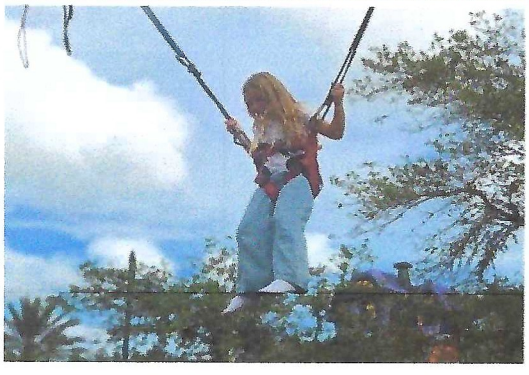






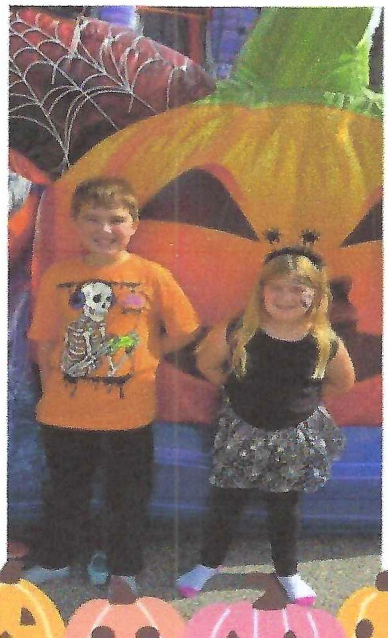


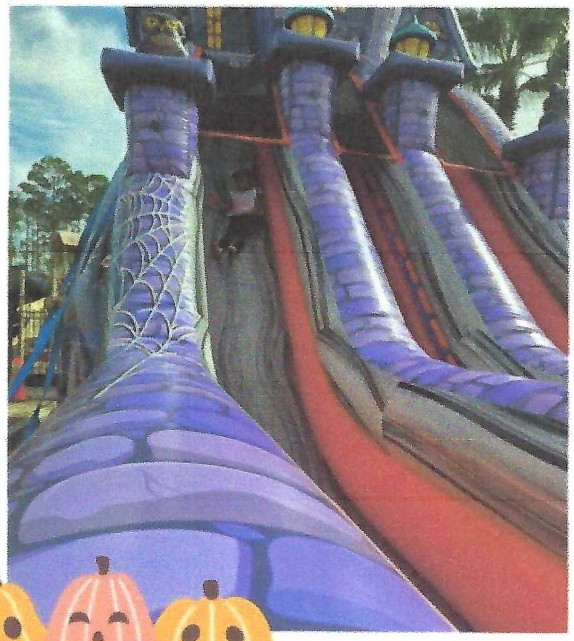










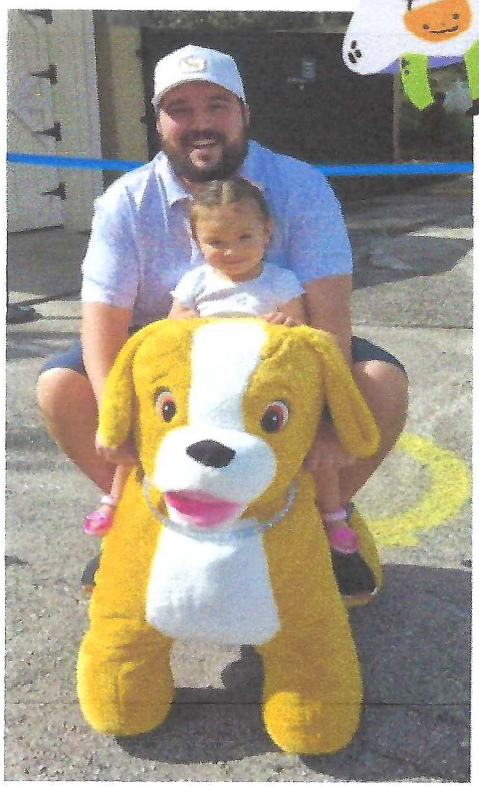


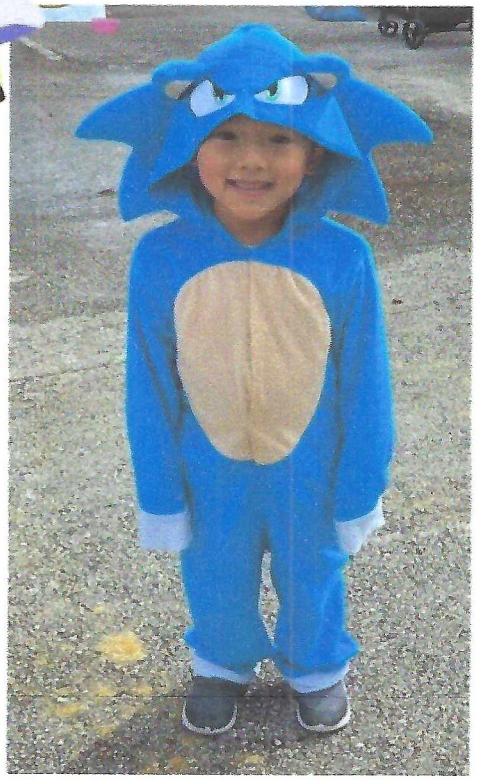


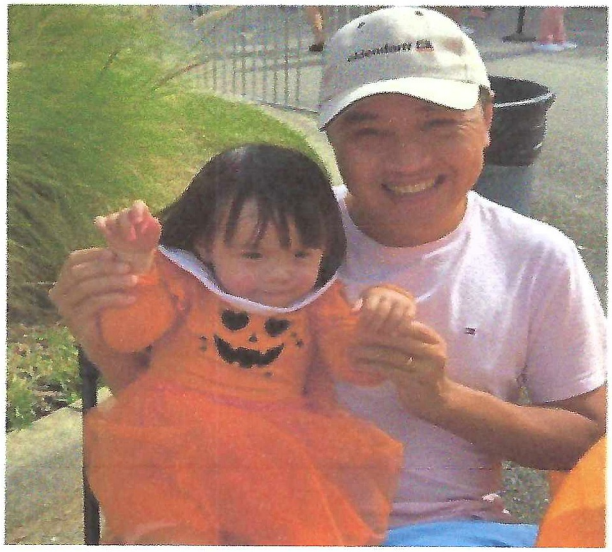


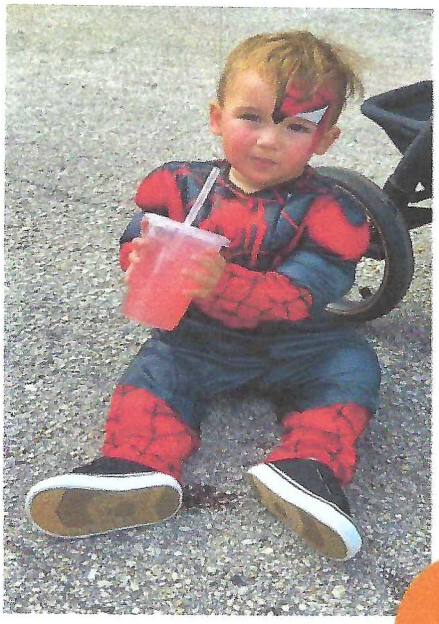


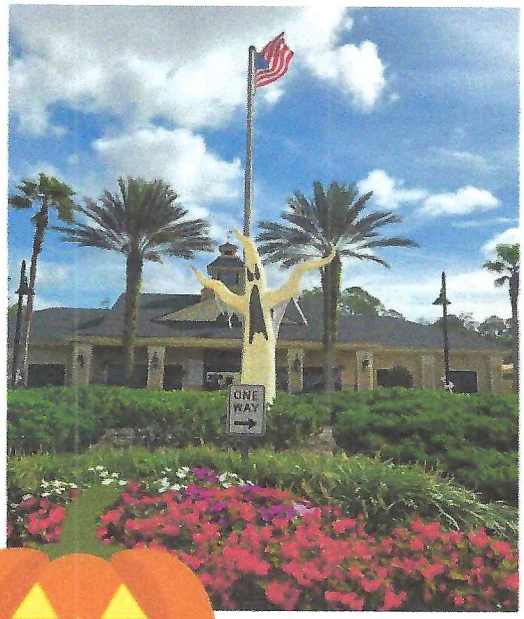




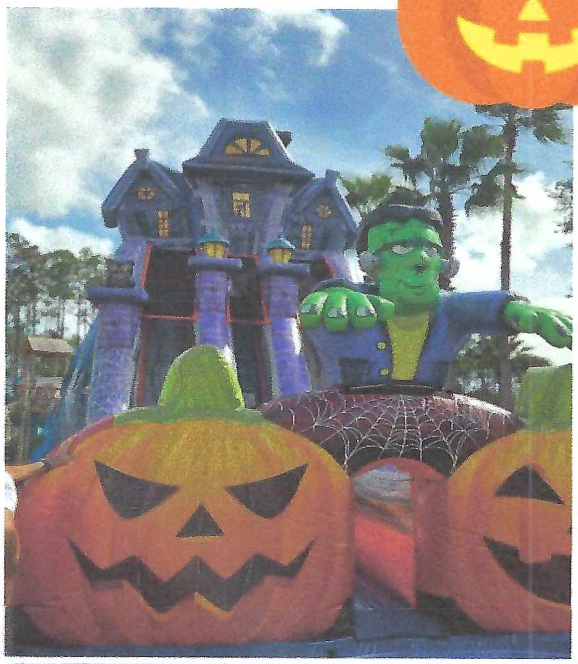




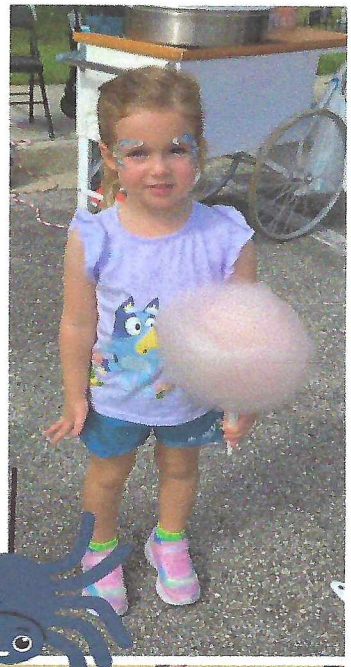


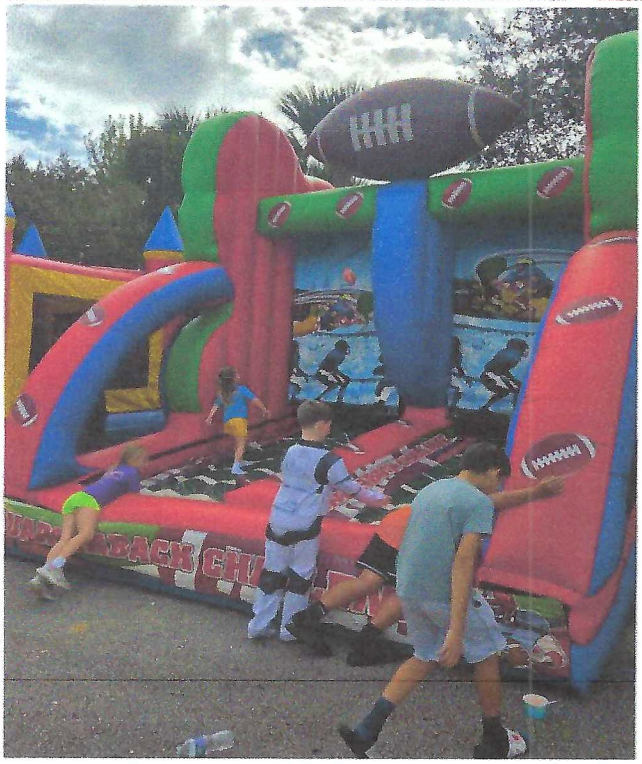

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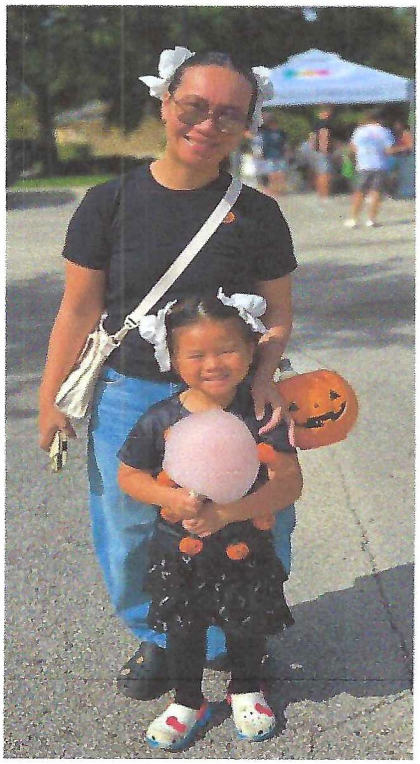




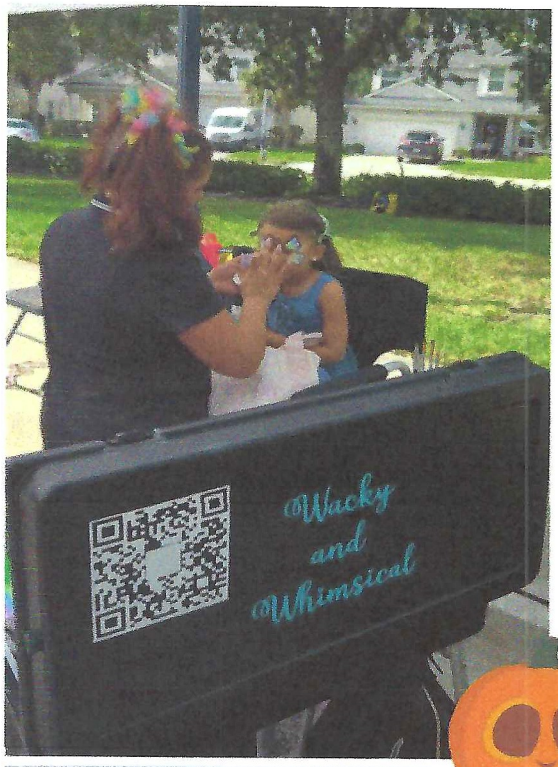










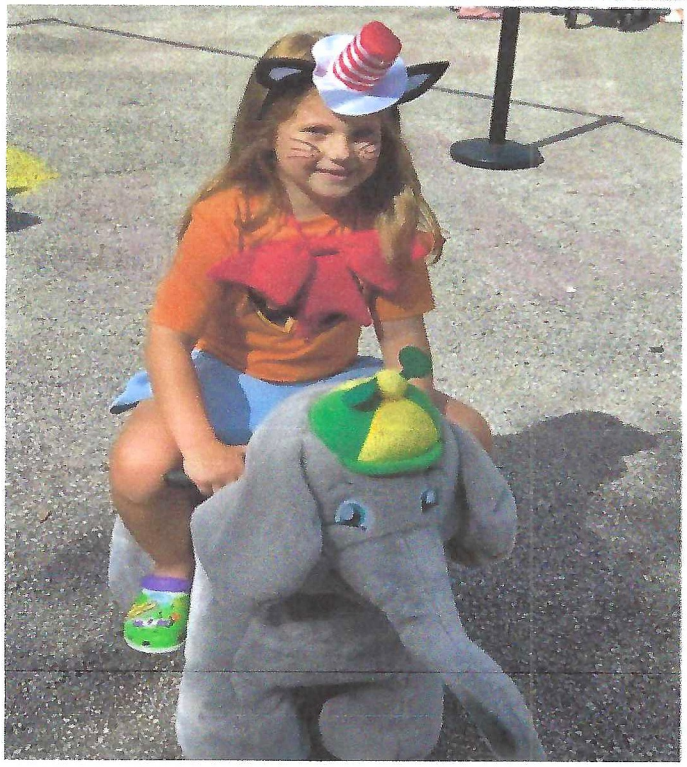

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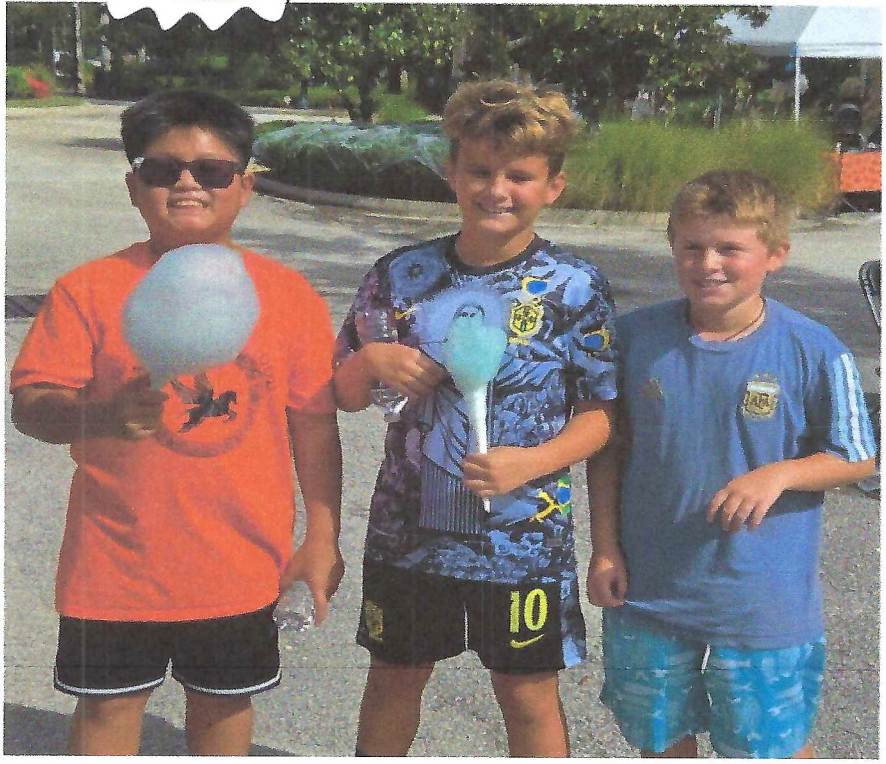











10

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, **October 27, 2026** at 6:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Kyle Magee	District Counsel by telephone
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential
Jessie Martinez Skinner	Regional Director, First Service Residential
Allen Flannery	The Greenery

The following is a summary of the discussions and actions taken at the October 27, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments**

Mr. Duffy stated I want to find out if there is anything I'm supposed to know or do as far as people getting through the easement. Ms. Giles stated you are good.

THIRD ORDER OF BUSINESS Consideration of Current Collectives Agreement

Ms. Giles stated although at the last meeting the board approved staff to work with Supervisor Marmo we only recently received this agreement from them and we brought it back for the full board to review.

Mr. Magee stated it looks a little different from our standard agreements, but it has everything we need on the CDD side. It is not our standard form, but it does contain all the terms that we need as a CDD in there so I'm comfortable with it.

Ms. Giles asked are you comfortable with the board approving it as is or do we need to approve it substantial form?

Mr. Magee stated approve it in substantial form in case there are any final tweaks.

Ms. Egleston stated this is web based and we don't have the app right now. How are people going to get to it?

Ms. Trivelpiece stated part of it is implementing the app as well. That is part of the implementation process, and this is how we are going to go about it and if you want to have the app that is their option. We have to approve everything. Everyone has to be verified and go through that process. It is going to be online, but the app itself will come out at the same time.

Ms. Egleston stated for some reason I thought he said at the beginning it was supposed to be web based.

Ms. Trivelpiece stated in the conversations I have had with them I thought the same thing. Is the app a necessity but they said not everybody has laptops. There is no additional cost for it and that is one of the conversations I will have to bring forth if you want to download the app you can charge nothing for it. That is an option to download, or we can charge for the app or the use of it and 50% of that goes back to the district. He said typically they charge anywhere from $5 to $10, a one-time fee, but that half that money does go back to the district. That is only if you want to download the app.

Mr. Marmo stated the contract says 50% of registration fees for the app goes to them and to the district. Is there a cost to download the app?

Ms. Trivelpiece stated only if we decide we want to put a cost to it.

Ms. Giles asked is that how it is written in the agreement right now?

Mr. Magee stated the way it is written in the agreement right now is a 50/50 split with the app.

Mr. Marmo stated we are trying to figure out if it is a free app or if there is a cost.

Mr. Magee stated I believe to fully utilize it there would be some sort of cost to the app.

Mr. Fogel stated but there is no cost to the district to have the app set up as part of the platform.

Ms. Trivelpiece stated as part of the platform, there is no fee.

Mr. Magee stated correct. The way the contract is written there is a one-time fee, which would not exceed $10. The district will also have 10% of qualified advertising revenue. The website and app are separate and distinct from the statutorily required website.

Ms. Egleston stated you are still keeping Aberdeencdd.com, correct?

Ms. Giles stated eventually we will clean that up and it will be just cdd.

Ms. Egleston stated we had Aberdeencdd.org and then we had cdd.com, I want to make sure we are not losing that.

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the agreement with Current Collectives was approved in substantial form.

THIRD ORDER OF BUSINESS Discussion of Easement Encroachment

A. 140 Flower of Scotland

B. 160 Flower of Scotland

C. 164 Flower of Scotland

Ms. Giles stated I sent the board the final demand letter that went out to the three residents at 140, 150 and 164 Flower of Scotland. I left it on the agenda in case the board wanted to discuss this. I'm not looking for a motion, just board discussion if there is any.

Ms. Clarke asked have you heard from any of them?

Ms. Giles stated no.

FIFTH ORDER OF BUSINESS Ratification of Agreements:

A. KCJ for Monument Sign Repairs

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor the agreement with KCJ for monument sign repairs was ratified.

B. M&G for Holiday Lighting Installation Services

> On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor the agreement with M&G for holiday lighting installation services was ratified.

SIXTH ORDER OF BUSINESS **Consideration of Resident Request for Roof Drain Outlet within Lake Maintenance Easement**

Mr. Parker stated they have drainage coming off their roof and we had the same issue on Prince Alberg Lake no. 3 where we had to put in a French drain with the hose going into pond. They are going to put a drain on their side of the property but they want to run the hose to the pond so the water catches and we don't get more erosion from their yard that is starting to get a big dip between the grass and they are going to cover the cost of putting in the drain, the hose and make sure everything is back looking the way it was before. It is just rainwater going into that and nothing else.

Ms. Giles stated we will need an agreement with them, but I will work with Kyle on that.

> On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the request to install a roof drain outlet at 56 Ghillie Brogue Lane was approved and staff will prepare an agreement with the owner.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Magee stated we sent the letters to 140, 160 and 164 Flower of Scotland and haven't received anything back. We are at the point where if we are going to enforce the easements, we need to get our litigators involved and start a filing with the court to do so. Unless the board wants to give the residents a little more time and have staff reach out but we have been in this process for five months at this point.

Mr. Marmo asked do we know that these letters have been received?

Ms. Giles stated they were sent Fed Ex and U.S. Mail. Through the Fed Ex process we can see that it was delivered, they didn't have to sign for it, that's why we sent it both ways.

Mr. Marmo asked is it a problem that we don't have a signature that they received it?

Mr. Magee stated no, I think as long as we have a Fed Ex record we should be okay. They have until December 1st to come into compliance but we did request that they contact us on their intent of what they are going to do by this meeting date.

Mr. Marmo stated they have not communicated with us in good faith or if they even intend on complying.

Ms. Giles stated of the three that are left, two have attended meetings.

Mr. Marmo stated our only option is to proceed with litigation.

Ms. Giles stated we will leave it on the agenda for the November meeting to see if they have any comments or they plan to comply with this and go forward from there.

Mr. Magee stated I will get with our litigators and get that process started.

Ms. Giles stated if staff hears anything from the residents between now and then we will let you know.

Mr. Magee stated Wes is going to be taking this district back over. I am going to a state agency towards the end of next month so this will likely be my final meeting with you. Wes is familiar with the district and everything that is going on. It has been a pleasure working with this board.

B. Engineer

There being no comments, the next item followed.

C. Manager – Fiscal Year 2026 Goals and Objectives Report

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

> On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor the fiscal year 2026 goals and objectives annual reporting was approved.

D. Operation Manager - Report

Mr. Parker stated there was a fall at the basketball court, and I reached out to Marilee and the chair and vice chair.

My pool license is expiring and to renew it, is $395 and I hope you can help me with that.

Ms. Giles stated we can put that under general maintenance.

Ms. Egleston stated Jay can put it on his card and the district can reimburse.

E. Amenity Center Manager - Report

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

EIGHTH ORDER OF BUSINESS Supervisors Requests and Public Comments

Mr. Fogel stated a tree overhangs the sidewalk and it is hitting kids in the face in the morning on the north side of Longleaf Pine west of Mahogany Bay. I have talked about this for the last three months.

Mr. Flannery stated I know the guys have been chipping away at it.

Mr. Fogel stated there are two bad trees and a magnolia. At some point that has to be trimmed back.

NINTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the September 22, 2026 Meeting

On MOTION by Mr. Egleston seconded by Ms. Clarke with all in favor the minutes of the September 22, 2026 meeting were approved as presented.

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

C. Assessment Receipt Schedule

D. Approval of Check Register

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

TENTH ORDER OF BUSINESS Next Scheduled Meeting – November 24, 2026 @ 4:00 p.m. @ Aberdeen Amenity Center

Ms. Giles stated the next meeting is scheduled for November 24, 2026 at 4:00 p.m. in the same location.

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the meeting adjourned at 6:38 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen

Community Development District

Unaudited Financial Reporting

October 31, 2026

Aberdeen
Community Development District
Combined Balance Sheet
October 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 167,039	$ -	$ 31,070	$ 198,109
Investments:				
State Board of Administration (SBA)	944	-	433,802	434,746
Custody	18,926	-	-	18,926
Series 2020A				
Reserve A-1	-	378,625	-	378,625
Interest A-1	-	6,269	-	6,269
Prepayment A-1	-	1,755	-	1,755
Revenue	-	746,799	-	746,799
Reserve A-2	-	218,250	-	218,250
Interest A-2	-	3,614	-	3,614
Prepayment A-2	-	4,101	-	4,101
General Redemption	-	281	-	281
Series 2018				
Reserve	-	65,214	-	65,214
Revenue	-	54,989	-	54,989
Prepayment	-	61	-	61
Redemption	-	722	-	722
Total Assets	**$ 186,909**	**$ 1,480,680**	**$ 464,872**	**$ 2,132,461**
Liabilities:				
Accounts Payable	$ 3,304	$ -	$ -	$ 3,304
Total Liabilites	**$ 3,304**	**$ -**	**$ -**	**$ 3,304**
Fund Balance:				
Debt Service - Series	$ -	$ 1,480,680	$ -	$ 1,480,680
Assigned for:				
Capital Reserve Fund	-	-	464,872	464,872
Unassigned	183,606	-	-	183,606
Total Fund Balances	**$ 183,606**	**$ 1,480,680**	**$ 464,872**	**$ 2,129,157**
Total Liabilities & Fund Balance	$ 186,909	$ 1,480,680	$ 464,872	$ 2,132,461

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,581,536	$ -	$ -	$ -
Interest Income	10,000	833	302	(532)
Amenities Revenue/Misc	15,000	1,250	723	(527)
Total Revenues	**$ 1,606,536**	**$ 2,083**	**$1,025**	**$ (1,058)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ 800	$ 200
FICA Expense	918	77	61	15
Assessment Administration	6,253	6,253	6,253	-
Engineering Fees	10,000	833	-	833
Arbitrage	600	50	-	50
Dissemination Agent	9,700	808	775	33
Attorney Fees	27,000	2,250	-	2,250
Annual Audit	4,300	358	-	358
Trustee Fees	9,000	6,188	6,188	-
Management Fees	66,025	5,502	5,502	-
Information Technology	2,251	188	188	-
Telephone	500	42	64	(22)
Postage	2,000	167	22	145
Printing and Binding	1,000	83	108	(25)
Insurance	14,563	14,232	14,232	-
Legal Advertising	2,000	167	69	98
Office Supplies	200	17	1	16
Other Current Charges	1,000	83	85	(2)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 169,485**	**$ 38,472**	**$ 34,522**	**$ 3,950**
Operations & Maintenance				
Amenity Center				
Insurance	$ 50,183	$ 41,701	$ 41,701	$ -
Repairs & Replacements	75,000	6,250	2,555	3,695
Special Events	20,000	1,667	3,636	(1,969)
Staff Uniforms	1,000	83	432	(349)
Recreational Supplies	900	75	-	75
Recreational Passes	1,000	83	-	83
Permit Fees	800	67	-	67
Office Supplies	2,000	167	325	(158)
Credit Card Machine Fees	900	75	78	(3)
Pest Control	4,000	333	228	105
Pool Chemicals - Poolsure	40,000	3,333	3,211	123
Refuse Service	18,000	1,500	1,589	(89)
Security	10,752	896	896	0
Website	1,800	150	150	-
Holiday Decorations	7,000	583	2,907	(2,324)
Subscriptions	2,000	167	152	15

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Utilities				
Water & Sewer	$ 21,960	$ 1,830	$ 1,549	$ 281
Electric	39,600	3,300	3,241	59
Cable/Internet/Phone	18,600	1,550	1,521	29
Management Contracts				
Field Operations Management - FirstService	88,924	7,410	5,382	2,028
Pool Attendants/Lifeguards - RMS	52,000	-	-	-
Facility Management - FirstService	116,486	9,707	8,962	745
Janitorial Services - FirstService	59,472	4,956	4,423	533
General Facility Maintenance - FirstService	67,584	5,632	5,276	356
Resident Services Coordinator- FirstService	90,838	7,570	5,816	1,754
Management Fee - FirstService	15,372	1,281	1,281	-
Auto/Phone Allowance - FirstService	1,200	100	100	-
Fitness Center Cleaning - Jani King	20,322	1,694	1,632	62
Subtotal Amenity Center	**$ 827,693**	**$ 102,160**	**$ 97,044**	**$ 5,116**
Ground Maintenance				
Electric	$ 16,564	$ 1,380	$ 1,198	$ 182
Streetlighting	37,860	3,155	2,946	209
Lake Maintenance	35,000	2,917	2,675	242
Landscape Maintenance	235,413	19,618	14,424	5,194
Landscape Contingency	30,000	2,500	2,270	230
Repairs & Replacements	13,000	1,083	-	1,083
Reuse Water	42,480	3,540	2,509	1,031
Irrigation Repairs	9,000	750	-	750
Subtotal Ground Maintenance	**$ 419,317**	**$ 34,943**	**$ 26,022**	**$ 8,921**
Total Operations & Maintenance	**$ 1,247,010**	**$ 137,103**	**$ 123,066**	**$ 14,037**
Capital Reserve Funding	$ 190,041	$ -	$ -	$ -
Total Expenditures	**$ 1,606,536**	**$ 175,575**	**$ 157,589**	**$ 17,987**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ (173,492)	$ (156,564)	$ (19,045)
Other Financing Sources/(Uses):				
Transfer In	$ -	$ -	150,000	$ (150,000)
Transfer (Out)	-	-	-	-
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 150,000**	**$ (150,000)**
Net Change in Fund Balance	**$ -**	**$ (173,492)**	**$ (6,564)**	**$ (169,045)**
Fund Balance - Beginning	$ -		$ 190,169	
Fund Balance - Ending	$ -		$ 183,606	

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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Income	302	-	-	-	-	-	-	-	-	-	-	-	302
Amenities Revenue/Misc	723	-	-	-	-	-	-	-	-	-	-	-	723
Total Revenues	**$ 1,025**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,025**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 800
FICA Expense	61	-	-	-	-	-	-	-	-	-	-	-	61
Assessment Administration	6,253	-	-	-	-	-	-	-	-	-	-	-	6,253
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	775	-	-	-	-	-	-	-	-	-	-	-	775
Attorney Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	6,188	-	-	-	-	-	-	-	-	-	-	-	6,188
Management Fees	5,502	-	-	-	-	-	-	-	-	-	-	-	5,502
Information Technology	188	-	-	-	-	-	-	-	-	-	-	-	188
Telephone	64	-	-	-	-	-	-	-	-	-	-	-	64
Postage	22	-	-	-	-	-	-	-	-	-	-	-	22
Printing and Binding	108	-	-	-	-	-	-	-	-	-	-	-	108
Insurance	14,232	-	-	-	-	-	-	-	-	-	-	-	14,232
Legal Advertising	69	-	-	-	-	-	-	-	-	-	-	-	69
Office Supplies	1	-	-	-	-	-	-	-	-	-	-	-	1
Other Current Charges	85	-	-	-	-	-	-	-	-	-	-	-	85
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 34,522**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 34,522**
Operations & Maintenance													
Amenity Center													
Insurance	$ 41,701	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41,701
Repairs & Replacements	2,555	-	-	-	-	-	-	-	-	-	-	-	2,555
Special Events	3,636	-	-	-	-	-	-	-	-	-	-	-	3,636
Staff Uniforms	432	-	-	-	-	-	-	-	-	-	-	-	432
Recreational Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational Passes	-	-	-	-	-	-	-	-	-	-	-	-	-
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	325	-	-	-	-	-	-	-	-	-	-	-	325
Credit Card Machine Fees	78	-	-	-	-	-	-	-	-	-	-	-	78
Pest Control	228	-	-	-	-	-	-	-	-	-	-	-	228
Pool Chemicals - Poolsure	3,211	-	-	-	-	-	-	-	-	-	-	-	3,211
Refuse Service	1,589	-	-	-	-	-	-	-	-	-	-	-	1,589
Security	896	-	-	-	-	-	-	-	-	-	-	-	896
Website	150	-	-	-	-	-	-	-	-	-	-	-	150
Holiday Decorations	2,907	-	-	-	-	-	-	-	-	-	-	-	2,907
Subscriptions	152	-	-	-	-	-	-	-	-	-	-	-	152
Utilities													
Water & Sewer	1,549	-	-	-	-	-	-	-	-	-	-	-	1,549
Electric	3,241	-	-	-	-	-	-	-	-	-	-	-	3,241
Cable/Internet/Phone	1,521	-	-	-	-	-	-	-	-	-	-	-	1,521

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	$ 5,382	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,382
Pool Attendants/Lifeguards - RMS	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Management - FirstService	8,962	-	-	-	-	-	-	-	-	-	-	-	8,962
Janitorial Services - FirstService	4,423	-	-	-	-	-	-	-	-	-	-	-	4,423
General Facility Maintenance - FirstService	5,276	-	-	-	-	-	-	-	-	-	-	-	5,276
Resident Services Coordinator- FirstService	5,816	-	-	-	-	-	-	-	-	-	-	-	5,816
Management Fee - FirstService	1,281	-	-	-	-	-	-	-	-	-	-	-	1,281
Auto/Phone Allowance - FirstService	100	-	-	-	-	-	-	-	-	-	-	-	100
Fitness Center Cleaning - Jani King	1,632	-	-	-	-	-	-	-	-	-	-	-	1,632
Subtotal Amenity Center	**$ 97,044**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 97,044**
Ground Maintenance													
Electric	$ 1,198	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,198
Streetlighting	2,946	-	-	-	-	-	-	-	-	-	-	-	2,946
Lake Maintenance	2,675	-	-	-	-	-	-	-	-	-	-	-	2,675
Landscape Maintenance	14,424	-	-	-	-	-	-	-	-	-	-	-	14,424
Landscape Contingency	2,270	-	-	-	-	-	-	-	-	-	-	-	2,270
Repairs & Replacements	-	-	-	-	-	-	-	-	-	-	-	-	-
Reuse Water	2,509	-	-	-	-	-	-	-	-	-	-	-	2,509
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance	**$ 26,022**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 26,022**
Total Operations & Maintenance	**$ 123,066**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 123,066**
Capital Reserve Funding	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ 157,589**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 157,589**
Excess (Deficiency) of Revenues over Expenditures	$ (156,564)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (156,564)
Other Financing Sources/Uses:													
Transfer In	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000
Transfer (Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	**$ 150,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 150,000**
Net Change in Fund Balance	**$ (6,564)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (6,564)**

Aberdeen

Community Development District

Debt Service Fund Series 2020A-1 and 2020A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,925,543	$ -	$ -	$ -
Interest Income	10,000	833	3,664	2,831
Total Revenues	**$ 1,935,543**	**$ 833**	**$ 3,664**	**$ 2,831**
Expenditures:				
2020A-1				
Interest 11/1	$ 219,969	$ -	$ -	$ -
Interest 5/1	219,969	-	-	-
Principal 5/1	1,095,000	-	-	-
2020A-2				
Interest 11/1	78,494	-	-	-
Interest 5/1	78,494	-	-	-
Principal 5/1	265,000	-	-	-
Total Expenditures	**$ 1,956,925**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ (21,382)	$ 833	$ 3,664	$ 2,831
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ (21,382)**	**$ 833**	**$ 3,664**	**$ 2,831**
Fund Balance - Beginning	$ 718,711		$ 1,356,030	
Fund Balance - Ending	$ 697,329		$ 1,359,694	

Aberdeen

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 133,061	$ -	$ -	$ -
Interest Income	2,000	167	327	161
Total Revenues	**$ 135,061**	**$ 167**	**$ 327**	**$ 161**
Expenditures:				
Interest 11/1	$ 43,803	$ -	$ -	$ -
Interest 5/1	43,803	-	-	-
Principal 5/1	40,000	-	-	-
Total Expenditures	**$ 127,605**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 7,456	$ 167	$ 327	$ 161
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 7,456**	**$ 167**	**$ 327**	**$ 161**
Fund Balance - Beginning	$ 57,451		$ 120,658	
Fund Balance - Ending	$ 64,907		$ 120,986	

Aberdeen

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Capital Reserve Funding	$ 190,041	$ -	$ -	$ -
Interest	10,000	833	1,967	1,134
Total Revenues	**$ 200,041**	**$ 833**	**$ 1,967**	**$ 1,134**
Expenditures:				
Capital Outlay	$ 50,000	$ 4,167	$ -	$ 4,167
Repair and Replacements	50,000	4,167	43,636	(39,469)
Pond Repairs	80,000	6,667	-	6,667
Other Current Charges	5,000	417	-	417
Total Expenditures	**$ 185,000**	**$ 15,417**	**$ 43,636**	**$ (28,219)**
Excess (Deficiency) of Revenues over Expenditures	**$ 15,041**	**$ (14,583)**	**$ (41,669)**	**$ 29,353**
Other Financing Sources/(Uses)				
Transfer In	$ -	$ -	$ -	$ -
Transfer (Out)	-	-	(150,000)	(150,000)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (150,000)**	**$ (150,000)**
Net Change in Fund Balance	**$ 15,041**		**$ (191,669)**	
Fund Balance - Beginning	$ 604,392		$ 656,541	
Fund Balance - Ending	$ 619,433		$ 464,872	

Aberdeen

Community Development District

Long Term Debt Report

Series 2020A-1 Special Assessment Revenue Refunding Bonds		
Interest Rate:	2.625% - 5.0%	
Maturity Date:	11/1/2036	
Reserve Fund Definition	25% of DSRF	
Reserve Fund Requirement	$ 378,625	
Reserve Fund Balance	378,625	
Bonds Outstanding: 5/20/2020		$ 18,485,000
Less: Principal Payment - 5/1/21		(815,000)
Less: Principal Prepayment - 11/1/21		(15,000)
Less: Principal Payment - 5/1/22		(855,000)
Less: Principal Prepayment - 5/1/22		(10,000)
Less: Principal Payment - 5/1/23		(900,000)
Less: Principal Prepayment - 11/1/23		(15,000)
Less: Principal Payment - 5/1/24		(945,000)
Less: Principal Payment - 5/1/25		(990,000)
Less: Principal Prepayment - 5/1/25		(5,000)
Less: Principal Prepayment - 11/1/25		(10,000)
Less: Principal Payment - 5/1/26		(1,040,000)
Current Bonds Outstanding		**$ 12,885,000**

Series 2020A-2 Special Assessment Revenue Refunding Bonds		
Interest Rate:	4.0% - 4.75%	
Maturity Date:	5/1/2049	
Reserve Fund Definition	50% of DSRF	
Reserve Fund Requirement	$ 218,250	
Reserve Fund Balance	218,250	
Bonds Outstanding: 5/20/2020		$ 4,890,000
Less: Principal Payment - 5/1/21		(215,000)
Less: Principal Payment - 5/1/22		(225,000)
Less: Principal Prepayment - 5/1/22		(150,000)
Less: Principal Payment - 5/1/23		(225,000)
Less: Principal Prepayment - 5/1/23		(35,000)
Less: Principal Prepayment - 11/1/23		(5,000)
Less: Principal Payment - 5/1/24		(235,000)
Less: Principal Payment - 5/1/25		(240,000)
Less: Principal Payment - 5/1/26		(255,000)
Current Bonds Outstanding		**$ 3,305,000**

Series 2018 Special Assessment Revenue Refunding Bonds		
Interest Rate:	4%-5.1%	
Maturity Date:	5/1/2049	
Reserve Fund Definition	50% of MADS	
Reserve Fund Requirement	$ 65,214	
Reserve Fund Balance	65,214	
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 2027 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	3,658,853.71	1,942,646.44	134,671.52	1,581,535.75
TAX ROLL RECEIVED		-	-	-	-
BALANCE DUE		3,658,853.71	1,942,646.44	134,671.52	1,581,535.75

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
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
ST JOHNS COUNTY EXCESS FEES			-	-	-
			-	-	-
TOTAL TAX ROLL RECEIPTS		-	-	-	-
PERCENT COLLECTED TAX ROLL		0.00%	0.00%	0.00%	0.00%

D.

Aberdeen

Community Development District

Check Run Summary

October 31, 2026

	Check Date	Check No.		Amount
General Fund - Wells Fargo				
Payroll				
	10/28/26	51094-51097	$	738.80
Total			**$**	**738.80**
General Fund - Wells Fargo				
Accounts Payable				
	10/2/26	5650-5659	$	38,608.98
	10/9/26	5660-5666		9,583.94
	10/19/26	5667-5673		29,271.86
	10/22/26	5674-5679		11,443.49
	10/30/26	5680-5686		24,927.65
			$	**113,835.92**
Capital Reserve Fund - Wells Fargo				
Accounts Payable				
	10/2/26	201	$	4,835.00
	10/9/26	202-205		4,491.30
	10/22/26	206-207		41,077.39
			$	**50,403.69**
Total			**$**	**164,239.61**
Autopayments - Wells Fargo				
	10/6/26	Comcast	$	613.88
	10/13/26	JEA Utilities		11,443.30
	10/16/26	Comcast		613.55
	10/19/26	GFL Environmental		1,589.49
	10/26/26	Comcast		293.95
	10/28/26	WF Credit Card September Charge		2,733.51
Total			**$**	**17,287.68**

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51094	17	HARRIET S CLARKE	184.70	10/28/2026
51095	15	LAUREN Q EGLESTON	184.70	10/28/2026
51096	18	PAUL R FOGEL	184.70	10/28/2026
51097	16	THOMAS G MARMO	184.70	10/28/2026

TOTAL FOR REGISTER 738.80

ATTENDANCE SHEET

District: **Aberdeen**

Meeting Date: **10.27.26**

	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:

PLEASE RETURN COMPLETED FORM TO TARA LEE

*** CHECK DATES 10/01/2026 - 10/31/2026 *** ABERDEEN - GENERAL FUND
BANK A ABERDEEN CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/02/26	00259	9/25/26	11181694	202609	320-53800-45918		*	4,099.20		
			SEP GENERAL MANAGER							
		9/25/26	11181694	202609	320-53800-45915		*	1,313.82		
			SEP FRONT DESK							
		9/25/26	11181694	202609	320-53800-45506		*	1,789.25		
			SEP JANITORIAL							
		9/25/26	11181694	202609	320-53800-46000		*	3,053.79		
			SEP SUPVSR BUILDING MAINT							
		9/25/26	11181694	202609	320-53800-45917		*	2,206.10		
			SEP BUILDING MAINT							
						FIRST SERVICE RESIDENTIAL			12,462.16	005650
10/02/26	00339	10/01/26	821385	202610	320-53800-46200		*	14,424.00		
			OCT LANDSCAPE MAINTENANCE							
						THE GREENERY INC			14,424.00	005651
10/02/26	00339	9/30/26	821347	202609	320-53800-46600		*	39.81		
			BACKFILL IRRIGATION RPR							
						THE GREENERY INC			39.81	005652
10/02/26	00309	10/01/26	JAK10260	202610	320-53800-45927		*	1,632.00		
			OCT JANITORIAL SERVICES							
						JANI-KING OF JACKSONVILLE			1,632.00	005653
10/02/26	00271	9/22/26	3814952	202605	310-51300-31500		*	3,012.46		
			MAY-JUN MONTHLY MEETING							
						KUTAK ROCK LLP			3,012.46	005654
10/02/26	00271	9/22/26	3814949	202605	310-51300-31500		*	3,208.50		
			MAY GENERAL SERVICES							
		9/22/26	3814949A	202606	310-51300-31500		*	1,560.50		
			JUN GENERAL SERVICES							
						KUTAK ROCK LLP			4,769.00	005655
10/02/26	00185	9/29/26	1139	202610	320-53800-45920		*	2,907.08		
			DEP HOLIDAY LIGHTING							
		9/29/26	1139	202610	320-53800-45920		V	2,907.08-		
			DEP HOLIDAY LIGHTING							
						M & G HOLIDAY LIGHTING-DO NOT USE			.00	005656
10/02/26	00323	9/23/26	4903	202609	320-53800-46300		*	1,350.00		
			TREE REMOVAL							
						TREE WORK BY MITCH DRAKE & SONS			1,350.00	005657
10/02/26	00323	9/23/26	4904	202609	320-53800-46300		*	800.00		
			TREE REMOVAL							
						TREE WORK BY MITCH DRAKE & SONS			800.00	005658

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/02/26	00060	9/21/26	62274306	202609	320-53800-45926		*	119.55		
			SEP PEST CONTROL							
						TURNER PEST CONTROL LLC			119.55	005659
10/09/26	00259	10/01/26	11183852	202610	320-53800-45921		*	1,281.00		
			OCT MANAGEMENT FEE							
		10/01/26	11183852	202610	320-53800-45921		*	50.00		
			OCT GEN MGR PHONE BILL							
		10/01/26	11183852	202610	320-53800-45921		*	50.00		
			OCT MAINT SUPV PHONE BILL							
						FIRST SERVICE RESIDENTIAL			1,381.00	005660
10/09/26	00213	9/30/26	96783	202609	320-53800-46100		*	2,675.00		
			SEP LAKE MAINTENANCE							
						FUTURE HORIZONS, INC			2,675.00	005661
10/09/26	00286	9/30/26	7907492	202609	310-51300-48000		*	89.04		
			9/1 FY27 SCHED #12590769							
		9/30/26	7907492	202609	310-51300-48000		*	68.64		
			9/14 SEP MTG #12567740							
						USA TODAY MEDIA CORP			157.68	005662
10/09/26	00301	10/01/26	449835	202610	320-53800-45400		*	895.99		
			OCT SECURITY SERVICES							
						HI TECH SYSTEM ASSOCIATES INC			895.99	005663
10/09/26	00333	9/29/26	1139	202610	320-53800-45920		*	2,907.08		
			DEP HOLIDAY LIGHTING							
						A BEAUTIFUL LIFE ENTERPRISES			2,907.08	005664
10/09/26	00312	10/06/26	195849	202609	310-51300-31100		*	1,458.75		
			SEP ENGINEERING SERVICES							
						MATTHEWS DESIGN GROUP LLC			1,458.75	005665
10/09/26	00060	9/21/26	62274471	202609	320-53800-45926		*	108.44		
			SEP PEST CONTROL							
						TURNER PEST CONTROL LLC			108.44	005666
10/19/26	00259	10/08/26	11185270	202610	320-53800-45918		*	3,999.20		
			SEP GENERAL MANAGER							
		10/08/26	11185270	202610	320-53800-45915		*	2,383.85		
			SEP FRONT DESK							
		10/08/26	11185270	202610	320-53800-45506		*	1,780.99		
			SEP JANITORIAL							
		10/08/26	11185270	202610	320-53800-46000		*	1,484.96		
			SEP SUPVSR BUILDING MAINT							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/08/26	11185270	202610	320-53800-45917			*	2,206.10		
			SEP BUILDING MAINT								
							FIRST SERVICE RESIDENTIAL			11,855.10	005667
10/19/26	00017	10/01/26	741	202610	310-51300-34000			*	5,502.08		
			OCT MANAGEMENT FEES								
		10/01/26	741	202610	310-51300-35100			*	187.58		
			OCT INFO TECH								
		10/01/26	741	202610	310-51300-31300			*	775.00		
			OCT DISSEM AGENT SRVCS								
		10/01/26	741	202610	310-51300-51000			*	.84		
			OFFICE SUPPLIES								
		10/01/26	741	202610	310-51300-42000			*	21.84		
			POSTAGE								
		10/01/26	741	202610	310-51300-42500			*	108.45		
			COPIES								
		10/01/26	741	202610	310-51300-41000			*	64.01		
			TELEPHONE								
							GOVERNMENTAL MANAGEMENT SERVICES			6,659.80	005668
10/19/26	00017	10/08/26	742	202610	310-51300-31000			*	6,253.00		
			FY26 ASSESSMENT ROLL CERT								
							GOVERNMENTAL MANAGEMENT SERVICES			6,253.00	005669
10/19/26	00339	10/14/26	823800	202610	320-53800-46300			*	170.00		
			PLAYGROUNDS								
							THE GREENERY INC			170.00	005670
10/19/26	00339	8/20/26	818658	202608	320-53800-46600			*	973.23		
			IRRIG RPR-ABERDEEN SIGN								
							THE GREENERY INC			973.23	005671
10/19/26	00079	10/01/26	13129563	202610	320-53800-45507			*	3,210.73		
			OCT POOL CHEMICALS								
							POOLSURE			3,210.73	005672
10/19/26	00221	10/01/26	3257	202610	320-53800-45919			*	150.00		
			OCT MAINT & NEWS LETTER								
							ROBERTA G NAGLE			150.00	005673
10/22/26	00314	10/21/26	10312026	202610	320-57200-49400			*	450.00		
			10/31 DJ SERVICES								
							CANDACE MINNICKS			450.00	005674
10/22/26	00259	7/22/26	11166228	202607	320-53800-45918			*	864.00		
			JUL PROPERTY MANAGER								

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		7/22/26	11166228	202607	320	53800-45915				*	864.00		
			JUL FRONT DESK										
		7/22/26	11166228	202607	320	53800-45506				*	864.00		
			JUL JANITOR										
		7/22/26	11166228	202607	320	53800-45917				*	864.00		
			JUL MAINTENANCE CREW										
		7/22/26	11166228	202607	320	53800-46000				*	864.00		
			JUL MAINT SUPERVISOR										
									FIRST SERVICE RESIDENTIAL			4,320.00	005675
10/22/26	00271	10/19/26	3830870	202607	310	51300-31500				*	2,928.00		
			JUL GENERAL SERVICES										
		10/19/26	3830870A	202608	310	51300-31500				*	2,917.50		
			AUG GENERAL SERVICES										
									KUTAK ROCK LLP			5,845.50	005676
10/22/26	00060	10/14/26	62287744	202610	320	53800-45926				*	119.55		
			OCT PEST CONTROL										
									TURNER PEST CONTROL LLC			119.55	005677
10/22/26	00060	10/14/26	62287885	202610	320	53800-45926				*	108.44		
			OCT PEST CONTROL AMENITY										
									TURNER PEST CONTROL LLC			108.44	005678
10/22/26	00303	8/21/26	1232	202608	320	57200-49400				*	600.00		
			10/31 2HR FACE PAINTING										
									GINA PEAVEY			600.00	005679
10/30/26	00332	8/24/26	74843853	202610	320	57200-49400				*	1,949.13		
			FNL PMT 10/31 SPEC EVENT										
									BOUNCE IT OUT PARTY RENTALS INC			1,949.13	005680
10/30/26	00326	10/21/26	INV17612	202610	320	53800-49420				*	432.23		
			UNIFORMS ORDER										
									BOUNDLESS NETWORK INC			432.23	005681
10/30/26	00259	10/16/26	11187174	202610	320	53800-45918				*	864.00		
			OCT PROPERTY MANAGER										
		10/16/26	11187174	202610	320	53800-45915				*	864.00		
			OCT FRONT DESK										
		10/16/26	11187174	202610	320	53800-45506				*	864.00		
			OCT JANITOR										
		10/16/26	11187174	202610	320	53800-45917				*	864.00		
			OCT MAINTENANCE CREW										
		10/16/26	11187174	202610	320	53800-46000				*	864.00		
			OCT MAINT SUPERVISOR										
									FIRST SERVICE RESIDENTIAL			4,320.00	005682

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/30/26	00259	10/23/26	11188870	202609	320-53800-46000		*	27.67		
			SEP SUPVSR BUILD MAINT OT							
		10/23/26	11188870	202609	320-53800-46000		*	1,439.42		
			SEP SUPVR BUILD MAINT REG							
						FIRST SERVICE RESIDENTIAL			1,467.09	005683
10/30/26	00259	10/23/26	11189215	202610	320-53800-45918		*	4,099.20		
			OCT GENERAL MANAGER							
		10/23/26	11189215	202610	320-53800-45915		*	2,567.71		
			OCT FRONT DESK							
		10/23/26	11189215	202610	320-53800-45506		*	1,778.10		
			OCT JANITORIAL							
		10/23/26	11189215	202610	320-53800-46000		*	3,033.09		
			OCT SUPVSR BUILDING MAINT							
		10/23/26	11189215	202610	320-53800-45917		*	2,206.10		
			OCT BUILDING MAINT							
						FIRST SERVICE RESIDENTIAL			13,684.20	005684
10/30/26	00327	10/27/26	10272026	202610	320-57200-49400		*	400.00		
			10/31 HALLOWEEN EVENT 3HR							
						ABECCA LLC			400.00	005685
10/30/26	00213	10/26/26	97221	202610	320-53800-46100		*	2,675.00		
			OCT LAKE MAINTENANCE							
						FUTURE HORIZONS, INC			2,675.00	005686

TOTAL FOR BANK A 113,835.92

TOTAL FOR REGISTER 113,835.92

INVOICE

FirstService
RESIDENTIAL

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

Invoice Number	11181694
Invoice Date	9/25/2026
Terms	15 ePay ACH BP
Period Start	9/5/2026
Period End	9/18/2026
Customer	100-0SNC
Account #	PAY-0SNC
Total Amount Due:	**$12,462.16**

Position	Labor Rate	Employee	Hours		Pay Rate	Amount
General Manager	15.00%	Trivelpiece, Katherine	8.00	HOLIDAY	$43.47	$399.92
General Manager	15.00%	Trivelpiece, Katherine	72.00	REG	$43.47	$3,599.28
General Manager	0.00%	Trivelpiece, Katherine		AUTO	$100.00	$100.00
					Subtotal	$4,099.20
Staff, Front Desk	25.00%	Orozco, Hailey	63.70	REG	$16.50	$1,313.82
					Subtotal	$1,313.82
Staff, Janitorial	25.00%	Oliver, Jason E	8.00	HOLIDAY	$17.86	$178.59
Staff, Janitorial	25.00%	Oliver, Jason E	72.15	REG	$17.86	$1,610.66
					Subtotal	$1,789.25
Supervisor, Building Maint	25.00%	Parker, Jay	8.00	HOLIDAY	$30.11	$301.13
Supervisor, Building Maint	25.00%	Parker, Jay	71.80	REG	$30.11	$2,702.66
Supervisor, Building Maint	0.00%	Parker, Jay		AUTO	$50.00	$50.00
					Subtotal	$3,053.79
Staff, Building Maint	25.00%	Newman, Joshua D	8.00	HOLIDAY	$22.06	$220.61
Staff, Building Maint	25.00%	Newman, Joshua D	40.00	REG	$22.06	$1,103.05
Staff, Building Maint	25.00%	Newman, Joshua D	32.00	VACATION	$22.06	$882.44

INVOICE

FirstService
RESIDENTIAL

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

Invoice Number	11181694
Invoice Date	9/25/2026
Terms	15 ePay ACH BP
Period Start	9/5/2026
Period End	9/18/2026
Customer	100-0SNC
Account #	PAY-0SNC
Total Amount Due:	**$12,462.16**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	$2,206.10

Subtotal	$12,462.16
Tax	$0.00
Total	**$12,462.16**

General Manager 320.53800.45918		$4,099.20
Staff, Building Maint 320.53800.45917		$2,206.10
Staff, Front Desk 320.53800.45915		$1,313.82
Staff, Janitorial 320.53800.45506		$1,789.25
Supervisor, Building Maint - 320.53800.46000		$3,053.79

APPROVED
SIGNATURE / DATE

RECEIVED
OCT 01 2026
BY: TP

the greenery, inc.
— EMPLOYEE OWNED —

PO Box 6569
Hilton Head Island, SC 29938

Invoice 821385	
Date	**PO/Contract#**
10/01/26	89588
Account Manager	**Terms**
ALLEN FLANNERY	Net 30
Total Amount	$14,424.00
Property Address	
Aberdeen CDD 110 Flower of Scotland Ave Fruit Cove, FL 32259	

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

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

Description	Amount
#89588 - Maintenance Contract Services - Aberdeen CDD October 2026	**$14,424.00**
Total	**$14,424.00**

APPROVED
SIGNATURE / DATE
320.53800.46200
KS

RECEIVED
OCT 01 2026
BY: TP

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
$14,463.81	$973.23	$0.00	$0.00	$0.00

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

the greenery, inc.
— EMPLOYEE OWNED —

PO Box 6569
Hilton Head Island, SC 29938

Invoice 821347	
Date	**PO/Contract#**
09/30/26	
Account Manager	**Terms**
ALLEN FLANNERY	Net 30
Total Amount	$39.81

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

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**

#95522 - Backfill Irrigation Repair

Backfill eroded hole from irrigation repair near the main Aberdeen monument sign

Landscape Enhancement Work - 09/30/2026 *$39.81*

Total **$39.81**

APPROVED
SIGNATURE / DATE 10/1/26
320.53800.46200

RECEIVED
OCT 01 2026
BY: TP

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
$39.81	$973.23	$0.00	$0.00	$0.00

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

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

Invoice	
Date	**Number**
10/01/2026	JAK10260044
Due Date	**Cust #**
10/31/2026	126102
Invoice Amount	**Amount Remitted**
$ 1,632.00	

Sold To:
ABERDEEN COMMUNITY DEVELOPMENT

475 WEST TOWER PLACE
STE 114
ST AUGUSTINE FL 32092

For:
ABERDEEN COMMUNITY DEVELOPMENT

110 FLOWER OF SCOTLAND AVE

FRUIT COVE FL 32259

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

JANI-KING OF JACKSONVILLE

Commercial Cleaning Services
(904) 346-3000

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

For:
ABERDEEN COMMUNITY DEVELOPMENT
110 FLOWER OF SCOTLAND AVE

FRUIT COVE FL 32259

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK10260044	10/01/2026	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	10/31/2026

Quantity	Description	Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR OCTOBER	1632.00	1632.00

APPROVED
SIGNATURE / DATE 10/1/26
320.53800.45927

RECEIVED
OCT 01 2026
BY: TP

Amount of Sale	$ 1,632.00
Sales Tax	$ 0.00
Total	$ 1,632.00

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

[redacted]

September 22, 2026

RECEIVED
SEP 28 2026

Reference: Invoice No. 3814952
Client Matter No. 223-2
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3814952
223-2

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

05/11/26	K. Magee	Staff call regarding agenda for Board of Supervisors meeting
05/19/26	W. Haber	Prepare for Board meeting
05/19/26	H. Hurley	Confer with Magee regarding board meeting; correspond with Giles regarding board meeting; review agenda; attend board meeting
05/19/26	K. Magee	Prepare for and attend Board of Supervisors meeting via phone
06/15/26	K. Magee	Staff call regarding agenda items for upcoming Board of Supervisors meeting
06/18/26	W. Haber	Review agenda for June meeting
06/22/26	W. Haber	Prepare for Board meeting
06/23/26	K. Magee	Prepare for and attend Board of Supervisors meeting via phone

TOTAL FOR SERVICES RENDERED $3,000.00

DISBURSEMENTS

Meals	12.46	
TOTAL DISBURSEMENTS		12.46
TOTAL CURRENT AMOUNT DUE		$3,012.46

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

[redacted]

September 22, 2026

SEP 28 2026

Reference: Invoice No. 3814949
Client Matter No. 223-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3814949
223-1

Re: General

For Professional Legal Services Rendered

05/01/26	J. Daly	0.40	58.00	Coordinate response to auditor letter
05/05/26	W. Haber	0.30	87.00	Review and revise budget and rules of procedure adoption resolutions
05/07/26	A. Cox	2.30	333.50	Prepare revised rules of procedure, resolution setting public hearing on revised rules of procedure, resolution adopting revised rules of procedure, notice of rule development for revised rules of procedure, notice of rulemaking for revised rules of development and disseminate same to Beach together with resolution approving FY 2027 proposed budget and setting hearing
05/07/26	K. Magee	1.90	503.50	Draft agreement with Greenery for landscape and irrigation maintenance; review termination letter for Ruppert landscape maintenance

05/08/26	K. Magee	0.40	106.00	Review agreement for First Service and call with District Management regarding terms
05/11/26	K. Magee	0.50	132.50	Review and revise draft Rules of Procedure
05/12/26	K. Magee	1.50	397.50	Review easement encroachment information and plats
05/13/26	K. Magee	4.70	1,245.50	Finalize and distribute letters to homeowners regarding encroachments on District easements
05/21/26	K. Magee	0.50	132.50	Call with District Manager; call with Field Manager
05/26/26	K. Jusevitch	0.20	29.00	Review meeting notes and correspond with Magee
05/26/26	K. Magee	0.20	53.00	Call with Parker regarding mailbox ownership
05/27/26	K. Jusevitch	0.20	29.00	Confer with Cox regarding agreements and notices
05/29/26	A. Cox	0.70	101.50	Prepare mailed and published notices, agreement for pond bank repair and confer with Magee
06/02/26	A. Cox	0.90	130.50	Prepare agreement for pond bank repair and agreement for use of amenity facilities for freedom crossing dance team and confer with Magee regarding same
06/02/26	K. Magee	0.20	53.00	Review draft agreement for pond bank repairs
06/03/26	K. Magee	0.50	132.50	Review draft agreement for Freedom Crossing Dance Team
06/04/26	A. Cox	1.00	145.00	Prepare and disseminate 1st published notice of FY27 budget hearing, 2nd published notice of FY27 budget hearing, and mailed notice of increase and FY27 budget hearing to Beach
06/05/26	A. Cox	0.40	58.00	Disseminate agreement for use of amenity facilities for freedom crossing dance team to Beach

06/07/26	A. Willson	0.10	34.50	Research matters pertaining to statutory requirements for public notices resulting from legislative changes memorandum to district managers regarding statutory requirements for public notices
06/16/26	K. Magee	0.50	132.50	Review draft minutes of Board of Supervisors meeting
06/17/26	K. Magee	0.50	132.50	Review correspondence and validity of Cintas class action settlement check
06/22/26	K. Magee	1.20	318.00	Review redlines received from Flamingo regarding draft contract for pond repairs, review Prompt Payment Act and District prompt payment policies; revise draft agreement
06/24/26	K. Magee	1.10	291.50	Draft homeowner temporary access easement agreement for District maintenance
06/30/26	K. Magee	0.50	132.50	Review correspondence regarding payment of impact fees

TOTAL HOURS	20.70	
TOTAL FOR SERVICES RENDERED		$4,769.00
TOTAL CURRENT AMOUNT DUE		$4,769.00

INVOICE

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

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

M&G HOLIDAY LIGHTING

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

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

RECEIVED
OCT 01 2026
BY: TP

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

APPROVED
10/1/26
SIGNATURE / DATE

+Holiday Decorations
320.538.45920
* Deposit only *

Invoice details
Invoice no.: 1139
Terms: Net 30
Invoice date: 09/29/2026
Due date: 10/29/2026

#	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	0.51	$630.00	$321.30
2.		**Holiday Lighting Reinstall**	Install 3 pre-lit 48" wreaths w/bows to Tower	0.51	$354.75	$180.92
3.		**Holiday Lighting Reinstall**	Install WW minis on 8 palm trees at the main Clubhouse	0.51	$1,680.00	$856.80
4.		**Holiday Lighting Reinstall**	Install pre-lit 48" wreath w/ bow at the Clubhouse	0.51	$118.50	$60.44
5.		**Holiday Lighting Reinstall**	Install pre-lit 48" wreath w/bow on Fitness Center	0.51	$310.65	$158.43
6.		**Holiday Lighting Reinstall**	Install WW minis on 2 Palm trees by Fitness Center	0.51	$315.00	$160.65
7.		**Take Down**	Removal of all lights and Greenery	0.51	$656.25	$334.69
8.		**Equipment Charge**	Boom equipment for install and take down	0.51	$600.00	$306.00
9.		**Storage**	Storage of all lights and greenery	0.51	$250.00	$127.50

10.	**Holiday Lighting Reinstall**	26 24" wreaths and 26 12" red and gold bows applied to community monuments	0.51	$785.00	$400.35

Deposit **Total** **$2,907.08**

Ways to pay

VISA DISCOVER BANK PayPal VENMO affirm

View and pay

Tree Work
by Mitch Drake & Sons LLC

INVOICE #4903

ISSUED: Sep 23, 2026

DUE: Oct 08, 2026

RECIPIENT:

Aberdeen CDD Community

629 Melrose Abbey 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
Sep 17, 2026				
Tree Removal	Manually remove 1 large dead pine and 1 small damaged tree. Leave debris in place	1	$1,350.00	$1,350.00

RECEIVED
SEP 23 2026
BY:

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	**$1,350.00**
Account balance	**$4,600.00**

Pay Now

Tree Work by Mitch Drake & Sons LLC

INVOICE #4904

ISSUED: Sep 23, 2026

DUE: Oct 08, 2026

RECIPIENT:

Aberdeen CDD Community

709 West Kings College Drive
Fruit Cove, Florida 32259
Phone: (904) 303-7366

662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819
Email: mitchdrake04@yahoo.com
Website:
https://www.treeworkbymitchdrakeandsons.com/

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Sep 17, 2026				
Tree Removal	Cut down and leave in preserve large damaged and dying pine tree	1	$800.00	$800.00

Approved 9/23/26
By Jay Parker
Operations Manager
Aberdeen CDD

SEP 23

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	**$800.00**
Account balance	**$4,600.00**

Pay Now

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622743061
DATE:	09/21/2026
ORDER:	622743061

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
09/21/2026	02:40 PM				02:40 PM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/21/2026	121:C5		03:07 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	$119.55

SUBTOTAL	$119.55
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$119.55
AMOUNT DUE	**$119.55**

R.M
320.572.4600

RECEIVED
OCT 01 2026
BY: TP

TECHNICIAN SIGNATURE

APPROVED
10/1/26
SIGNATURE / DATE

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.

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

INVOICE

FirstService
RESIDENTIAL

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

Invoice Number	11183852
Invoice Date	10/1/2026
Terms	15 ePay ACH BP
Service Period	10/1/2026
Customer	100-0SNC
Invoice Type	MGFEE
Account #	MGF-0SNC
Total Amount Due:	**$1,381.00**

Description	Total
Management Fee	$1,281.00
Allowance	$100.00
Cell Phone Allowance for General Manager & Maintenance Supervisor	

RECEIVED
OCT 06 2026
BY:

Subtotal	$1,381.00
Tax	$0.00
Total	**$1,381.00**

APPROVED
OCT 06 2026
By:

320.53800.45912 - Mngmt Fee
320.53800.46000 Allowance
320.53800.45918 8 out @50 each

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: 96783
Invoice Date: Sep 30, 2026
Page: 1

I didn't receive approval from Jay until 7:21am on 10/07/26.
TP
10/07/26

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

RECEIVED
OCT 07 2026
BY:

Customer ID	Customer PO	Payment Terms	
Aberdeen01	Per Contract	Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
	Hand Deliver	9/2/26	10/30/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in September 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.

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Aberdeen Cdd/Gms		764138	09/30/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007907492	Sep 1- Sep 30, 2026	$157.68	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$157.68**	

BILLING ACCOUNT NAME AND ADDRESS

Aberdeen Cdd/Gms
SUITE 4
393 Palm Coast Pkwy Sw
Palm Coast, FL 32137

PAYMENT DUE DATE: OCTOBER 31, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

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

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
9/1/26	Balance Forward	$116.24
9/23/26	PAYMENT - THANK YOU	-$116.24

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/1/26	12590769	SAG St Augustine Record	FY2027 Mtg Schedule	FY2027 Mtg Schedule	$89.04
9/14/26	12567740	SAG St Augustine Record	Aberdeen CDD - September Meeting		$68.64

RECEIVED
OCT 05 2026
BY:

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	$157.68
Service Fee 3.99%	$6.29
*Cash/Check/ACH Discount	-$6.29
*Payment Amount by Cash/Check/ACH	$157.68
Payment Amount by Credit Card	$163.97

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Aberdeen Cdd/Gms		764138		0007907492		$157.68
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$157.68	$0.00	$0.00	$0.00	$0.00	$0.00	**$157.68**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

USA TODAY Media Corp.
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL: 1-877-736-7612

TOTAL CREDIT CARD AMT DUE $163.97

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

0000764138000000000000079074920001576867171

USA TODAY CO.

LocaliQ

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 09/01/2026
SAG staugustine.com 09/01/2026

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 09/01/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

Publication Cost:	$89.04	
Tax Amount:	$0.00	
Payment Cost:	$89.04	
Order No:	12590769	# of Copies:
Customer No:	764138	1
PO #:	FY2027 Mtg Schedule	

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

The Board of Supervisors of the **Aberdeen Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2027** at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259 on the fourth Tuesday of each month as follows or otherwise noted:

October 27, 2026
November 24, 2026
December 15, 2026 @ 6:00 p.m.
(3rd Tuesday)
January 26, 2027
February 23, 2027
March 23, 2027 @ 6:00 p.m.
April 27, 2027
May 25, 2027 @ 6:00 p.m.
June 22, 2027
July 27, 2027
August 24, 2027 @ 6:00 p.m.
September 28, 2027

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

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

Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles
District Manager

USA TODAY CO.

LocaliQ

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 09/14/2026
SAG staugustine.com 09/14/2026

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 09/14/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

Publication Cost:	$68.64	
Tax Amount:	$0.00	
Payment Cost:	$68.64	
Order No:	12567740	# of Copies:
Customer No:	764138	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING
ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors (the "Board") of the Aberdeen Community Development District is scheduled to be held on **Tuesday, September 22, 2026 at 4:00 p.m.** located at the **Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259.** The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles
District Manager

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

RECEIVED
OCT 06 2026
BY:

Invoice #:	449835
Invoice Date:	10/01/2026
Completed:	10/01/2026
Terms:	Due on Aging Date
Bid#:	

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

APPROVED
OCT 06 2026
By: KA

475 West Town Place

320.53800.45400

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**

INVOICE

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

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

M&G HOLIDAY LIGHTING

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

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

RECEIVED
OCT 01 2026
BY: TP

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

APPROVED
10/1/26
SIGNATURE / DATE

+Holiday Decorations
320.538.4592O
* Deposit only *

Invoice details
Invoice no.: 1139
Terms: Net 30
Invoice date: 09/29/2026
Due date: 10/29/2026

#	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	0.51	$630.00	$321.30
2.		**Holiday Lighting Reinstall**	Install 3 pre-lit 48" wreaths w/bows to Tower	0.51	$354.75	$180.92
3.		**Holiday Lighting Reinstall**	Install WW minis on 8 palm trees at the main Clubhouse	0.51	$1,680.00	$856.80
4.		**Holiday Lighting Reinstall**	Install pre-lit 48" wreath w/ bow at the Clubhouse	0.51	$118.50	$60.44
5.		**Holiday Lighting Reinstall**	Install pre-lit 48" wreath w/bow on Fitness Center	0.51	$310.65	$158.43
6.		**Holiday Lighting Reinstall**	Install WW minis on 2 Palm trees by Fitness Center	0.51	$315.00	$160.65
7.		**Take Down**	Removal of all lights and Greenery	0.51	$656.25	$334.69
8.		**Equipment Charge**	Boom equipment for install and take down	0.51	$600.00	$306.00
9.		**Storage**	Storage of all lights and greenery	0.51	$250.00	$127.50

10.	**Holiday Lighting Reinstall**	26 24" wreaths and 26 12" red and gold bows applied to community monuments	0.51	$785.00	$400.35

Deposit **Total** **$2,907.08**

Ways to pay

VISA DISCOVER BANK PayPal venmo affirm

View and pay

Project Manager Carl Allen

Matthews | DCCM

Engineering - Architecture - Planning - Surveying

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

October 06, 2026
Invoice # 195849

Project 0000021848.0000 23254.00 - Aberdeen CDD

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

- CDD meeting attendance
- Survey and plat request
- Reviewed drawing for skimmers submittal

RECEIVED
OCT 08 2026
BY:

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 September 30, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Division Lead	3.25	275.00	893.75	
Inspector 2	3.00	180.00	540.00	
Project Coordinator 2	.25	100.00	25.00	
Total Labor				**1,458.75**
			Total Due:	**1,458.75**

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	1,458.75	29,082.50	30,541.25
Expense	0.00	451.71	451.71
Unit	0.00	2.13	2.13
Totals	**1,458.75**	**29,536.34**	**30,995.09**

Invoices are due upon receipt.
Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622744710
DATE:	09/21/2026
ORDER:	622744710

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
09/21/2026	02:40 PM	ANTS, FIRE ANT, ROA			02:40 PM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/21/2026			03:06 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	$108.44

SUBTOTAL	$108.44
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$108.44
AMOUNT DUE	**$108.44**

RECEIVED
OCT 07 2026
BY:

Approved 10/7/2026
by Jay Parker
Operations Manager
Aberdeen CDD

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

INVOICE

FirstService
RESIDENTIAL

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

Invoice Number	11185270
Invoice Date	10/9/2026
Terms	15 ePay ACH BP
Period Start	9/19/2026
Period End	10/2/2026
Customer	100-0SNC
Account #	PAY-0SNC
Total Amount Due:	**$11,855.10**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager	15.00%	Trivelpiece, Katherine	80.00 REG	$43.47	$3,999.20
				Subtotal	$3,999.20
Staff, Front Desk	25.00%	Gibbs, Michayla S	43.45 REG	$21.00	$1,140.57
Staff, Front Desk	25.00%	Orozco, Hailey	60.28 REG	$16.50	$1,243.28
				Subtotal	$2,383.85
Staff, Janitorial	25.00%	Oliver, Jason E	10.70 PTO	$17.86	$238.86
Staff, Janitorial	25.00%	Oliver, Jason E	69.08 REG	$17.86	$1,542.13
				Subtotal	$1,780.99
Supervisor, Building Maint	25.00%	Parker, Jay	39.43 REG	$30.11	$1,484.21
Supervisor, Building Maint	25.00%	Parker, Jay	0.02 REG	$30.00	$0.75
				Subtotal	$1,484.96
Staff, Building Maint	25.00%	Newman, Joshua D	72.00 REG	$22.06	$1,985.49
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 VACATION	$22.06	$220.61
				Subtotal	$2,206.10

Subtotal	$11,855.10
Tax	$0.00
Total	**$11,855.10**

INVOICE

FirstService
RESIDENTIAL

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

Invoice Number	11185270
Invoice Date	10/9/2026
Terms	15 ePay ACH BP
Period Start	9/19/2026
Period End	10/2/2026
Customer	100-0SNC
Account #	PAY-0SNC
Total Amount Due:	**$11,855.10**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager 320.53800.45918			$3,999.20		
Staff, Building Maint 320.53800.45917			$2,206.10		
Staff, Front Desk 320.53800.45915			$2,383.85		
Staff, Janitorial 320.53800.45506			$1,780.99		
Supervisor, Building Maint 320.53800.40000			$1,484.96		

RECEIVED
OCT 13 2026
BY:

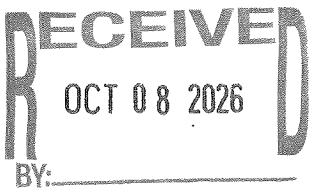
APPROVED
10/13/26
SIGNATURE / DATE

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

Invoice

Invoice #: 741
Invoice Date: 10/1/26
Due Date: 10/1/26
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 - October 2026		5,502.08	5,502.08
Information Technology - October 2026		187.58	187.58
Dissemination Agent Services - October 2026		775.00	775.00
Office Supplies		0.84	0.84
Postage		21.84	21.84
Copies		108.45	108.45
Telephone		64.01	64.01

Total	$6,659.80
Payments/Credits	$0.00
Balance Due	$6,659.80

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

Invoice

Invoice #: 742
Invoice Date: 10/8/26
Due Date: 10/8/26
Case:
P.O. Number:

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

RECEIVED
OCT 13 2026
BY:

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2027		6,253.00	6,253.00

Total	$6,253.00
Payments/Credits	$0.00
Balance Due	$6,253.00

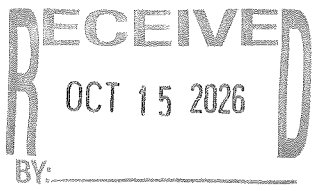
PO Box 6569
Hilton Head Island, SC 29938

Invoice 823800	
Date	**PO/Contract#**
10/14/26	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	

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

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

Description	Amount
#89588 - Maintenance Contract Services - Aberdeen CDD	
Playgrounds - Raking & Redistribution - 10/14/2026	*$170.00*
Total	**$170.00**



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
$170.00	$973.23	$0.00	$0.00	$0.00

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

From: **Oksana Kuzmuk** okuzmuk@gmsnf.com
Subject: Fwd: The Greenery, Inc. Invoice 823800 - Maintenance Contract Services - Aberdeen CDD
Date: October 15, 2026 at 11:09 AM
To: Todd Polvere Tpolvere@gmsnf.com
Cc: Jay Parker jay.parker@fsresidential.com, Kate Trivelpiece Kate.Trivelpiece@fsresidential.com

Todd,

Please see the attached check for payment processing, along with Jay's comments below.

Thank you,

Oksana Kuzmuk
District Accountant
Governmental Management Services, LLC
393 Palm Coast Pkwy SW Unit 4
Palm Coast, Florida 32137-4774
Phone: (904) 544-6011

Invoice 823800 - Aberdeen CDD.pdf
170 KB

Begin forwarded message:

From: Jay Parker <Jay.Parker@fsresidential.com>
Subject: **Re: The Greenery, Inc. Invoice 823800 - Maintenance Contract Services - Aberdeen CDD**
Date: October 14, 2026 at 1:02:24 PM EDT
To: "okuzmuk@gmsnf.com" <okuzmuk@gmsnf.com>, Kate Trivelpiece <kate.trivelpiece@fsresidential.com>

Good Afternoon Oksana. I am not at desk to put stamp on invoice. Please go ahead a pay this and when I get back from Vacation I will add the stamp and send it over. Don't want it delayed till next Tusday. Starting Vaca tomorrow and won't be back until then.

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: Accounts Receivable <accountsreceivable@thegreeneryinc.com>
Sent: Wednesday, 14 October 2026 11:24:29
To: okuzmuk@gmsnf.com <okuzmuk@gmsnf.com>; Kate Trivelpiece <kate.trivelpiece@fsresidential.com>; Jay Parker <jay.parker@fsresidential.com>
Subject: The Greenery, Inc. Invoice 823800 - Maintenance Contract Services - Aberdeen CDD

CDD

Greetings Oksana Kuzmuk,

Please find attached:

- Invoice # 823800 for Maintenance Contract Services - Aberdeen CDD
- Performed at 110 Flower of Scotland Ave
- The total due is $ 170.00

As a reminder, payment terms are Net 30. Payment is due within 30 days of the invoice date.

Please note, if you have a default payment method on file, your invoice will be paid automatically using the default payment on file.

For your convenience, you may pay your invoice electronically via our customer portal. If you would like to set up your customer portal, please email ***accountsreceivable@thegreeneryinc.com*** to request an invitation. Note: The customer portal is accessible only through Google Chrome and Firefox browsers.

Please select a payment option below:

(Option 1: ELECTRONIC CHECK) Online payment by eCheck/ACH uses funds directly from a checking or savings account. Payments by eCheck are secure, instantly applied to the account, and processed through the Aspire® payment system without assessment of any fees.

(Option 2: CREDIT/DEBIT CARD) Visa, Discover, Amex, and MasterCard credit cards are accepted. The Greenery, Inc. will assess a 3% non-refundable convenience fee.

Contact our Accounts Receivable Department if you have any questions.

Thank you for your business!

Main Office: 843-785-3848



PO Box 6569
Hilton Head Island, SC 29938

Invoice 818658	
Date	**PO/Contract#**
08/20/26	
Account Manager	**Terms**
ALLEN FLANNERY	Net 30

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

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
#94463 - Aberdeen Sign			
Irrigation REPAIR - 08/18/2026			*$973.23*
Labor - 08/18/26	2.76	$62.50	
RainBird Controller ESP-ME 12-48 (Material)	1.00 EA	$225.23	
		Invoice Total	**$973.23**
		Credits/Payments	**($0.00)**
		Invoice Balance Due	**$973.23**

RECEIVED
OCT 09 2026
BY:

Approved 10/9/2026
By Jay Parker
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
$14,463.81	$973.23	$0.00	$0.00	$0.00

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

poolsure
AN AQUASOL COMPANY

Invoice

Date 10/1/2026
Invoice# 131295637780

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

Terms	Net 20
Due Date	10/21/2026
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

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

APPROVED
SIGNATURE / DATE

320.572.4600 G

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BY: TP

131295637780

Invoice

Unicorn
Web Development

P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
10/1/2026	3257

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



P.O. No.	Terms	Project

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

	Total	$150.00

DJCandyrocker Entertainment

CANDACE MINNICKS

MUSIC ★ EVENTS ★ GOOD VIBES

INVOICE

INVOICE #: 10312026
DATE: October 31, 2026
DUE DATE: Upon Receipt

BILL TO:

Aberdeen CDD
Attn: Kate Trivelpiece
GM/Lifestyle Director
110 Flower Of Scotland Ave
St. Johns, Florida 32259

EVENT DETAILS:

DATE: October 31, 2026
EVENT: Halloween Event
LOCATION: Aberdeen CDD
110 Flower Of Scotland Ave
St. Johns, Florida 32259

DESCRIPTION	AMOUNT
Professional DJ Entertainment Services DJ services, event music programming, sound system, setup, event operation and breakdown.	**$450.00**
Music Licensing / Performance Fees All required music licensing and performance fees.	**Included**

TOTAL DUE **$450.00**

★ *Thank you!* ★

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OCT 21 2026
BY: TP

Thank you for choosing DJCandyrocker Entertainment.
We appreciate the opportunity to be part of your special event!

Candace Minnicks
DJCandyrocker Entertainment
DJCandyrockerEntertainment@gmail.com
DJCandyrocker Entertainment

* Need check at
the pickup
Events 320.5700.4940
KS

INVOICE

FirstService
RESIDENTIAL

Invoice Number	11166228
Invoice Date	7/22/2026
Terms	15 ePay ACH BP
Period Begin	7/1/2026
Customer	100-0SNC
Account #	MED-0SNC
Total Amount Due:	**$4,320.00**

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

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BY:

Medical Insurance

Date	Position	Employee		Amount
7/1/2026	Property Manager	Trivelpiece, Katherine		$864.00
			Subtotal	**$864.00**
7/1/2026	Front Desk	Moxley, Ashley		$864.00
			Subtotal	**$864.00**
7/1/2026	Janitor	Oliver, Jason E		$864.00
			Subtotal	**$864.00**
7/1/2026	Maintenance Crew	Newman, Joshua D		$864.00
			Subtotal	**$864.00**
7/1/2026	Maintenance Supervisor	Parker, Jay		$864.00
			Subtotal	**$864.00**

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

KUTAK ROCK LLP

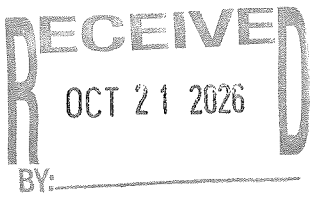
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

[redacted]

October 19, 2026



Reference: Invoice No. 3830870
Client Matter No. 223-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3830870
223-1

Re: General

For Professional Legal Services Rendered

07/01/26	K. Magee	0.10	26.50	Review correspondence regarding impact fees
07/10/26	K. Magee	0.70	185.50	Review and respond to correspondence regarding dumping of debris on district property; review and respond to correspondence from Current Collectives representative regarding contract language
07/14/26	K. Magee	0.80	212.00	Review and revise letters to owner and tenant regarding dumping of debris on District property
07/21/26	A. Cox	0.90	130.50	Review and revise resolution adopting FY 2027 budget, prepare updated rules of procedure, prepare redline of updated rules of procedure, prepare annual assessment resolution

07/22/26	K. Magee	1.50	397.50	Review website client services agreement with Current Collective; call with Current Collective representative; revise Website Client Services Agreement with Current Collective
07/24/26	K. Magee	1.00	265.00	Review and respond to correspondence regarding maintenance of mailbox clusters; review district files regarding mailbox responsibility
07/27/26	A. Cox	0.40	58.00	Confer with Haber regarding annual assessment resolution
07/28/26	W. Haber	0.20	58.00	Review and revise assessment resolution
07/29/26	A. Cox	0.40	58.00	Disseminate resolution adopting FY 2027 budget, annual assessment resolution, updated rules of procedure and redline of updated rules of procedure to Beach
07/29/26	K. Magee	5.80	1,537.00	Review official records; St. Johns county zoning and permitting, and internal district records regarding fencing variances for blocked easement properties; draft follow-up letters to homeowners regarding blocked easements; review correspondence regarding impact fees; review correspondence regarding Current Collectives agreement
08/04/26	K. Magee	0.20	53.00	Review draft Board of Supervisor meeting minutes
08/07/26	K. Magee	0.30	79.50	Review Current Collectives agreement language
08/10/26	K. Magee	0.70	185.50	Review correspondence regarding easement encroachment; call with District manager regarding easement encroachments

08/11/26	K. Magee	1.50	397.50	Review letter received from resident regarding assessments and review draft response
08/12/26	K. Magee	2.50	662.50	Review District records for responsive documents to assessment public records request; review and revise draft response letter
08/13/26	K. Magee	2.50	662.50	Review plats and surveys regarding homeowner properties for fence encroachments on District easements; review objection received regarding easement enforcement
08/14/26	K. Magee	1.40	371.00	Call with District manager regarding budget items; review First Service agreement regarding yearly increases
08/17/26	A. Cox	0.20	29.00	Disseminate resolution adopting revised rules of procedure to Beach
08/21/26	K. Magee	0.40	106.00	Draft correspondence regarding FSR contract provisions regarding yearly increases
08/25/26	K. Magee	1.40	371.00	Review and respond to correspondence regarding mailbox maintenance responsibilities; call with District manager regarding easements encroachments and Board of Supervisors meeting

TOTAL HOURS	22.90	
TOTAL FOR SERVICES RENDERED		$5,845.50
TOTAL CURRENT AMOUNT DUE		$5,845.50

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622877440
DATE:	10/14/2026
ORDER:	622877440

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

Work Location: [139845] 904-626-0375
Aberdeen
Aberdeen - CDD
110 Flower Of Scotland Ave
Saint Johns, FL 32259-6937

Work Date	Time	Target Pest	Technician		Time In
10/14/2026	11:13 AM				11:13 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	10/14/2026	121:C5		11:33 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**

APPROVED
10/21/26
SIGNATURE / DATE

320.572.46000
ES

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OCT 21 2026
BY: TP

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.

Upon execution below, the undersigned acknowledges completion of all services ordered and agrees to pay the cost of services as specified above.

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622878856
DATE:	10/14/2026
ORDER:	622878856

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

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

Work Date	Time	Target Pest	Technician		Time In
10/14/2026	11:20 AM	ANTS, FIRE ANT, ROA			11:20 AM
Purchase Order	**Terms**	**Last Service**	**Map Code**		**Time Out**
	NET 30	10/14/2026			11:31 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**

APPROVED
10/21/26
SIGNATURE / DATE
320.572.46000

TECHNICIAN SIGNATURE

W
CUSTOMER SIGNATURE

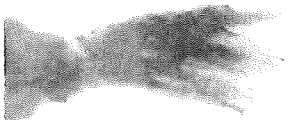
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OCT 21 2026
BY: TP

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.

Wacky and Whimsical

Making your Party Wacky or Whimsical



Wacky and Whimsical LLC
20 Clan Crest Pl
Saint Johns, FL 32259 US
(845) 699-4066
gina@wackyandwhimsical.com

INVOICE

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

INVOICE	1232
DATE	08/21/2026
DUE DATE	10/31/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/31/2026	Face Painting Event	2 hour line buster face painting with 5 girl choices and 5 boy choice		200.00	200.00
10/31/2026	Face Painting Event additional hour	each additional event hour		100.00	100.00
10/31/2026	Cotton Candy	3 hour event		300.00	300.00

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

BALANCE DUE **$600.00**

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

Ways to pay

View and pay

320.57200.49400
Event
*Need Check cut
for pickup

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OCT 21 2026
BY: TP

Bounce It Out Events
PO Box 21197
St. Simons Island, GA 31522
Georgia - 912-506-3183 Ext 1
Florida - 904-719-8100 Ext 1

* Need Check Out for Pickup
Events - 320.572.4400

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OCT 23 2026
BY: TP

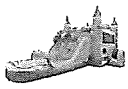
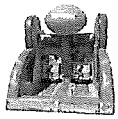
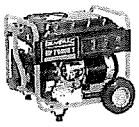
Invoice: 74843853
Order Date: 8/24/2026

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

APPROVED
10/23/26
SIGNATURE / DATE

Start Date: Sat, Oct 31, 2026 11:00am
End Date: Sat, Oct 31, 2026 3:00pm
Delivery: Residential

Surface: Pavement

Name	Qty	Total
 V4 Ultimate Bungee Trampoline with Staff	1	$2,045.00
 BT Castle Combo - Dry	1	$250.00
 Primary Rainbow Castle	1	$195.00
 Quarterback Challenge	1	$295.00
 Generator	3	$375.00
60" Round Table	6	$120.00
 Black Plastic Folding Chairs	36	$144.00

Rentals subtotal		$3,424.00
Surface Fee	E	$80.00
Distance Charges	E	$94.26
Holiday Staff Rate	E	$300.00
Sales Tax	Exempt 0%	$0.00
Total		**$3,898.26**
Deposit Due		$0.00
Amount Paid		$1,949.13
Balance Due		$1,949.13

boundless

Invoice # INV176125

Invoice Date: 10/21/2026
Page: 1 of 2

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BY: TP

Uniforms
320.53800.49420

APPROVED
10/23/26
SIGNATURE / DATE

Remit To: Boundless Network Inc.
PO Box 649859
Dallas, TX 75264-9859
Payable in USD Phone: 512.351.3645

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

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

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

Qty Ordered	Qty Shipped	Description	Unit Price	Ext Price
2	2	Sport-Tek Women's PosiCharge RacerMesh Polo. - Black - M	$20.02	$40.04
1	1	Port Authority Dry Zone UV Micro-Mesh Polo. - Sunburst Yellow - XL	$23.37	$23.37
1	1	Port Authority Dry Zone UV Micro-Mesh Polo. - Sunburst Yellow - L	$23.37	$23.37
1	1	Port Authority Torrent Waterproof Jacket. - Black - L	$60.80	$60.80
1	1	Port Authority Dry Zone UV Micro-Mesh Polo. - Coral Splash - L	$23.37	$23.37
1	1	Port Authority Dry Zone UV Micro-Mesh Polo. - Coral Splash - XL	$23.37	$23.37
2	2	Port & Co Core Fleece Cadet Full-Zip Sweatshirt - Jet Black - M	$32.11	$64.22
2	2	Port Authority Dry Zone UV Micro-Mesh Polo. - Bright Kelly Green - L	$23.70	$47.40
1	1	Port Authority Dry Zone UV Micro-Mesh Polo. - Bright Kelly Green - XL	$23.70	$23.70
2	2	Sport-Tek Women's PosiCharge RacerMesh Polo. - Grey Heather - M	$20.02	$40.04
1	1	Sport-Tek Women's PosiCharge RacerMesh Polo. - Maroon - M	$20.02	$20.02

INV176125

boundless

Invoice # INV176125

Invoice Date: 10/21/2026

Subtotal	$389.70
Freight	$42.53
Sales Tax	$0.00
Total	$432.23
Payment	$0.00
Amount Due	$432.23

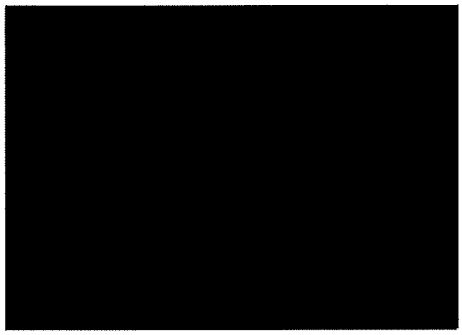
Original Order No: 26084515

Remit To: Boundless Network Inc.
PO Box 649859
Dallas, TX 75264-9859
Payable in USD Phone: 512.351.3645

INV176125

Boundless Network Banking Information

Boundless Network's preferred payment method is ACH or Wire Transfer as follows:



Please email ACH/Wire remittances to wires@boundlessnetwork.com

If ACH or Wire Transfer is not an option, paper check payments may be mailed to:

Remittance address (Checks Only):
Boundless Network Inc.
PO Box 649859
Dallas, TX 75264-9859

INVOICE

FirstService
RESIDENTIAL

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

Invoice Number	11187174
Invoice Date	10/16/2026
Terms	15 ePay ACH BP
Period Begin	10/1/2026
Customer	100-0SNC
Account #	MED-0SNC
Total Amount Due:	**$4,320.00**

Medical Insurance

Date	Position	Employee		Amount
10/1/2026	Property Manager	Trivelpiece, Katherine		$864.00
			Subtotal	**$864.00**
10/1/2026	Front Desk	Gibbs, Michayla S		$864.00
			Subtotal	**$864.00**
10/1/2026	Janitor	Oliver, Jason E		$864.00
			Subtotal	**$864.00**
10/1/2026	Maintenance Crew	Newman, Joshua D		$864.00
			Subtotal	**$864.00**
10/1/2026	Maintenance Supervisor	Parker, Jay		$864.00
			Subtotal	**$864.00**

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

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OCT 27 2026
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INVOICE

FirstService
RESIDENTIAL

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

Invoice Number	11188870
Invoice Date	10/23/2026
Terms	15 ePay ACH BP
Period Start	9/19/2026
Period End	10/02/2026
Customer	100-0SNC
Account #	PAY-0SNC
Total Amount Due:	**$1,467.09**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Supervisor, Building Maint	25.00%	Parker, Jay	0.49 OT	$45.17	$27.67
Supervisor, Building Maint	25.00%	Parker, Jay	38.24 REG	$30.11	$1,439.42
				Subtotal	$1,467.09

Subtotal	$1,467.09
Tax	$0.00
Total	**$1,467.09**

Supervisor, Building Maint $1,467.09

320.53800.460000

APPROVED
160 10/27/26
SIGNATURE / DATE

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BY:

INVOICE

FirstService
RESIDENTIAL

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

Invoice Number	11189215
Invoice Date	10/23/2026
Terms	15 ePay ACH BP
Period Start	10/3/2026
Period End	10/16/2026
Customer	100-0SNC
Account #	PAY-0SNC
Total Amount Due:	**$13,684.20**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager	15.00%	Trivelpiece, Katherine	80.00 REG	$43.47	$3,999.20
General Manager	0.00%	Trivelpiece, Katherine	AUTO	$100.00	$100.00
				Subtotal	$4,099.20
Staff, Front Desk	25.00%	Gibbs, Michayla S	61.58 REG	$21.00	$1,616.48
Staff, Front Desk	25.00%	Orozco, Hailey	46.12 REG	$16.50	$951.23
				Subtotal	$2,567.71
Staff, Janitorial	25.00%	Oliver, Jason E	79.65 REG	$17.86	$1,778.10
				Subtotal	$1,778.10
Supervisor, Building Maint	25.00%	Parker, Jay	71.25 REG	$30.11	$2,681.96
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 VACATION	$30.11	$301.13
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	$50.00	$50.00
				Subtotal	$3,033.09
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	$22.06	$2,206.10
				Subtotal	$2,206.10

Subtotal	$13,684.20
Tax	$0.00
Total	**$13,684.20**

INVOICE

FirstService
RESIDENTIAL

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

Invoice Number	11189215
Invoice Date	10/23/2026
Terms	15 ePay ACH BP
Period Start	10/3/2026
Period End	10/16/2026
Customer	100-0SNC
Account #	PAY-0SNC
Total Amount Due:	**$13,684.20**

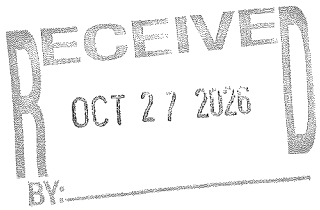
Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager 320.53800.45918			$4,099.20		
Staff, Building Maint 320.53800.46000			$2,206.10		
Staff, Front Desk 320.53800.45915			$2,567.71		
Staff, Janitorial 320.53800.45506			$1,778.10		
Supervisor, Building Maint 320.53800.45917			$3,033.09		

APPROVED
SIGNATURE / DATE 10/27/26

RECEIVED
OCT 27 2026
BY:

INVOICE

October 27, 2026



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

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

HALLOWEEN EVENT
10-31-26
12PM – 3PM

Animal Riders (3 hours, chalk, and 6 stanchions included)	$ 400.00
TOTAL:	**$ 400.00**

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

DUE UPON RECEIPT

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

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

APPROVED
10/27/26
SIGNATURE / DATE

320.572.46000

INVOICE

Invoice Number: 97221
Invoice Date: Oct 26, 2026
Page: 1

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

RECEIVED
OCT 27 2026
BY:

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	10/21/26	11/25/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in October 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.

*** CHECK DATES 10/01/2026 - 10/31/2026 *** ABERDEEN-CAPITAL RESERVE FUND
BANK B CAPITAL RESERVE FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/02/26	00179	9/28/26	200075	202609	600-53800-60100				*	4,835.00		
			DEP BASKETBALL COURT					POSEY FAMILY OUTDOOR SERVICES			4,835.00	000201
10/09/26	00175	10/06/26	CAC18214	202610	600-53800-60100				*	375.00		
			HVAC MAINTENANCE					ABERDEEN AIR, LLC			375.00	000202
10/09/26	00219	7/07/26	37028	202607	600-53800-60100				*	1,508.00		
			RPLC BACKFLOW PREVENTER					P3 SERVICES OF FL LLC			1,508.00	000203
10/09/26	00331	9/24/26	4386	202609	600-53800-60100				*	425.00		
			FLUSHOMETER DIAPHRAGM					LOCAL PLUMBER OF JACKSONVILLE LLC			425.00	000204
10/09/26	00343	10/05/26	161631	202610	600-53800-60100				*	2,183.30		
			COMMERCIAL AIR DUCT CLEAN					ZEROREZ INC			2,183.30	000205
10/22/26	00171	10/15/26	41000926	202610	600-53800-60100				*	1,077.39		
			VALVE REPAIR					BIG Z POOL SERVICE, LLC			1,077.39	000206
10/22/26	00201	10/15/26	003	202610	600-53800-60100				*	40,000.00		
			PRESSURE WASH/EFIS/PAINT					KCJ PAINTING LLC			40,000.00	000207

TOTAL FOR BANK B 50,403.69

TOTAL FOR REGISTER 50,403.69

Posey Family Outdoor Services

228 Little Owl Lane
Saint Augustine, FL 32086 US
+13869374054
poseyfamily1925@gmail.com
https://poseyfos.com

RECEIVED
SEP 28 2026
BY:

INVOICE

BILL TO	SHIP TO		
Aberdeen CDD	Aberdeen CDD	INVOICE	200075
Jay Parker	Jay Parker	DATE	09/28/2026
110 Flower Of Scottland	110 Flower Of Scottland	TERMS	Due on receipt
Fruit Cove	Fruit Cove	DUE DATE	09/28/2026
FL	FL		
32259	32259		

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Concrete Work	Form and pour area pad in front of basketball court entrance See photos attached from Jay Parker	960.00
	Concrete Work	Form and pour area pad the length of the basketball court	3,875.00

Ways to pay

View and pay

SUBTOTAL	4,835.00
TAX	0.00
TOTAL	4,835.00
BALANCE DUE	**$4,835.00**

SERVICE ▪ INSTALLATION ▪ CONTROLS

Air

For All Your Cooling and Heating Needs

www.aberdeenac.com ▪ (904) 342-5349

Aberdeen Air

COMMERCIAL HVAC INVOICE

CAC1821470

October 6, 2026

Aberdeen CDD
Attention: Kate Trivelpiece
110 Flower of Scotland Avenue
Saint Johns, FL 32259
(904) 217-0925 / kate.trivelpiece@fsresidential.com

Dear Kate,

HVAC maintenance was performed at the Aberdeen CDD on Monday, October 5, 2026. Invoice is due in the amount of $375.00. Next service will be in January 2027, annual belt changes will be done at that time on unit #1 (old gym) and unit #2 (clubhouse).

Payment can be submitted via:

Check to Aberdeen Air: 258 Grampian Highlands Drive Saint Johns, FL 32259
Venmo to @AberdeenAir (631) 747-5539
Zelle to Aberdeen Air (631) 747-5539

Thank you for your continued support of Aberdeen Air. Our neighbors are the heart of our business, and we appreciate you. Should you have any questions at all please do not hesitate to call the office on (904) 342-5349.

Chrystal & Jim Blythe
Aberdeen Air
CAC1821470

RECEIVED
OCT 07 2026
BY:

Approved 10/07/2026
By Jay Parker
Operations Manager
Aberdeen CDD

SERVICE ▪ INSTALLATION ▪ CONTROLS

Air

For All Your Cooling and Heating Needs

www.aberdeenac.com ▪ (904) 342-5342

Aberdeen Air

COMMERCIAL HVAC MAINTENANCE SERVICE

CAC1821470

Customer	Aberdeen CDD
Address	110 Flower of Scotland Avenue Saint Johns, FL 32259
Phone	(904) 217-0925
Other	Kate.trivelpiece@fsresidential.com
Date of Service	October 5, 2026
Next Service	TBD January 2027 TBD April 2027 *filters onsite for Oct/Jan/April services
Payment Due	$375 PER QUARTER
Payment Method	

#1

	OLD GYM
Brand	Daikin
A/H	DAR0904AB
Serial	1706492805
Cond	DX11SA0903AB
Serial	1711581896
Filter	(2) 16 x 20 x 2 and (2) 16 x 25 x 2
Belt	A39 changed Jan 2026

#2

	CLUBHOUSE
Brand	Daikin
A/H	DAR0904AB
Serial	1701364922
Cond	DX118A0903AB
Serial	1609162909
Filter	(2) 16 x 25 x 2 and (2) 16 x 20 x 2
Belt	(2) A43 changed Jan 2026

#3

	OFFICE
Brand	Bryant
A/H	FX4DNF019
Serial	0722F45538
Cond	215BNA018A
Serial	0522E03264
Filter	Washable filter
Belt	N/A

#4

	NEW GYM
Brand	AAON
A/H	CFA013BA8DJ00k
Serial	202010CNCK08659
Cond	H3CRB80162C278
Serial	202010CJEC06278
Filter	(2) 20 x 20 x 2 (1) 16 x 20 x 2
Belt	N/A

#1 #2 #3 #4 Air Handler

- ☐☐☐☐ Inspect blower wheel and housing
- ☐☐☐☐ Measure blower motor amperage
- ☐☐☐☐ Inspect and clean evaporator coil
- ☐☐☐☐ Inspect evaporator coil condensation drain pan for any debris or cracks
- ☐☐☐☐ Flush condensate lines
  Check for obstructions in drain lines
  Use chemicals and CO2 to blow out drains and verify drainage
- ☐☐☐☐ Inspect and tighten electrical connections
- ☐☐☐☐ Inspect cabinet insulation and condition
- ☐☐☐☐ Change or wash filter
- ☐☐☐☐ Inspect U/V (if applicable)
- ☐☐☐☐ Look for oil or signs of oil in and around the unit
- ☐☐☐☐ Test thermostat control to ensure correct reading, set back to customer preferred temp

#1 #2 #3 #4 Outdoor Unit

- ☐☐☐☐ Disconnect high voltage
- ☐☐☐☐ Check contactor for wear and tighten connections
- ☐☐☐☐ Examine wiring - make sure not frayed, loose, corroded
- ☐☐☐☐ Verify compressor wires are tightened
- ☐☐☐☐ Test run capacitors – replace if necessary
- ☐☐☐☐ Check bearings and condition of condenser fan
- ☐☐☐☐ Clean outside unit and remove debris from inside unit
- ☐☐☐☐ Verify unit is level; on HP allow for drainage
- ☐☐☐☐ Refrigerant pressure check
- ☐☐☐☐ Inspect disconnect box
- ☐☐☐☐ Verify correct voltage at unit
- ☐☐☐☐ Listen for abnormal noise or vibration
- ☐☐☐☐ Inspect liquid line filter drier
- ☐☐☐☐ Inspect Armaflex line insulation

REPAIR(S) NEEDED

Jan 2027 Maintenance annual belt changes for units #1 and #2

RECOMMENDATION(S)

Heat Pump Check – Heating (when applicable due to ambient temps)

#1 #2 #3 #4

- ☐☐☐☐ Check Temp Rise
- ☐☐☐☐ Manually initiate defrost; check for proper operation
- ☐☐☐☐ Verify switch of reversing valve; check contactor

	Unit #1	Unit #2	Unit #3	Unit #4
Blower Amps	3.4	3.1	.9	2.1 / 2.1
Capacitor Amps	20	15	42 / 4	
Compressor Amps	19/19/19.2	19.1/20/19	7.6/8.5	
Fan Amps	2.5/2.9/2	3/3.6/3.2	1.1	
Subcooling	4	6	3	
SL PSI / LL PSI	106 / 339	119 / 365	135 / 288	
Superheat	20	20	20	
Filter Size	(2) 16x20x2 (2) 16x25x2	(2) 16x20x2 (2) 16x25x2	20x21.5x1	(2) 20x20x2 (1) 16x20x2
U/V Bulb Change	n/a	n/a	n/a	n/a
Refrigerant	410A	410A	410A	

CUSTOMER SIGNATURE / DATE

Bob's Backflow & Plumbing Services
4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Invoice

37028

Invoice Date

7/7/2026

PAST DUE PAST DUE

Bill To	Job Location
Aberdeen CDD c/o First Service Residential 6620 Southpoint Drive, Ste 610 Jacksonville, FL 32216	Aberdeen CDD Various Address Saint Johns, FL 32259

Bob's Backflow & Plumbing Services
4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244
Phone # (904) 268-8009 Fax # (904) 292-4403

P.O. Number	Terms	Due Date
	Net 30	8/6/2026

Serviced	Description	Quantity	Price Each	Amount
7/6/2026	110 Flower of Scotland Ave 1-1/2" Wilkins 975XL2 S#:4294997 - Potable			
	Labor 2 Men to replace the existing backflow preventer, clean, flush, test, and certify	2.5	200.00	500.00
	1.5' Wilkins 975XL2 Serial # VCA50559	1	873.00	873.00
	Piping & Materials	1	65.00	65.00
	Insulation to protect the device against future freeze damage.	1	70.00	70.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	0.00	0.00

RECEIVED
OCT 07 2026
BY:

Approved 10/7/2026
By Jay Parker
Operations Manager
Aberdeen CDD

This invoice is PAST DUE. Please remit payment at your earliest convenience.

Please make checks payable to Bob's Backflow and include your invoice number.

Total	$1,508.00
Payments/Credits	$0.00
Balance Due	$1,508.00

LocalPro of Jacksonville

INVOICE	#4386
SERVICE DATE	Sep 24, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Sep 24, 2026
AMOUNT DUE	**$425.00**

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

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

RECEIVED
OCT 05 2026
BY:

Approved 10/5/26
By Jay Parker
Operations Manager
Aberdeen CDD

SERVICE ADDRESS

110 Flower Of Scotland Ave
Saint Johns , FL 32259

CONTACT US

9556 Historic Kings Rd S, Unit 415
Jacksonville, FL 32257

(904) 855-7333
zack@tampabayplumber.com

Service completed by: Nadav Gahanian, Jacob Snow

INVOICE

Services	qty	unit price	amount
Flushometer diaphragm	1.0	$425.00	$425.00

The price is to replace the flushometer diaphragm

This includes using the isolation shutoff to be able to safely remove the old diaphragm and replace it with a new salon 1.6 gpf diaphragm

All work was tested thoroughly upon completion

One year labor warranty

Subtotal	$425.00
Job Total	**$425.00**
Amount Due	**$425.00**

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 guarantee parts which are not supplied by us and if repairs are needed due to those parts being defective or incomplete you will be charged separately. LocalPro does 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

Service Summary & Invoice

zerorez®

Zerorez Inc
225 Sampson Way
St. Augustine, FL 32092-1761
+19042875727

RECEIVED
OCT 06 2026
BY:

APPROVED
OCT 06 2026
By: ...

Service Date & Time:
Oct 5, 2026 8:00 AM
Invoice #: 161631

Technician: Jake P Alberto G

320.572.4940

Aberdeen Cdd

Contact: Jay Parker Phone Mobile: (904) 303-7366 Email: jay.parker@fsresidential.com

Billing Address: 110 Flower Of Scotland Avenue
Fruit Cove FL 32259

Service Address: 110 Flower Of Scotland Avenue
Fruit Cove FL 32259

Service/Product Description	Price	Qty.	Total
Estimate - Commercial	$0.00	1	$0.00
Commercial Air Duct Cleaning - Commercial Sized Evaporator Coils Cleaned in 2 Units	$300.00	2	$600.00
Commercial Air Duct Cleaning - Antimicrobial Treatments in 2 Units	$100.00	2	$200.00
Commercial Air Duct Cleaning - Cleaning the Air Ducts throughout 2 units (~20-23 vents), this includes wiping down vent covers.	$649.00	2	$1,298.00
Coil & Blower Cleaning	$300.00	1	$300.00
Air Duct Antimicrobial Treatment - Antimicrobial fogging treatment within the air duct lines made from a botanically-derived disinfectant that is an EPA-registered fungicide. Does not contain harmful chemicals or odor. Priced per thermostat.	$100.00	1	$100.00
Commercial Discount (Taxable) - 15% off commercial cleaning for original booked services	-$0.15	2098	-$314.70
		Subtotal	$2,183.30
		Tax	$0.00
		Total	$2,183.30

Unpaid $2,183.30

Thank you for choosing Zerorez® Jacksonville! Unpaid invoices must be paid within 30 days of the invoice date. Please mail payments to 225 Sampson Way St. Augustine, FL 32092

Big Z Pool Service LLC
dba. Big Z Pools
172 Stokes Landing Rd.
Saint Augustine, FL 32095
904.868.4660

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

RECEIVED
OCT 21 2026
BY:

Invoice Number	41000926-P
Date of Issue	10/15/2026
Due Date	10/25/2026
Reference	Valve Repair
Amount Due (USD)	$1,077.39

Description	Rate	Qty	Line Total
RE: Valve Repair Job completed: 10/15/26	$0.00	1	$0.00
Crank Valve Rebuild Kit Rebuild Kit Includes: 8" disc set, crank valve handle, valve guides, 6' all-thread rod, PVC fittings along with the hardware for installation	$457.39	1	$457.39
Labor To dive the pool, block off the main drains in order to be able to drain the collector tank and perform the valve repair.	$595.00	1	$595.00
Fuel Surcharge	$25.00	1	$25.00

Subtotal	1,077.39
Tax	0.00
Total	1,077.39
Amount Paid	0.00
Amount Due (USD)	$1,077.39

Notes
Job completed: 10/15/26. Net 10. Thank you for your business!

Terms
Standard Invoice Disclosures:
Big Z Pools – Invoice Terms, Conditions & Disclosures
1. Payment Terms & Third-Party Processing
Standard Payment Methods: Cash, Check, and standard ACH payments.

Credit Card Surcharge: Credit cards are accepted; however, a 3.9% surcharge fee applies if this payment method is selected.

Third-Party Payment Systems (e.g., AvidXchange): Our invoice pricing reflects cash, check, or standard ACH payout. If payments are processed through AvidXchange or any other third-party system that deducts merchant, transaction, or deposit fees from our payout, the deducted fee amount will be billed back to the customer on a separate or subsequent invoice to ensure full recovery of the contracted balance.

2. Late Fees & Past-Due Accounts
Overdue balances are subject to the following late charges once the specified net terms and an additional 5-day grace period have passed:

Pool Service Invoices: A flat $70.00 late fee.

Repair, Remodel, Material, or Service Call Invoices: A 3.5% late fee on the total outstanding balance.

Billing Discrepancies: Invoice disputes or discrepancies must be brought to our attention prior to the invoice due date. Delays caused by unvoiced discrepancies will not exempt the account from late fees.

3. Change Orders & Unforeseen Site Conditions
Change Orders: Any additions, deletions, or scope modifications requested by the customer or dictated by unforeseen physical site conditions require a signed, written Change Order.

Existing Utilities & Hazards: Big Z Pools is not responsible for the structural integrity or functionality of existing underground plumbing, electrical main lines, or breaker panels. Unforeseen underground obstructions (e.g., unmarked utilities, roots, buried concrete) or required utility upgrades will be billed separately.

Chemical Balancing: Unless explicitly itemized in the invoice scope, startup chemicals required to balance pool water after service/installation are billed based on actual usage.

4. Returns, Credits, & Administration
Custom & Special Orders: All custom-made or special-order items are final sale.

Cancellations & Overpayments: Overpayments or approved cancellations will be issued strictly as an account credit toward future services.

Document Completion Fees: Quoted pricing covers standard billing. Custom vendor packages, compliance forms, or administrative portals required by client billing systems will incur a custom Document Completion Fee per form.

5. Legal Venue & Compliance (Florida)
Governing Law & Venue: This agreement is governed by the laws of the State of Florida. Sole and exclusive venue for any disputes or litigation shall be in St. Johns County, Florida. The prevailing party shall be entitled to recover all reasonable costs and attorney fees.

Workers' Compensation: Big Z Pools operates as a legally registered Workers' Compensation Exempt entity under State of Florida regulations.

COI Requests: Email office@bigzpoolservice.com with certificate holder details to request a W-9 or COI.

MANDATORY STATE OF FLORIDA CONTRACT & INVOICE DISCLOSURES
FLORIDA CONSTRUCTION LIEN LAW NOTICE:

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 PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY.

FLORIDA HOMEOWNER'S CONSTRUCTION RECOVERY FUND:

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNER'S CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER A CONTRACT, IF THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD.

CHAPTER 558 NOTICE OF CLAIM:

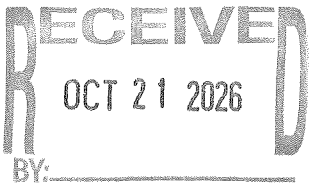
ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

KCJ Painting LLC

Demo, Siding, Paint & more

Invoice #003

Project: Aberdeen Signs



Date: 15OCT2026

To: Aberdeen CDD

Invoice #003

Description:

- Pressure Wash, EFIS Repair & Painting
- EFIS Repairs
    - Sutherland Forest
    - Stirling bridge – 1 of 4
    - Stirling bridge – 2 of 4
    - Stirling bridge – 3 of 4
    - Stone Haven – 1 of 2
    - Castle gate – 1 of 2
    - Castle gate – 2 of 2
- Caulking & Painting
    - All 4 Stirling Bridge
    - Eastwood
    - The Club
    - Highland Point
    - All 2 Stone Haven
    - Main Aberdeen LARGE sign & Tower
    - All 2 Grand Holm
    - All 4 Castle Gate
    - All 2 Wellington Park
    - Seaton Manor

Total - $40,000.00

Email: CF.KCJpainting@gmail.com

Christian Fernandez: 904-403-1918
KCJ Painting LLC
699 Shetland Dr.
St. John's FL, 32259


SUTHERLAND FOREST

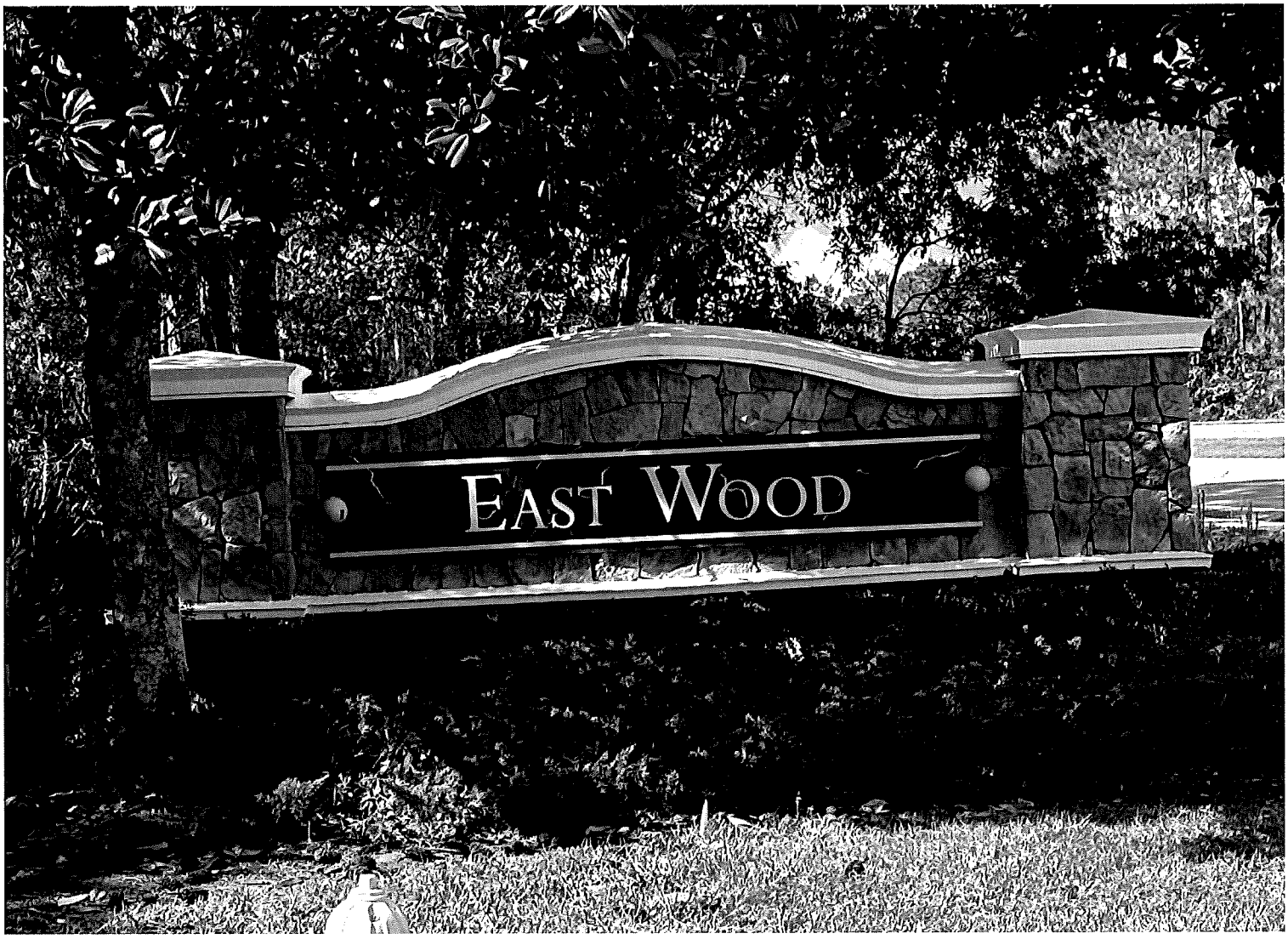

STIRLING BRIDGE

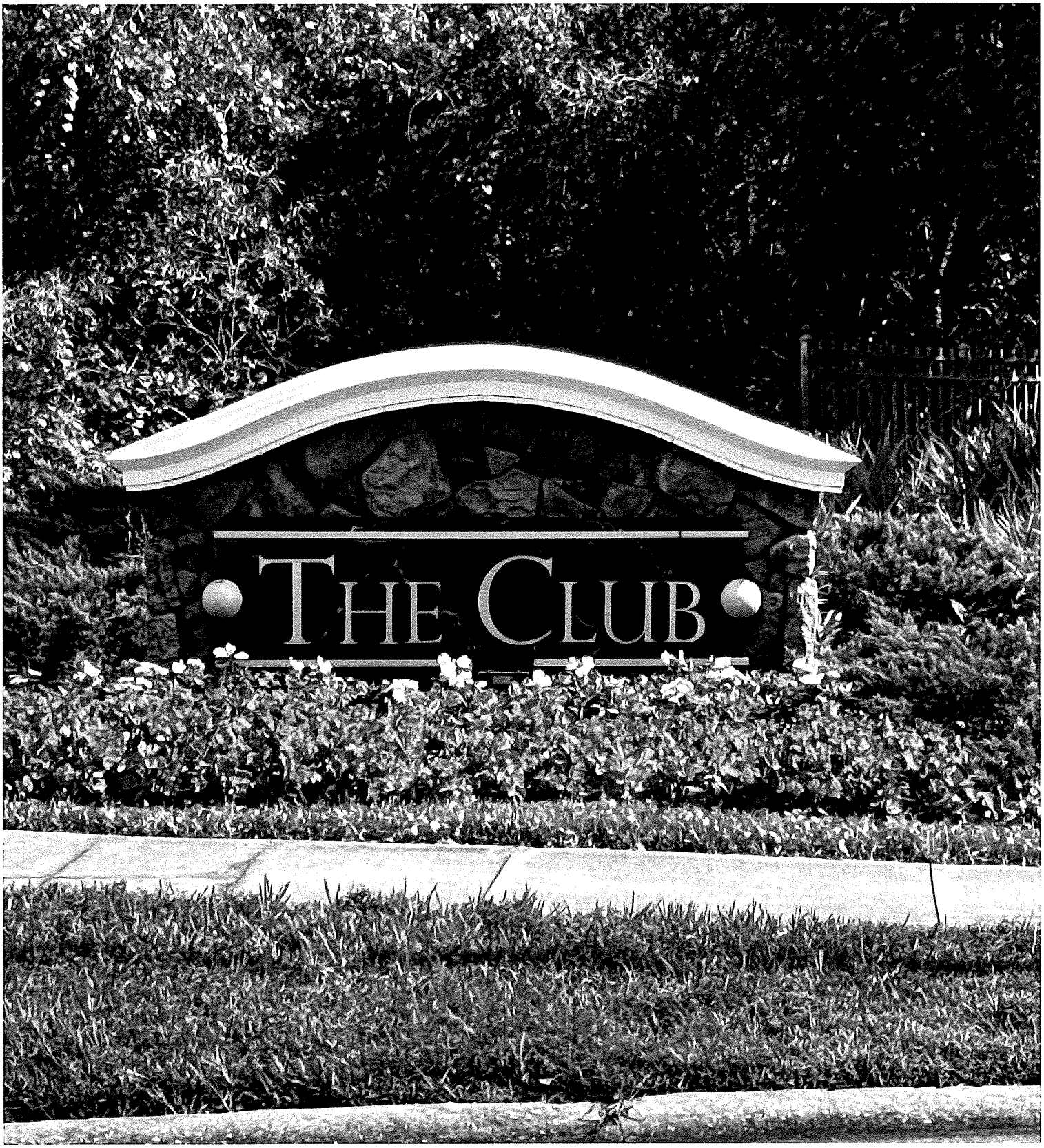

STONEHAVEN


STONEHAVEN


CASTLEGATE

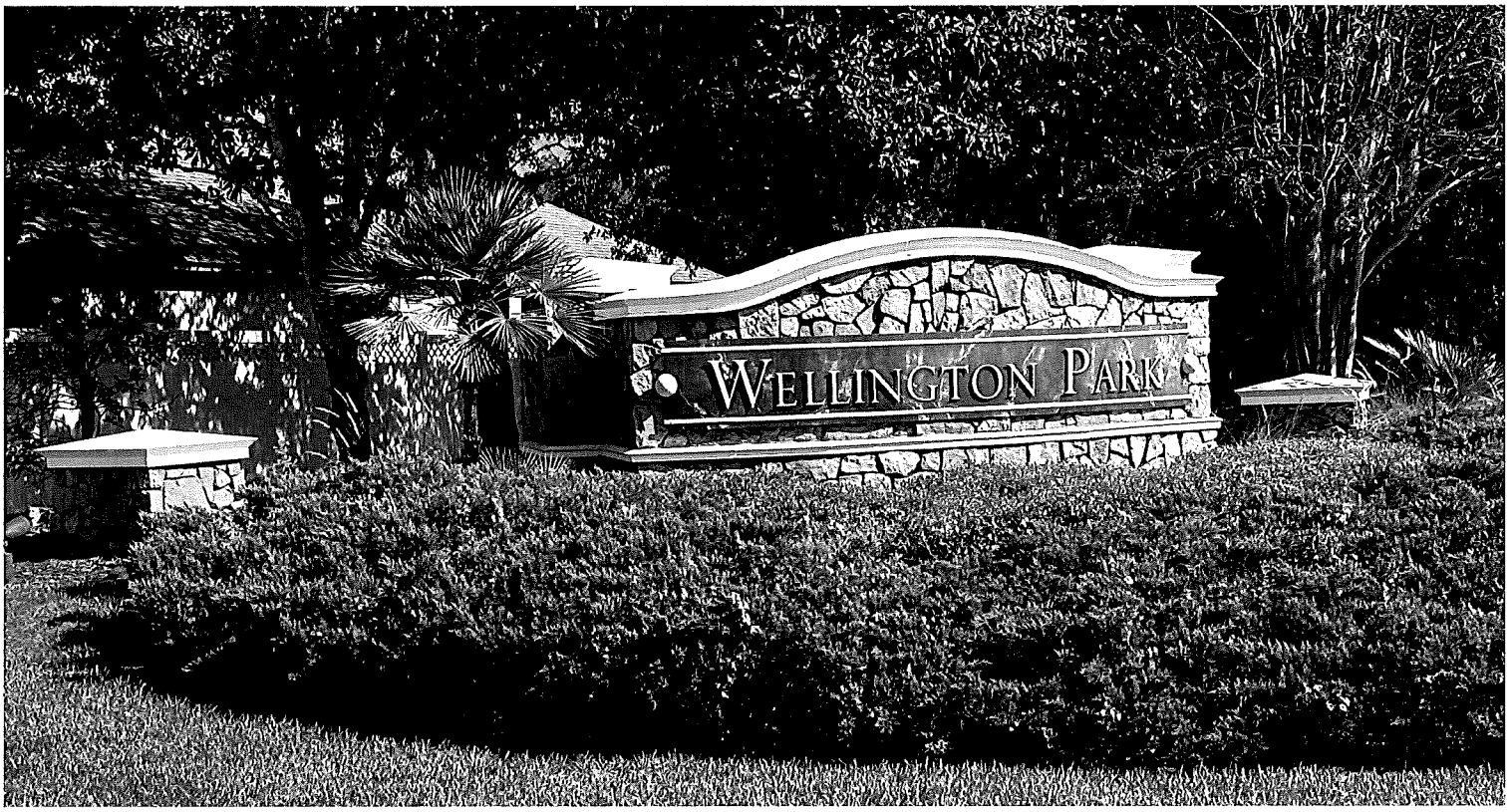

CASTLEGATE


EAST WOOD


THE CLUB


HIGHLAND POINT




WELLINGTON PARK


WELLINGTON PARK


SEATON MANOR