

Aberdeen
Community Development District

February 24, 2026

AGENDA

Aberdeen Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

February 17, 2026

Board of Supervisors
Aberdeen Community Development District

Dear Board Members:

The Regular Meeting of the Aberdeen Community Development District Meeting is scheduled for **Tuesday, February 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. Ratification of Engagement Letter with Grau and Associates for Fiscal Year 2025 Auditing Services
- IV. Ratification of Lifeguard Staffing Agreement with Riverside Management Services
- V. Consideration of Vending Machine Agreement with Cardinal Vending and Markets
- VI. Consideration of RFP Manual for Landscape and Irrigation Maintenance
- VII. Consideration of Aberdeen Rays Swim Team for Use of Amenity Competition Pool
- VIII. Discussion of the Current Collectives
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Egis Site Visit
 - D. Operation Manager

- E. Amenity Center Manager - Report
- X. Supervisor's Request and Public Comments
- XI. Approval of Consent Agenda
 - A. Approval of the Minutes of the January 27, 2026 Meeting
 - B. Acceptance of the Minutes of the January 27, 2026 Audit Committee Meeting
 - C. Balance Sheet as of January 31, 2026 and Statement of Revenues and Expenses for the Period Ending January 31, 2026
 - D. Assessment Receipt Schedule
 - E. Approval of Check Register
- XII. Next Scheduled Meeting – March 24, 2026 @ 6:00 p.m. @ Aberdeen Amenity Center
- XIII. 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



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

January 30, 2026

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

We are pleased to confirm our understanding of the services we are to provide Aberdeen Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Aberdeen Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except

as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF, LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$4,200 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$4,300, \$4,400, \$4,500 and \$4,600, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Aberdeen Community Development District and believe this letter accurately summarizes the terms of the engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Aberdeen Community Development District.

By: Haule [Signature]

Title: Secretary

Date: 01/30/26



November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

FOURTH ORDER OF BUSINESS

**AGREEMENT BETWEEN THE ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT AND RIVERSIDE MANAGEMENT
SERVICES, INC.
FOR LIFEGUARD STAFFING SERVICES**

This agreement (hereinafter "Agreement") is dated February 24th, 2026 by and between:

Aberdeen Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Clay County, Florida, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (hereinafter "District"), and

Riverside Management Services, Inc., a Florida corporation with offices located at 9655 Florida Mining Boulevard West, Suite 305, Jacksonville, Florida 32257 (hereinafter "Contractor").

RECITALS

1. The District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes.
2. The District owns, operates and maintains various recreational facilities including a family pool with a slide, a lap pool, and other facilities ("Recreation Facilities").
3. The District desires to enter into an agreement with an independent contractor to provide lifeguard staffing to the Recreational Facilities.
4. Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement.
5. The District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

SECTION 2. CONTRACTOR'S OBLIGATION.

A. **General Requirements.** Contractor shall be responsible for all duties associated with lifeguard staffing pursuant to the scope of services attached hereto

as **Exhibit A**. In addition to the services set forth on **Exhibit A**, Contractor shall be responsible for all recruiting, hiring, training, scheduling and supervising all lifeguard personnel. Contractor shall perform normal life-guarding duties such as monitoring pool patrons, responding to first aid situations (with courtesy and respect), enforcement of all rules, policies and procedures, inspection of the slide and slide structure before opening pool, and pool area cleaning including such tasks as spraying off of deck, cleaning tile, sweeping the deck, testing of pool chemicals (two times a day) straightening/hosing down pool furniture, and other duties. Additionally, Contractor shall be responsible for wiping off tables in the designated eating areas as needed or requested, emptying trash cans during down times, the maintenance of bathroom facilities on the pool premises (consisting of replacing paper products, as needed, picking up debris, and sweeping of the bathrooms and foyers). Contractor shall be responsible for help to carry out the checking of access cards and access control at the entry point(s) to the amenity center deemed appropriate by the Owner.

B. Schedule. *Starfish Aquatics*-certified, YMCA or *Red Cross*-Certified lifeguard(s) shall be on duty consistent with the community's published pool operating schedule. In addition, a "Gate Attendant (*Starfish Aquatics*-certified, YMCA or *Red Cross*-certified Lifeguard)" shall be provided per the schedule below to ensure all Patrons entering the pool area meet the guidelines set forth by the community's published policies. In addition to the various staffing schedules listed on **Exhibit A**, one person shall work an additional one-half hour each day devoted to opening and/or closing duties. The Contractor shall at all times be responsible for proper staffing during pool hours in accordance with the seasonal schedule provided in **Exhibit A**. If the pool(s) is closed for the day earlier than the scheduled time (during severe weather events, hurricane preparedness, etc.) the Contractor agrees it shall not bill for, nor be due payment for any hours which are not staffed.

C. Investigation and Report of Accidents/Claims. Contractor shall promptly investigate and provide a full written report as to all accidents or claims for damage relating to the Recreation Facilities, including any damage or destruction of the property, and shall cooperate and make any and all reports required by any insurance company or the District in connection therewith. Contractor shall not file any claims with the District's insurance company without first seeking the prior consent of the District.

D. Compliance with Government Rules, Regulations, Requirements and Orders. Contractor shall take such action as necessary to comply promptly with any and all orders or conditions affecting the Recreation Facilities placed thereon by any governmental authority having jurisdiction, by the Board of Fire Underwriters, or by other similar entities, upon receipt of notice of same. To the extent such action would cause the Contractor or District to incur a material expense, Contractor shall first consult with the onsite manager prior to incurring such expense. Notwithstanding the foregoing, Contractor shall not take any action

under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event less than seventy-two (72) hours notify the District in writing of all such orders or conditions of which it receives notice. Costs of compliance with such orders or conditions shall be the responsibility of the District; provided, however, that if such requirements are imposed specifically on Contractor personnel, then Contractor shall be required to bear such expense. By way of example and not limitation, costs to comply with changes in requirements for certifications of lifeguards shall be the responsibility of Contractor; costs to comply with changes in requirements for the Facility itself shall be the responsibility of the District. Recognizing that the Contractor may be in possession of information required, Contractor shall cooperate fully and in good faith with the preparation by the District for execution and filing by the District of any forms, reports and returns which may be required by law in connection with the ownership, maintenance and operation of the District's Recreation Facilities. By way of example and not limitation, this includes renewal of permits, the filing of required forms with the Department of Health, etc.

E. Adherence to District Rules, Regulations and Policies. Contractor's personnel shall be familiar with all District written policies and procedures and shall use its best efforts and sound professional judgment to inform persons using the Recreation Facilities, as appropriate in each situation, of the applicable rules, policies and notices as may be promulgated by the District from time to time. Contractor shall ensure that its personnel conform therewith, and shall use its professional judgment to enforce said rules, policies and notices while staffing the Recreation Facilities. Contractor assures the District that all third parties will be dealt with at arm's length, and that the District's best interest will be served at all times.

F. Uniforms. The Contractor shall provide all necessary uniforms, including proper bathing suits and T-shirts. Staff shall be appropriately dressed for their duties.

G. Authority. The Contractor shall exercise its prerogatives as an independent contractor to direct and control its employees under this contract. The Owner may communicate its needs directly to the Contractor's employees from time to time, as the need arises, but shall normally communicate through the Contractor's staff manager and/or supervisor.

At all times during pool hours, Contractor shall ensure, to the best of its abilities, that there is always a head guard or supervisor on the pool deck that is responsible for general oversight of on-duty lifeguards, access to the pool facility and determining if there are weather conditions warranting temporary pool closure.

H. Certification and Training. All Staff shall have current certification in lifesaving, first aid and CPR from a reputable certification provider. "In-service training" shall be conducted monthly throughout the summer and cover typical lifesaving skills, emergency procedures, etc.

Contractor is required to maintain a binder at each pool facility with a current copy of each guard's certification to present to Health Inspector or Amenity Staff member at all times. No guard is to be working at either facility without documentation on site.

SECTION 3. BILLING AND PAYMENT.

Fees: The estimated fees based on the schedule set forth herein shall be paid on as worked basis and is subject to adjustment as set forth in this Agreement:

\$52,344.00 for the Lifeguard Staffing

Payments: Hourly Lifeguard services shall be billed and compensated at the rate of \$24.00 per hour. Lifeguard services for special pool functions in addition to the normal staffing schedule shall be billed at an additional rate of \$24.00 per lifeguard-hour. Any changes made to the proposed hours will reflect in the following months invoice at an increase or decrease rate of \$24.00 per hour of change.

The pricing set forth above, shall be consistent throughout the term of this agreement, subject to modifications in schedule due to, among other things, demand, rain days, and amendments to the pool hours. Contractor shall keep detailed time records of all personnel and time sheets for all personnel shall be submitted to the District each month. By the fifth day of each month, Contractor shall submit to the District a detailed invoice which shall be based upon the actual hours worked for the previous month. Invoices shall be payable within fifteen (15) days of receipt. Contractor shall keep detailed time records for each employee (including at which district the employee worked) and shall make individual time sheets, signed by the employee, available to the District upon request.

SECTION 4. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage by Contractor or its employees. Contractor agrees to repair any damage resulting from Contractor's activities and work within 24 hours.

SECTION 5. INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000

<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Automobile Liability (if applicable)</i>	
<i>Bodily Injury and Property Damage</i>	\$1,000,000/\$2,000,000

Contractor shall provide District with a certificate naming the District, its staff, consultants, and supervisors as additional insureds. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least 30 days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this contract.

A. Investigation and Report of accidents/claims. Contractor shall promptly investigate and provide a full written report as to all injuries, accidents or claims and shall cooperate and make any and all reports required by any insurance company or the District in connection therewith. Contractor shall not file any claims with the District's insurance company without first seeking the prior consent of the District.

SECTION 6. INDEPENDENT CONTRACTOR. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

SECTION 7. INDEMNIFICATION. Contractor agrees to indemnify, defend, and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of any negligent act or omission, or willful misconduct, of the Contractor or its employees or agents.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 10. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arms length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel.

In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

SECTION 11. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 12. TERMINATION. The District shall have the right to terminate this Agreement upon fifteen (15) days notice due to Contractor's failure to perform in accordance with the terms of this Agreement. Contractor shall be given 5 days upon receipt of said notice to cure the failure to the satisfaction of the District. If said failure cannot be cured within 5 days, the District, in its sole discretion, may extend the time for cure. The District shall, nonetheless, have the right to cancel this Agreement upon sixty (60) days written notice for any reason. Contractor shall have the right to cancel this Agreement upon ninety (90) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party cancels this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of cancellation for the work performed up to that date.

SECTION 13. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 14. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 15. AUTHORITY TO CONTRACT. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

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

1. If to Contractor: Riverside Management Services, Inc.
9655 Florida Mining Boulevard, Suite 305
Jacksonville, Florida 32257
Attn: _____

2. If to District: Aberdeen Community Development
District
475 West Town Place, Suite 114

St. Augustine, Florida 32092
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

SECTION 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 18. ASSIGNMENT. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignments made by Contractor without the prior written approval of the District are void.

SECTION 19. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute between the Parties shall be in St. Johns County, Florida.

SECTION 20. EFFECTIVENESS AND TERM. This Agreement shall be effective as of the date Contractor began providing services, even if such date is prior to the above-stated date and the date on which this Agreement is executed by both Parties. Specifically, the Parties acknowledge and agree that the terms and conditions of this agreement shall apply to any performance by either Party prior to the date and execution of this Agreement. The Agreement shall remain in effect until the last scheduled task is performed as set forth on Exhibit A or contemplated by the terms of this Agreement.

SECTION 21. EXECUTION IN COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable

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

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

SECTION 23. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[Signatures on following page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective on the day and year first written above.

ATTEST:

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Marlee Giles
A38999D0EDC14F1
Secretary/Assistant Secretary

Signed by:
[Signature]
1E5D81F280894CF...
Chairperson/Vice Chairperson
Date: 2026-02-12

RIVERSIDE MANAGEMENT SERVICES, INC.

Signed by:
Beach, Katelyn
49E5188ED7DA4D8...
Witness

DocuSigned by:
Alison Mossing
423D9E1535C744A...
By: Alison Mossing
Its: Vice President
Date: 2026-02-17

Exhibit A: Proposal

Exhibit A

Riverside Management Services, Inc.

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

PROPOSAL FOR ABERDEEN COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026 LIFEGUARDS

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

Lifeguards:

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

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

General Provisions:

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

Pricing:

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

Chairman, Aberdeen CDD

Date

Riverside Management Services, Inc.

Date

FIFTH ORDER OF BUSINESS

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

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

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

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

RECITALS

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

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

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

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

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

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

2. GRANT OF LICENSE. The District hereby grants to the Licensee a non-exclusive license to place Vending Machines at the Amenity Facility located at 110 Flower of Scotland Ave, Saint Johns, FL 32259, and at the Fitness Center located at 96 Busch Place, St. Johns, FL 32259 (“**License**”), for the sole purpose of selling beverages in full compliance with this Agreement, and other laws, regulations, and codes.

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

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

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

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

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

4. COMPENSATION; EFFECTIVE DATE; TERM. In consideration for granting this License, the Licensee shall pay the District twenty percent (20%) of the gross sales. This License Agreement shall become effective on the date first written above through September 30, 2026, unless revoked or terminated earlier in accordance with Section 5 below. The License Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

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

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

statutes and regulations governing the operation of the Business and License and shall, upon request of the District, provide proof of such compliance. Licensee shall comply in all material respects with the District's rules and policies.

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

8. INDEMNIFICATION.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

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

Attest:

**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

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

Licensee

SIXTH ORDER OF BUSINESS

PROJECT MANUAL

FOR

*LANDSCAPE AND IRRIGATION
MAINTENANCE SERVICES*

FOR

*ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT*

February 2026

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2. Instructions to Proposers
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1. Request for Proposals

REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES FOR:
ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
St. Johns County, Florida

Notice is hereby given that the **Aberdeen Community Development District** (“District”) will accept proposals from qualified firms interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual.

The Project Manual, including instructions, contract documents, project scope and any technical specifications, will be available beginning **March 11, 2026, at 9:00 a.m.** (EST) in electronic format and should be requested by e-mailing a request to Marilee Giles at mgiles@gmsnf.com. Firms are required to submit a Proposal Guaranty in the amount of ten-thousand dollars (\$10,000.00) with their proposal, as specified in the Project Manual.

There will be a pre-bid meeting on **March 16, 2026 at 10:00 a.m.** at the District’s amenity center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259. Although not required, Proposers are encouraged to attend the pre-bid meeting. Firms desiring to provide services for this project must submit one (1) original and six (6) hard copies of the required proposal **no later than 2:00 p.m., April 14, 2026**, to Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package and shall clearly identify the project. Proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any protest regarding the Project Manual, including but not limited to protests relating to the notice, instructions, forms, contract form, scope of work, maintenance maps, specifications, evaluation criteria, evaluation process, or any other issues or items relating to the RFP, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the Proposal Pick-Up Time. A protest bond must be included with the notice of protest. The formal protest setting forth with particularity the facts and law upon which the protest is based must be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest, protest bond, or formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual.

Ranking of proposals will be made on the basis of qualifications according to the criteria set forth in the ranking worksheet contained within the Project Manual. The District has the right to reject any and all proposals and waive any informalities or irregularities if it determines in its discretion, it is in the best interest to do so.

2. Instructions to Proposers

**ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**Landscape and Irrigation Maintenance
St. Johns County, Florida**

Date/ Time (EST)	Event
March 10, 2026	RFP Advertisement Published
March 11, 2026 at 9:00 a.m.	Project Manual Available for Download ("Proposal Pick-Up Date")
March 16, 2026 at 10:00 a.m.	Mandatory Pre-Bid Meeting
March 16, 2026 – March 27, 2026	Site Available for Inspection
March 27, 2026 by 3:00 p.m.	Deadline for Questions/RFI
April 14, 2026 at 2:00 p.m.	Proposals Due/ Opened

Instructions to Proposers

SECTION 1. DUE DATE. Sealed proposals must be received **no later than April 14, 2026 at 2:00 p.m. (EST)**, at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Proposals will be publicly opened at that time.

SECTION 2. PRE-BID MEETING. A pre-bid meeting and site tour will be held on **March 16, 2026 at 10:00 a.m.** at the at the District’s amenity center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259. Although not required, Proposers are encouraged to attend the pre-bid meeting.

SECTION 3. SIGNATURE ON PROPOSAL. In addition to executing all forms, affidavits, and acknowledgments for which signature and notary blocks are provided, the Proposer must correctly sign the Acknowledgment of Receipt of Documents and Proposal Signature Form attached hereto. If the proposal is made by an individual, that person’s name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his authority to do so.

SECTION 4. FAMILIARITY WITH THE PROJECT. Before submitting a proposal, the Proposer shall carefully examine the drawings, read the specifications, visit the project site and fully inform itself as to all existing conditions and limitations. Submitting a proposal is a certification by the Proposer that the Proposer is familiar with the project.

SECTION 5. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 6. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

SECTION 7. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 8. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing only to Jay Parker at jay.parker@fsresidential.com (Please use “Aberdeen Community Development District – Landscape and Irrigation RFP” in the subject of any email concerning this project). Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda, faxed, emailed or otherwise delivered to all parties recorded as having received the Project Manual. The deadline to submit questions is **March 27, 2026 at 3:00 p.m.** Questions received after the deadline may not be answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Proposers. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

SECTION 9. SUBMISSION OF PROPOSAL. Submit one (1) original and six (6) hard copies of the proposal forms, along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation “RESPONSE TO REQUEST FOR PROPOSALS (Aberdeen Community Development District – Landscape and Irrigation Maintenance) ENCLOSED” on the face of it.

SECTION 10. PROPOSAL GUARANTEE. Each Proposer shall submit a proposal guarantee in the form of a bid bond or cashiers check in the amount of ten-thousand dollars (\$10,000.00) with its proposal. The Proposal Guarantees shall be held until the time of award of contract with the successful proposer at which time the Proposal Guarantees shall be returned to all unsuccessful Proposers. If the successful Proposer shall not enter into the Contract as within fourteen (14) days as set forth below, the Proposer shall forfeit its Proposal Guarantee to the District.

SECTION 11. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 12. PROJECT MANUAL. The Project Manual will be available beginning **March 11, 2026, at 9:00 a.m. (EST).** An electronic version of the Project Manual may be requested by e-mailing a request to Marilee Giles at mgiles@gmsnf.com.

SECTION 13. PROPOSAL FORMS. All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda (the numbers of which must be filled in on the Acknowledgement of Receipt of Documents and Proposal Signature Form). In making its proposal, each Proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping and irrigation plans and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

SECTION 14. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 15. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute the Contract in substantially the form included in the Project Manual.

SECTION 16. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached Contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its supervisors, staff and consultants as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

SECTION 17. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

SECTION 18. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law.

SECTION 19. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Project Manual:

- A. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
- B. Completed price proposal (form attached).

- C. List position or title and corporate responsibilities of key management or supervisory personnel. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- D. Describe proposed staffing levels. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level.
- E. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. Information related to other projects of similar size and scope which Proposer has provided, or is currently providing landscape and irrigation maintenance services.
- G. A copy of its insurance certificate indicating the types of coverage and limits for general, property, automobile liability insurance, and worker's compensation insurance.
- H. Completed copies of all other forms included within the Project Manual.

SECTION 20. PROTESTS. Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after the Proposal Pick-Up Time, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications, contract documents, or decision. Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager. All protests must be filed to: District Manager, Marilee Giles at mgiles@gmsnf.com.

SECTION 21. PROTEST BOND. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall

be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

If the person or firm protesting the award prevails, the bond shall be returned to the protestor; however, if, after completion of a formal protest hearing in which the District prevails, the bond shall be applied to payment of the costs and attorney fees incurred by the District relative to the protest. The entire amount of the bond shall be forfeited if the District determines that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the District or other parties. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

SECTION 22. EVALUATION OF PROPOSALS. The proposals shall be ranked based on price and the District's evaluation of the Proposer's ability to perform the services for the project as demonstrated by the documentation provided by the Proposer and reference checks of the Proposer's clients. The criteria to be used in the evaluation are presented in the Evaluation Criteria sheet, contained within the Project Manual.

3. Evaluation Criteria

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
EVALUATION CRITERIA

1. Personnel (15 points)

(E.g., geographic locations of the firm’s headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Experience (25 points)

(E.g., past record and experience of the respondent in similar projects; volume of work previously awarded to the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. Understanding of Scope of Work (30 points)

Does the proposal demonstrate an understanding of the District’s needs for the services requested?

4. Price (30 total points)

Points available for price will be allocated as follows:

20 points will be awarded to the Proposer submitting the lowest total bid for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that Proposer’s bid and the low bid.

10 points are allocated for the reasonableness of unit prices.

4. Acknowledgment of Receipt of Documents and Proposal
Signature Form

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

**ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS
AND PROPOSAL SIGNATURE FORM**

This Proposal for landscape and irrigation maintenance services has been submitted on this _____ day of _____, 2026 by _____ [company] whose business address is _____, telephone number is _____, fax number is _____, and electronic mail address is _____.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information ninety (90) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal, to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that Aberdeen Community Development District (the "District") considers such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No. _____ dated _____

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the District, or their authorized agents, deemed necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing and general reputation of the Proposer.

Name of Organization

By: _____

This ___ day of _____, 2026

By: _____
Name and Title of Person Signing

(Apply Corporate Seal if filing as a Corporation)

State of Incorporation: _____

State of _____

County of _____

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, of the _____, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Signature of Notary taking acknowledgment

5. Proposal Form

PROPOSAL FORM
FOR
LANDSCAPE AND IRRIGATION MAINTENANCE
FOR
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

TO BE SUBMITTED TO:

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

on or before 2:00p.m. EST, April 30, 2026

TO: Aberdeen Community Development District

FROM:

(Contractor)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance for Aberdeen Community Development District, the undersigned proposes to conduct all work necessary to provide complete Maintenance Operations as described in the Detailed Specifications and Maintenance Map.

All Proposals shall be in accordance with the project manual.

To: Aberdeen Community Development District

Ladies and Gentlemen:

The undersigned, as Proposer, hereby declares (1) that the only person or persons interested in the Proposal, as principal or principals is or are names herein and that no other person than herein mentioned has any interest in the Proposal of the Contract to which the Work pertains, (2) that this Proposal is made without connection or arrangement with any other person, company, or parties making a Proposal and (3) that the Proposal is in all respects fair and made in good faith without collusion or fraud.

The Proposer further declares that he has examined the site of the work; that he has made sufficient investigations to fully satisfy himself that such site is a correct and suitable one for this work; and he assumes full responsibility therefore; that he has examined the specifications for the work and from his own experience or from professional advice that the specifications are sufficient for the work to be done and he has examined the other Contract Documents relating thereto, including the Notice to Contractors, Instructions to Proposer, Proposal, Agreement, General Conditions, Detailed Specifications and Maintenance Map and he has read all addenda prior to the opening of Proposals, and that he has satisfied himself fully, relative to all matters and conditions with respect to the Work to which this Proposal pertains.

The Proposer proposes and agrees, if this Proposal is accepted, to contract with the Owner in the form of contract specified, to furnish all necessary materials, all equipment, all necessary machinery, tools, apparatus, means of transportation, and labor necessary to complete the work specified in the Proposal and the Agreement, and called for by the Detailed Specifications and Maintenance Map and in the manner specified.

Note: The proposal summary contained herein is merely illustrative of the minimum amount/quantity of work to be performed under the Contract, in the case of any conflict between this schedule of Proposal items and the Contract Specifications, the Contract Specifications will prevail.

PER CONTRACT DOCUMENTS:

1. Certificate of insurance is enclosed with Proposal.
2. Proposal is for a three-year term, with the option for two annual renewals thereafter.
3. Proposer certifies he has made a complete inspection of the site of the proposed work and fully understands and complies with the Instruction to Proposer.
4. The District reserves the right to add and delete individual items from the final Contract award and during the Contract term.
5. This Proposal covers all maintenance work detailed in the general conditions, detailed specifications and Maintenance Map.

6. Proposed Lump Sum:	Monthly	Annual Total
Year 1	_____	_____
Year 2	_____	_____
Year 3	_____	_____

Proposer: _____

Additional Services

Additional services that may be required will be based on a scope of work provided by the District Representative.

Fee(s) for additional service(s) shall be an amount agreed upon by the District Representative and the Contractor.

6. Contractor's Qualification Statement

**ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT**

**CONTRACTOR'S QUALIFICATION STATEMENT
Landscape and Irrigation Maintenance Services**

Contractor

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CONTRACTOR QUALIFICATION STATEMENT

CORPORATE OFFICERS

SUPERVISORY PERSONNEL

COMPANY OWNED MAJOR EQUIPMENT

STATUS OF CONTRACTS ON HAND

ALL PROJECTS PROPOSER COMPLETED IN LAST THREE YEARS

AFFIDAVIT FOR INDIVIDUAL

AFFIDAVIT FOR PARTNERSHIP

AFFIDAVIT FOR CORPORATION

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

6. Is the Proposer incorporated in the State of Florida? yes () no ()

6.1 If yes, provide the following:

- o Is the Company in good standing with the Florida Department of State, Division of Corporations? yes () no ()

If no, please explain _____

- o Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

- o The State with whom the Proposer company is incorporated? _____

- o Is the company in good standing with the State? yes () no ()

In no, please explain _____

- o Date incorporated _____ Charter No. _____

- o Is the Proposer company authorized to do business in the State of Florida? yes () no ()

7. Is the Proposer company a registered or licensed contractor with the State of Florida? yes () no ()

7.1 If yes, provide the following:

- o Type of registration (i.e. certified general contractor, certified electrical contractor, etc.) _____

- o License No. _____ Expiration Date _____

- o Qualifying individual _____ Title _____

- o List company(s) currently qualified under this license _____

7.2 Is the Proposer company a registered or licensed Contractor with St. Johns County? yes () no ()

7.3 Has the Proposer company performed work for a community development district previously? yes () no ()

8. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year (24) _____, (25) _____, (26) _____.

9. What are the Proposer's current insurance limits?

General Liability \$ _____
 Automobile Liability \$ _____
 Workers Compensation \$ _____
 Expiration Date _____

10. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes () no ()

If yes, please describe each violation, fine, and resolution _____

11. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal-aid contracts in any state(s)? Yes _____ No _____ If so, state the name(s) of the company(ies) _____

the state(s) where barred or suspended _____
 state the period(s) of debarment or suspension _____

12. What is the landscape and irrigation maintenance experience of the proposed superintendent and project manager?

INDIVIDUAL'S NAME	PRESENT POSITION OR OFFICE	MAGNITUDE AND TYPE OF WORK	YEARS OF LANDSCAPE AND IRRIGATION MAINTENANCE EXPERIENCE	YEARS WITH FIRM	IN WHAT CAPACITY?

13. Has the Proposer ever failed to complete any work awarded to it? Yes _____ No _____
 If so, where and why? _____

14. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to complete a landscape and irrigation maintenance contract?

Yes _____ No _____ If so, state name of individual, other organization and reason
therefore. _____

15. List any and all litigation to which the Proposer has been a party in the last five (5) years.

16. Has the Proposer or any of its affiliates ever been either disqualified or denied
prequalification status by a governmental entity? _____ If
so, discuss the circumstances surrounding such denial or disqualification as well as the date
thereof. _____

17. Within the past five (5) years, has the Proposer failed to complete a project within the
scheduled contract time? _____ If
so, discuss the circumstances surrounding such failure to complete a project on time as well
as the date thereof. _____

[CONTINUED ON NEXT PAGE]

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Aberdeen Community Development District or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Aberdeen Community Development District should qualify the Proposer for bidding on its landscape and irrigation maintenance project, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation

Name of Proposer

By: _____

[Type Name and Title of Person Signing]

This _____ day of _____, 2026.

(Corporate Seal)

Sworn to before me this _____ day of _____, 2026.

(Seal)

Notary Public/Expiration Date

CORPORATE OFFICERS

Company Name _____

Date _____

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

STATUS OF CONTRACTS ON HAND
(Attach additional sheets if necessary)

Company Name _____

Date _____

Furnish requested information about all of Proposer's active contracts, whether as prime or subcontracts; whether in progress or awarded but not yet started; and regardless of with whom contracted. All amounts to be shown to nearest \$1,000. Contractor may consolidate and list as a single item all contracts which individually do not exceed 3% of total active contracts and in total do not exceed 20% of the active total contracts.

Owner, Location and Description of Project	Current Contract Amount as Prime	Current Contract Amount as Subcontractor	Current Amount Sublet to Others	Proposer's Uncompleted Amount as of this Date		Completion Date		
				As Prime Contractor	As Subcontractor	Original Contract Date	Approved Revised Date	Current Estimate Date
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
Subtotal Uncompleted Work				\$	\$			
Total Uncompleted Work on Hand				\$				

PROJECTS PROPOSER COMPLETED IN THE LAST THREE YEARS

Company Name _____

Date _____

List all projects completed in the last three years for which the contract value individually exceeded 3% of the Proposer's annual total work completed for the year the project was started. Include in the list projects that were started earlier than three years but were completed within the last three years.

Project Name/Location	Final Contract Amount	Prime or Sub ¹	Classification of Work Performed	Year Started/ Completed	Owner Name/Location ²	Name & Phone Number of Owner's Representative on this Project ³

¹ 'Prime or Sub' should indicate whether Proposer performed the work as a prime contractor or as a subcontractor.

² 'Owner Name/Location' should indicate the Owner of the project if the Proposer performed the work as a prime contractor or the general contractor if the Proposer performed the work as a subcontractor.

³ 'Name & Phone Number of Owner's Representative on this Project' should list a reference from the business entity listed in the previous column familiar with Proposer's contract performance.

AFFIDAVIT FOR INDIVIDUAL

State of _____ ss:

County of _____

_____, being duly sworn, deposes and says that the statements and answers to the questions concerning experience contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

(Proposer must also sign here)

Sworn to before me this _____ day of _____, 2026.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR PARTNERSHIP

State of _____ ss:

County of _____

_____, is a member of the firm of _____, being duly sworn, deposes and says that the statements and answers to the questions of the foregoing experience questionnaire are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

(Signature of a General Partner is Required)

Sworn to before me this _____ day of _____, 2026.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR CORPORATION

State of _____

ss:

County of _____

(title) _____
of the _____

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning experience are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejection of Proposer’s proposal.

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this _____ day of _____, 2026.

Notary Public/Expiration Date:

(SEAL)

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES.

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Aberdeen Community Development District.
2. This sworn statement is submitted by _____
[Print Name of Entity Submitting Sworn Statement]
whose business address is _____
and (if applicable) its Federal Employer Identification Number (FEIN) is _____

(If the entity has no FEIN, include the Social Security Number of the individual signing this

sworn statement: _____.)

3. My name is _____ and my relationship to the entity named above is _____.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate.

The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Date: _____

STATE OF _____
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

_____ who, after first being sworn by me, affixed his/her signature in the
(name of individual signing)

space provided above on this _____ day of _____ 2026.

NOTARY PUBLIC

My commission expires:

7. Form of Landscape and Irrigation Maintenance Services Agreement

FORM OF AGREEMENT

**LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT
BY AND BETWEEN ABERDEEN COMMUNITY DEVELOPMENT DISTRICT AND**

THIS AGREEMENT is made and entered into this ____ day of _____, 2026, by and between:

Aberdeen Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida (the “District”), and

_____, whose address is _____
(the “Contractor”).

RECITALS

WHEREAS, the District was established by rule of the Florida Land and Water Adjudicatory Commission, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal, attached hereto as **Exhibit A** and incorporated herein by reference (the “Proposal”), and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional landscape and irrigation maintenance services within presently accepted standards. Upon all parties executing this Agreement, the Contractor shall provide the District with the specific services identified in this Agreement.

B. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible

for coordinating, expediting, and controlling all aspects to assure completion of the services.

- C. The Contractor shall provide the specific professional services as shown in Paragraph 3 of this Agreement.

3. SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES. The duties, obligations, and responsibilities of the Contractor are those described in the Scope of Services attached hereto as **Exhibit B**. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

- A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.
 - (1) The District hereby designates the District Manager, or a representative of the District Manager, to act as its representative.
 - (2) The Contractor agrees to meet with the District's representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

(3) If the District’s representative identifies any deficient areas, the District’s representative shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District’s representative, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within three days and prior to submitting any invoices to the District. If the Contractor does not respond or take action within the specified time period, and without intending to limit the District’s remedies in any way, the District shall have the right to, among other remedies available at law or in equity, fine the Contractor \$100 per day; to withhold some or all of the Contractor’s payments under this Agreement; and to contract with outside sources to perform necessary Work with all charges for such services to be deducted from the Contractor’s compensation. Any oversight by the District’s representative of Contractor’s Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the Work is properly done by the Contractor, and it is the Contractor’s responsibility to perform the Work in accordance with this Agreement.

D. In the event that time is lost due to heavy rains (the “Rain Days”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.

E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours.

5. COMPENSATION; TERM.

A. The initial term of this Agreement shall be from _____, 2026 through _____, 2029 (the “Initial Term”), with the option for two annual renewals thereafter. As compensation for services described in this Agreement, the District agrees to pay Contractor _____ Dollars and _____ Cents (\$ _____) for the Initial Term of the Agreement in monthly amounts as set forth in the Proposal, unless terminated earlier in accordance with Section 13 below. At the end of the

Initial Term set forth above, this Agreement may be renewed for two (2) consecutive twelve (12) periods with compensation to be determined at each renewal period upon terms mutually agreeable to both parties.

- B.** If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

Additional services such as mulching, mowing, irrigation, sod laying, remedial landscape, and the planting of annuals, can be provided by the Contractor. However, no additional services shall be provided by the Contractor unless done at the direction of the District. Fees for such additional services shall be as provided for in the attached Proposal or, if not identified, as negotiated between the District and the Contractor.

- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

6. INSURANCE.

- A.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, agents and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. INDEMNIFICATION.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses,

attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

- B.** Contractor agrees to indemnify, defend and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute. Any subcontractor retained by the Contractor shall acknowledge the same in writing.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and

agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with or without cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other.

16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the

prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

22. NOTICES. All notices, requests, consents and other communications under this Agreement (the "Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Aberdeen Community
Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
Attn: District Manager

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

B. If to the Contractor: _____

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

23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any dispute arising out of this Agreement shall be in St. Johns County, Florida.

25. EFFECTIVE DATE. The Initial Term of this Agreement shall be from _____, 2026 through _____, 2029, with the option for two annual renewals thereafter.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 1-904-940-5850,

**ETORRES@GMSNF.COM, AND 475 WEST TOWN PLACE,
SUITE 114, WORLD GOLF VILLAGE, ST. AUGUSTINE,
FLORIDA 32092.**

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

28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

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

30. E-VERIFY. The Contractor agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities,

including with the District (“**Prohibited Criteria**”). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

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

33. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

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

ATTEST:

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

WITNESS

By: _____

By: _____

Its: _____

- Exhibit A: Proposal for Landscape and Irrigation Maintenance**
- Exhibit B: Scope of Services**
- Exhibit C: Maintenance Map**

8. Price Quotation

**ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL**

October 1, 2026 through September 30, 2027

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

- 1. Mowing (Roadways/Parks), edging, weed eating, weeding of beds,
blowing and weeding of turf _____
- 2. Pruning (Shrubs and Trees) _____
- 3. Palm Pruning _____
- 4. Litter and Debris Removal _____
- 5. Pesticide, Herbicide, and Turf Replacement _____
- 6. Aeration _____
- 7. Irrigation Inspections and Repairs _____
- 8. Mulch Installation _____
- 9. Annual Flower Rotation _____
- 10. Certified Playground Mulch Maintenance and Replenishment _____
- Total Proposal Price (Items 1-10)** _____

Proposal Summary By Month (Reflect seasonal variations by month)	
October	
November	
December	
January	
February	
March	
April	
May	
June	
July	
August	
September	

October 1, 2027 through September 30, 2028

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

- 1. Mowing (Roadways/Parks), edging, weed eating, weeding of beds,
blowing and weeding of turf _____
- 2. Pruning (Shrubs and Trees) _____
- 3. Palm Pruning _____
- 4. Litter and Debris Removal _____
- 5. Pesticide, Herbicide, and Turf Replacement _____
- 6. Aeration _____
- 7. Irrigation Inspections and Repairs _____
- 8. Mulch Installation _____
- 9. Annual Flower Rotation _____
- 10. Certified Playground Mulch Maintenance and Replenishment _____
- Total Proposal Price (Items 1-10)** _____

Proposal Summary By Month (Reflect seasonal variations by month)	
October	
November	
December	
January	
February	
March	
April	
May	
June	
July	
August	
September	

October 1, 2028 through September 30, 2029

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

- 1. Mowing (Roadways/Parks), edging, weed eating, weeding of beds,
blowing and weeding of turf _____
- 2. Pruning (Shrubs and Trees) _____
- 3. Palm Pruning _____
- 4. Litter and Debris Removal _____
- 5. Pesticide, Herbicide, and Turf Replacement _____
- 6. Aeration _____
- 7. Irrigation Inspections and Repairs _____
- 8. Mulch Installation _____
- 9. Annual Flower Rotation _____
- 10. Certified Playground Mulch Maintenance and Replenishment _____
- Total Proposal Price (Items 1-10)** _____

Proposal Summary By Month (Reflect seasonal variations by month)	
October	
November	
December	
January	
February	
March	
April	
May	
June	
July	
August	
September	

THIS FORM MUST BE SUBMITTED WITH WRITTEN PROPOSAL

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES ADDITIONAL PRICING

Please provide prices for the following items. Some items require a unit price while others require a unit price and total. On these items a specific number of units have been indicated. This is what is required to complete the job to contractual specifications and should be bid accordingly.

SOD/SEED/MULCH:

Sodded Argentine Bahia Lawn, SF \$ _____

Sodded St. Augustine, SF \$ _____

3" Deep Shredded Hardwood Mulch, SY installed \$ _____

3" Deep Cert. Playground Mulch (per specs.) 225 C/Y per application _____ (per C/Y) _____ (yr. total)

SHRUBS:

Loropetalium - 3 gal. \$ _____

White Fountain Grass – 3 gal. \$ _____

Parsons Juniper – 3 gal. \$ _____

Viburnum – 3 gal. \$ _____

ANNUALS:

Annuals in 4" pots per plant \$ _____

TREES (CONTAINER):

Crape Myrtle – 65 gal. / 30 gal. \$ _____ \$ _____

Wax Myrtle – 30 gal. \$ _____

Southern Magnolia – 65 gal. / 30 gal. \$ _____ \$ _____

Live Oak – 100 gal. / 30 gal. \$ _____ \$ _____

COST FOR ADDITIONAL MOWING.

Lump Sum, Section #1 \$ _____

Lump Sum, Section #2 \$ _____

Lump Sum, Section #3 \$ _____

Lump Sum, Section #4 \$ _____

Lump Sum, Section #5 \$ _____

CONTROLLER:

Rainbird Modular \$ _____

Hunter SVC \$ _____

VALVE:

2" Rainbird \$ _____

WIRE:

14-1 Red Ft. \$ _____

14-1 White Ft. \$ _____

Wire Splice 3MDBR EA \$ _____

PIPE VIOLET:

3" PR – 160, LF \$ _____

2-1/2" PR – 160, LF \$ _____

2" PR – 160, LF \$ _____

1-1/2" PR – 160, LF \$ _____

1-1/4" PR – 160, LF \$ _____

1" CL – 200, LF \$ _____

3/4" CL – 200, LF \$ _____

2" PR – 315, LF \$ _____

MISCELLANEOUS:

1/2" Flex PVC \$ _____

3/4" Flex PVC \$ _____

SLIP-FIX REPAIR COUPLING:

3", EA	\$ _____
2-1/2", EA	\$ _____
2", EA	\$ _____
1-1/2", EA	\$ _____
1-1/4", EA	\$ _____
1", EA	\$ _____
3/4", EA	\$ _____

PLEASE PROVIDE RATES FOR THE FOLLOWING ITEMS:

A. Mowers	\$ _____	Acre
B. Bush-Hog	\$ _____	Hour
C. Tractor	\$ _____	Hour
D. Supervisor with Transportation	\$ _____	Hour
E. Laborer with hand equipment	\$ _____	Hour
F. Truck	\$ _____	Hour
G. Irrigation Tech labor rate	\$ _____	Hour

9. Detailed Specifications and Maintenance Map

**DETAILED LANDSCAPE AND IRRIGATION SPECIFICATIONS
FOR THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
February 2026**

General Requirements:

Contractor to provide labor, equipment, and materials to maintain the landscape and irrigation for Aberdeen CDD. Contractor service vehicles must be indicated by company logo, licensed and tagged. Service staff shall have appropriate uniform on at all times while on property.

Reporting:

The Contractor will notify the Owner whenever the crew has performed a service. This notification will be accomplished by the completion of a Customer Visitation Record. The assigned foreman shall check in and out with the Operations Manager or designee at the beginning and end of each visit.

The Contractor shall attend scheduled board meetings upon request of the District. During this meeting the Contractor will be required to provide a detailed presentation to address any issues as directed by the Operations Manager or designee or to provide a general status update of the properties condition. This report will be presented before the board and residents.

Schedule of Service:

The Contractor will be on site as necessary to complete the scope of work. Contractor will endeavor to schedule all work to be completed by Friday of each week. Contractor shall be on site as required year-round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor will submit a detailed monthly report informing the District Representative on information pertaining to landscape and irrigation services performed and upcoming services.

Mowing:

The Contractor shall mow within the Contract Areas 1 thru 5 as described below: (shown on the Maintenance Map):

- Section #1: Non-Irrigated Bahia
1 X per week once every seven (7) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall include the months of November 1 through March 31. The mowing area is from R/W to R/W. Slopes that cannot be mowed by rotary mower shall be string trimmed or trimmed by other means weekly during the growing season and once a month during the dormant season. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing.
- Section # 2 Irrigated Entry Features, Neighborhood Parks, and Common Areas
1 X per week during the growing season and once a month during the dormant season. The growing season shall include the months of April 1 through October 31. The dormant season shall include the months of November 1 through March 31. Each mowing shall be completed within four days after commencement of that mowing.
- Section # 3 Non-Irrigated Bahia Common areas
1 X every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall include the months of November 1 through March 31.
- Section #4 Ponds Non-Irrigated Bahia
1 x every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall include the months of November 1 through March 31. Pond banks shall be mowed from water's edge to property line or back of bank on common areas for all unimproved turf

(Bahia). Grass clippings and organic matter shall not be discharged towards the ponds and stormwater drains. Total of 37 ponds.

- Section #5 Amenity Facility Irrigated St. Augustine and Bahia
1 X per week during the growing season and once a month during the dormant season. The growing season shall include the months of April 1 through October 31. The dormant season shall include the months of November 1 through March 31. Each mowing shall be completed within four days after commencement of that mowing.

Aeration:

All Bahia shall be aerated a minimum of two (2) times per year as core aeration. This should be coordinated with seeding and fertilization timing.

Edging/Weed Eating:

Edging Requirements: The Contractor will neatly edge and trim around all plant beds, curbs, streets, trees, buildings to maintain shape and configuration. Edging equipment will include manufacturer's guards to deflect hazardous debris. All grass runners will be removed after edging to keep mulch areas and walkways free of weeds and encroaching grass. "Hard" and "Soft" edging and string-trimming shall be performed in conjunction with turf mowing.

The Contractor shall notify the district of any areas considered inaccessible to mowing machinery and once approved, these areas will be maintained with string trimmers or chemical means, as environmental conditions permit.

Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.

The Contractor is required to avoid potential safety issues with pedestrians, bikers, runners, and school children during edging/weed eating operations. **All passing pedestrians must be given the right of way along sidewalks during operations.** Care should be taken not to damage fence posts, light poles or other structural items or fixtures.

Right of Way Vegetation:

Overgrowth along R/W line in area #1 shall be pruned back three times (3) a year.

Litter and Debris Removal:

Prior to each daily mowing operation, the Contractor is responsible for pick up all trash to include bottles, cans, bags, fallen limbs and palm fronds, dead plants, and other debris on the property areas (i.e., grass areas, monument beds, pond banks, roundabouts, near or adjacent to amenity centers, medians, etc.) including signs (i.e., for sale, etc.) displayed in rights-of-way and common areas unless otherwise directed by the Operations Manager or designee.

Removal of all landscape debris generated on the property during landscape maintenance is the sole responsibility of Contractor, at no additional expense to the district.

Trash will be bagged and removed from the property each visit. Random signage shall also be removed from common areas. This includes but is not limited to realtor, yard sale, and for rent signage. A monthly trash pick-up shall be done in all areas abutting common property. This includes any wood lines adjacent to a common parcel.

Natural Areas defined as visible areas (within 5' of existing bed lines) of natural vegetation shall be kept free of dead branches or unsightly weeds and vines that detract from the appearance of the landscape. Particular attention will be given to invasive grape vines through manual and/or chemical means. These areas should be inspected and maintained during each mowing schedule.

Storm Drain Cleanup:

Storm Drain Openings, Inspection/Clean-up - Storm drain openings, grates and ADS drains will be visually inspected concurrent with each mowing. These areas shall be cleaned and swept free of debris as needed.

Mulch Installation:

Contractor will mulch twice per year (after leaf drop in fall and in spring). Mulch shall be installed at a depth of three (3) inches. Mulch shall be evenly distributed and not piled around trunks.

Untreated gold hardwood mulch shall be used at the amenity facilities and all entry feature locations.

Mulch Removal

Contractor shall remove mulch in all beds and trees as directed in selected areas as a onetime cost in Unit Pricing. Grading and deep edging is required on all hard and soft edges of areas that mulch shall be removed. This is to be completed prior to any new mulch installation. All mulch that is not gold will be removed and replaced during this time.

Playground Mulch

All playground mulch will be raked out and redistributed monthly to fill holes and voids. All playground areas shall be kept free of noxious weed growth by utilizing chemical and/or mechanical means on a monthly basis.

Pesticide, Herbicide, and Turf Replacement:

All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor.

All spraying must be performed by or under the direct supervision of a licensed applicator. The pest control program shall also follow the current recommendations of University of Florida "Guides to Insect Disease, Nematodes and Weed Control."

The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, chinch bugs, army worms, and other grass and plant pests as well as plant fungus for all irrigated turf. This program shall be established within 5 calendar days after award and is subject to review and approval by the Operations Manager or designee.

All irrigated Bermuda and St. Augustine shall have at least (2) annual treatments for the purpose of combatting reclaimed irrigation bicarbonates in the soil. All accessible areas shall be mechanically slit injected into turf. All other areas to be spread by rotary means. This shall be done in beginning of growing season no later than May 1st.

All non-irrigated Bahia shall be monitored and treated for Mole Cricket activity at least annually or more frequent if needed.

Pre-emergent and Post-emergent Herbicides. A minimum of two pre-emergent applications in the fall and spring shall be performed on all irrigated turf areas. Post emergent controls shall also be used to provide acceptable levels of weed control throughout the district's property.

As part of the bid package, the Contractor shall submit an outline of the agronomic program for both St. Augustine and Bermuda Turf that would be applied. This shall be included in the proposal package.

Contractor shall mark w/signs all areas sprayed to avoid resident concerns until the area is dry or free of potential safety issues. All signs must be removed by the Contractor.

The Contractor is responsible to monitor all grass conditions and ensure the common area grasses remain healthy and vibrant. Any damage to irrigated turf by insects, fungus or mowing equipment shall be replaced by the Contractor within 14 calendar days after damage is identified at no additional cost to the district.

All turf under repair or replacement areas shall be marked with flags that state "area under construction" to inform residents that the area will be resodded soon. This avoids resident phone calls or concerns and provides information that the area has been identified. These flags will be removed once the area is resodded. Flags can also be added by the district staff to help identify areas of concern during routine weekly or monthly inspections. The Contractor should make note of these areas during the weekly inspection reports.

If the turf area to be repaired is damaged by no fault of the Contractor (as verified by district staff), the area will be replaced at the unit pricing identified in the contract for the various types of grass after approved by the Operations Manager or designee.

Amenity Centers/Pool Deck/ Playgrounds – Fire ant control will be done using top choice granular fire bait. Broadcast application will be done in March. Spot treatments will be done as need to control mound outbreaks

Fertilization:

Sections #1, 3 Non-Irrigated Bahia sod

A fertilization program of properly timed applications of quality slow release fertilizers (based on requirements established by the University of Florida IFAS) shall be established. Program shall provide a lawn, which is evenly green and thick, and one which does not promote surge growth or burning. All lawn areas shall be fertilized one (1) time per year. All trees and shrubs shall be fertilized two (2) times per year. The Contractor shall replace all dead grass within two weeks of identifying the disturbed area.

Section #4

No fertilization requirements for pond banks.

Section #2 and #5 Irrigated St. Augustine sod

A fertilization program of properly timed applications of quality slow-release fertilizers (based on requirements established by the University of Florida IFAS) shall be established. Program shall provide a lawn, which is evenly green and thick, and one which does not promote surge growth or burning. A minimum of 1 lbs. of Nitrogen per 1,000 S.F. shall be applied per application. All lawn areas shall be fertilized five (5) times per year. All trees and shrubs shall be fertilized two (2) times per year. Contractors will submit an outline of the agronomic program for both St. Augustine and Bermuda Turf. This shall be included in the proposal package.

Any damage to irrigated St. Augustine turf by contractor during fertilization shall be replaced at the contractors cost within two (2) weeks of damage occurrence.

Irrigation:

Automatic sprinklers have been installed to provide coverage to plant beds and grassed areas. Contractor shall determine the time and length for each of the different zones and adjust time clocks as required. Contractor shall visually inspect system once a month during the dormant season and two times a month during the growing season for 19 inspections annually to ensure optimal performance and prevent heads from throwing water directly into travel lanes and sidewalks. Contractor shall provide a monthly report to the Operations Manager or designee. Contractor shall provide Owner with a contact person and telephone number and be available for on-call emergency service. Contractor shall submit invoices for all materials and labor based upon unit prices provided in the bid documents. All billable proposals must be approved by District Staff prior to any work being done. Repairs shall be completed within five (5) business days of staff approval.

Stopping water loss and health hazards associated with main line breaks, valve damages, back flow malfunctions, lateral breaks, damaged heads, etc., are emergency services and shall be completed immediately upon notice of damage. Final repairs shall be completed within 48 hours. Contractor should notify owner of system deficiency and submit monthly report to owner.

Irrigation Option:

All irrigation lines less than 2", valves and irrigation heads will be repaired or replaced within the scope of services at no additional cost to the District.

- All sprinkler heads checked for proper operation and coverage. Minimize overspray onto roadways and pedestrian areas, when possible, to conserve water.
- Inspect all valve boxes for broken or missing lids, replacing as needed. **Mark with safety measures until repairs can be made.**

- Adjust as needed controllers to provide proper application of supplemental water while following the required Water Management District guidelines.
- Adjust watering schedules to correspond with seasonal color installation, fertilization applications and pest control operations.
- Adjust watering schedules as required by the Operations Manager or designee as needed to accommodate special events and sports activities.
- Adjust watering schedules as needed based on seasonal rainfall amounts.
- Conduct spot checks of the maintenance system while running in normal operations. This shall include 1 nightly visit of the system operating in its normal capacity (every 3 months).

Weeding of Beds:

Beds will be cleaned of noticeable weeds bi-monthly to control weed populations and maintain healthy plants and a neat appearance. Post and pre-emergent herbicide may be applied. Weeds in medians shall be hand pulled or sprayed with “Poast” or “Over the Top” (not Round-up).

Blowing:

Sidewalks, curbs and pavement will be blown or vacuumed clean of turf and like debris, not including heavy sand, by forced air machinery, after every mowing.

The Contractor is required to avoid potential safety issues with pedestrians, bikers, runners, and school children during edging/weed eating operations. **All passing pedestrians must be given the right of way along sidewalks during operations.**

Grass clippings and organic matter shall not be blown into the storm water drains.

Shrubs:

Shrubs and groundcover shall be maintained at a height that will not disrupt clear line of site at all vehicular intersections. Foundation shrubs planted at the base of any building or signage/hardscape element in the landscape shall be maintained to a height not less than 6” below any signage or directional graphic or lettering associated with building identification systems. Foundation shrubs planted at the base of any building or signage/hardscape element should be trimmed to compliment any architectural banding and/or detailing so as not to block any such detail from view.

Pruning of plants which overhang curbs shall be addressed regularly. Pruning of bushes includes maintaining the current shape and specifically does not include changing the shape of the plant as in a cut back. Mass planted shrubs shall not be pruned individually. Tops of shrub masses shall be pruned to a consistent height but sides of shrubs shall be allowed to grow together into a full solid mass. All shrubs shall be pruned in such a way as to provide a natural appearance.

Trees:

All trees and palms including oaks, tree ligustrums, patio trees, and pines shall be pruned as needed to maintain their health and enhance their natural appearance and prevent obstruction with travel lanes, when necessary, as follows:

- Areas overhanging sidewalks shall be clear of vegetation or obstruction to a height of 12 feet.
- Areas overhanging roadways shall be clear of vegetation or obstruction to a height of 14.5 feet.
- Areas within a median shall be clear of vegetation or obstruction to a height of 8 feet.

Pruning shall include removal of dead wood and up limbing of multi-stem trees wherever irrigation is blocked.

Pruning methods shall be consistent with accepted horticultural practices. Staking shall be repaired as necessary and guy wires tightened when required. Maintenance contractor shall remove stakes and guy wires when roots are well established.

Sucker growth will be pruned as needed. Cutting the central leader and/or topping trees shall not be done.

Palm trees shall be trimmed two times (2) a year.

Annuals:

The Contractor is responsible for purchase, install, and removal of the annual flowers in all beds, planters, and hanging baskets shown on the map and as described below. The suggested annuals for each planting must be reviewed and approved by the Operations Manager or designee.

- Monument Signs
- Main Entrance Signs
- Dog Park
- Amenity Center

Prior to planting of annuals, all beds are to be rototilled to a depth of 8-10 inches.

Annual flower beds will be serviced weekly during the growing season and bi-weekly during the dormant season to remove flowers that are fading or dead to prolong blooming time and to improve the general appearance of the plant.

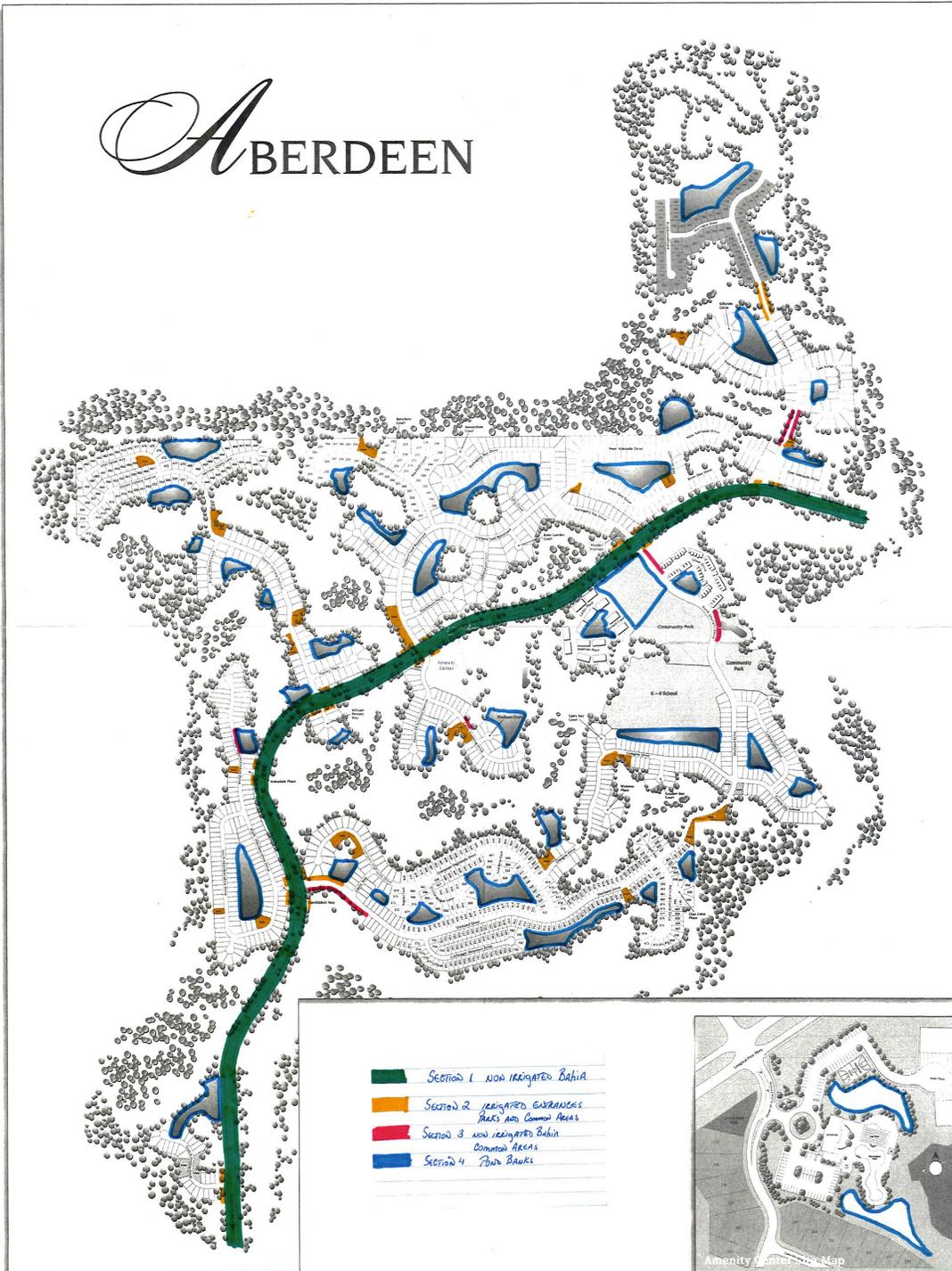
Annual soil mix will be replenished once per year at a rate of 1 cubic yard soil mix for every 275 square feet of bed area. All annuals will be fertilized at time of installation using a balanced controlled release fertilizer at the label rate. As weather and conditions dictate this will be supplemented with a soluble liquid fertilizer to enhance flowering and plant vigor

General Notes:

Traffic control through all work zones under this contract shall comply with the most current State of Florida Department of Transportation "Roadway and Traffic Design Standards" available at:

Florida Department of Transportation
Maps and Publication Sales
Mail Station 12
605 Suwannee Street
Tallahassee, Florida 32399-0450
Phone: (850) 414-4050/4047
Fax: (850) 414-4915
www11.myflorida.com/rddesign/publications/pub.htm

A BERDEEN



Section 5: Aberdeen Amenities Center

SEVENTH ORDER OF BUSINESS



2026 Swim Program Proposal

The Aberdeen Rays Swim Team (formally known as Aberdeen Rays Inc., hereinafter Team) has been operating a summer swim program for the youth in the Aberdeen community since 2014. In 2015, the Team started its first competitive summer program with just 22 swimmers. The Team has grown tremendously since then. Our 2025 Season had 120 swimmers.

To continue to stay competitive with the St. Johns Summer Swim League , our swimmers will need to hone in on their technique and endurance. For this reason, the Team is asking the Aberdeen COD Board of Directors (hereinafter District) to allow the Team to expand its swim program.

Proposed Pre-season Spring Clinic:

Program Overview

- **Schedule:** Tuesday–Thursday | 4:30 PM – 6:30 PM
- **Frequency:** 3 days per week (2 hours per day)
- **Duration:** 4 weeks
- **Date Range:** March 23 - April 17
- **Estimated Attendance:** Up to 60 swimmers
- **Registration Fee:** \$125 per swimmer (sibling discount available)

Skills Based Levels	Practice Time
Intermediate	4:30 pm to 5:30 pm
Advanced	5:30 pm to 6:30 pm

The Team will cap total attendance to 60 swimmers per clinic. The Team will donate 10% of registration fees collected per clinic to the District.

Proposed Summer Season:

Program Overview

- **Full Season Duration:** 16 weeks
- **Dates:** April 20 – July 12
- **Frequency:** 4 days per week (2 - 2.5 hours per day)
- **Estimated Attendance:** Up to 130 swimmers
- **Registration Fee:** \$266 per swimmer (sibling discount available)



While School Is in Session

- **Date Range:** April 20 – May 28
 - Monday – Thursday
 - 2 hours per day
- **Time:** 4:30 PM – 6:30 PM

After School Year Ends

- **Date Range:** June 1 – July 12
- **Morning Practices:**
 - Tuesday – Thursday
 - 7:30 AM – 8:30 AM (1 hour)
- **Afternoon Practices:**
 - Monday – Thursday
 - 4:30 PM – 7:00 PM (2.5 hours)

Age Group	Practice Time
Morning (after school year ends) - all age groups	7:30 am to 8:30 am
Afternoon - 8 & Under	4:30 pm to 5:30 pm
Afternoon - 9 & Up	5:30 pm to 7:00 pm*

**Please note practice ends 30 minutes earlier until the school year concludes on May 29th, 2026 .*

The Team will cap total attendance to 130 swimmers. The Team wishes to donate 10% of total registration fees collected to the District. The Team estimates \$1500-\$2500 will be donated to the District annually from our summer program alone.

Most of the Team's swimmers are 10 years old and younger. Per swim league regulation, when a swimmer turns 9, the swimmer is expected to demonstrate more technique and endurance. For example, a 9-year-old must be able to swim 50 yards instead of 25 yards for each stroke (free, fly, back and breast). The same 9-year-old is also expected to flip-turn. The most technical flip-turn is the one for the backstroke. The Team would like to continue offering our Aberdeen swimmers an opportunity to work on their endurance and technique before and after the summer season. The Team is proposing usage time for stroke and turn clinics throughout the year.



Proposed Post-season Fall Clinic

Program Overview

Duration: 6 weeks

Frequency: 3 days per week (2 hours per day)

Dates: September 14 – October 23

Schedule: Tuesday–Thursday

Daily Pool Time: 4:30 PM – 6:30 PM (2 hours per day)

Estimated Attendance: Up to 60 swimmers

Registration Fee: \$125 per swimmer (sibling discount available)

Age Group	Practice Time
Afternoon - 8 & Under	4:30 pm to 5:30 pm
Afternoon - 9 & Up	5:30 pm to 6:30 pm

For both summer and fall clinics, we will leave at least one lane available for resident lap swimmers. Should there be a second resident, we will kindly ask them to circle swim and share that lane for lap swimming. Should we get added resident swimmers we will try to accommodate them by relinquishing a second lap lane. The Team will obtain adequate liability insurance for all summer season and clinic programs as well as have certified swim coaches.

The Team will work with the District to adjust regularly scheduled practice dates and/or times to accommodate Annual Aberdeen CDD Functions and Events. Per the District's wishes, the Team will only primarily be Aberdeen residents, although up to 20% of the Team may be nonresidents.

Our hope with this expansion is to be able to provide the youth in the neighborhood an opportunity to pursue a sport they enjoy with their friends while continuing to build on their success as a swimmer and a healthy lifestyle.



Exhibit B
Guidelines for Swim Team Usage

1. All Swim Team usage of District facilities must be pre-scheduled with District staff at least 30 days prior to the beginning of practices.
2. The Swim Team may be comprised of residents and non-residents. Lifeguards will not practice with the Swim Team while on duty. A non-resident's access to the competition pool is limited to Swim Team practices and swimming competitions.
3. Swim Team is responsible for ensuring that Swim Team members and visiting teams abide by all facility rules and policies.
4. Swim Team shall be responsible for straightening chairs and disposing of trash in poolside trash receptacles.
5. During Swim Team practices, the swim team shall leave at least one lane open for use by non-swim team users. Should the lane reserved for non-swim team users be used by more than two swimmers, the Swim Team shall make another lane available for non-swim team users.
6. Swim Team roster must be provided to the District 30 days prior to practices beginning. Roster must include all coaching staff.
7. Proof of insurance must be provided to the District directly by Swim Team's insurer 30 days prior to practices beginning.
8. Swim Team contract with the District must be signed and provided to the District 30 days prior to practices beginning.
9. Swim Team is responsible for ensuring that all children under age 14 are accompanied by a parent or person 18 years old or over at all times.
10. All Swim Team Head Coaches and Junior Coaches must get an access card prior to the first day of practice.



**Exhibit C
Waiver and Release**

I, _____, on behalf of myself, my personal representatives, my minor children and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Aberdeen Community Development District ("District"), and its present, former, and future supervisors, staff, officers, employees, representatives, agents and contractors from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my children's and my guests' use of the facilities and lands owned by the District in connection with Aberdeen Rays Inc., including any and all on-site or off-site activities related to Aberdeen Rays Inc., and any transportation to and from such activities. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my, my children's and my guests' participation in any and all of these activities, including but not limited to any injuries sustained by me, my children and my guests. Without limiting the foregoing, I hereby acknowledge and agree that the District will not in any way supervise or oversee the activities occurring on the District's property in connection with Aberdeen Rays Inc. This Waiver and Release is binding upon me, my children, my guests, my heirs, executors, legal representatives, and successors. The provisions of this Waiver and Release will continue in full force and effect even after the conclusion of my use of the District's property. The provisions of this waiver of liability may be waived, altered or amended or repealed, in whole or in part, only upon the prior written consent of the District.

I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I further understand that nothing in this waiver and release shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes or other statute or law. I agree that if any portion of this waiver and release is deemed invalid, that the remainder will remain in full force and effect.

I CERTIFY THAT I HAVE READ THIS DOCUMENT, AND I FULLY UNDERSTAND ITS CONTENT AND FURTHER UNDERSTAND THAT BY SIGNING THIS DOCUMENT THAT I AM WAIVING CERTAIN LEGAL RIGHTS AND REMEDIES. I AM AWARE THAT THIS IS A RELEASE OF LIABILITY AND A CONTRACT AND I SIGN IT OF MY OWN FREE WILL. I UNDERSTAND THAT BY SIGNING BELOW, SUCH WAIVER AND RELEASE, INCLUDING ALL OF THE TERMS IN THE PRECEDING PARAGRAPHS, SHALL APPLY EACH AND EVERY TIME I, MY CHILD OR MY GUEST UTILIZE THE DISTRICT'S FACILITIES OR LANDS.

Name

Mailing Address

Signature

Telephone Number

Date

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EIGHTH ORDER OF BUSINESS

The Current Collectives

Aberdeen Community Partnership Overview

One Ecosystem. Collective Connection.



The Aberdeen Vision

A Community Platform Built for Aberdeen

The Current Collectives provides residential communities with the digital infrastructure, communication tools, and engagement systems needed to operate efficiently while strengthening resident connection and belonging.

For Aberdeen, this includes the formalized launch of AberdeenCurrent.com, created to serve as the community's digital home base.

Why Communities Need This Now

- Communication scattered across emails, PDFs, and social media
- Residents relying on Facebook hearsay instead of verified updates

Security concerns from various angles

- Boards and management overwhelmed by repetitive questions
- Resident groups and clubs lacking visibility and support tools
- No structured way to connect trusted businesses to residents
- No reliable feedback loop to understand resident sentiment

The Current Collectives Solution

We provide a unified ecosystem powered by Harbor CMX and Harbor HUB, creating one consistent experience for leadership, residents, and businesses.

The Aberdeen Resident Partner Role

The Resident Partner serves as the community's local account manager and engagement advocate, supporting residents, leadership, and business integration.



Operational Efficiency

- Centralized communication reduces email volume
- Role-based permissions ensure proper information sharing
- Document libraries
- One source of truth eliminates misinformation loops

Stronger Resident Engagement Without Added Work

- Resident Partner assists onboarding and navigation
- Groups and Forums for structured resident/resident communication spaces
- Volunteer coordination tools
- Surveys provide real insight into priorities
- Push alerts improve awareness

Structured Business Integration & Revenue Opportunity

- Visibility showcase for resident-owned businesses
- Vetted non-resident businesses
- Sponsorship and advertising revenue opportunities

A Long-Term Partnership, Not Just Software

When Aberdeen partners with The Current Collectives, you receive platform access, development support, engagement strategy, and resident/local business support.

Next Steps

Discovery Review, map out the platform, and finalize the partnership structure.

The Current Collectives
By Residents. For Residents.

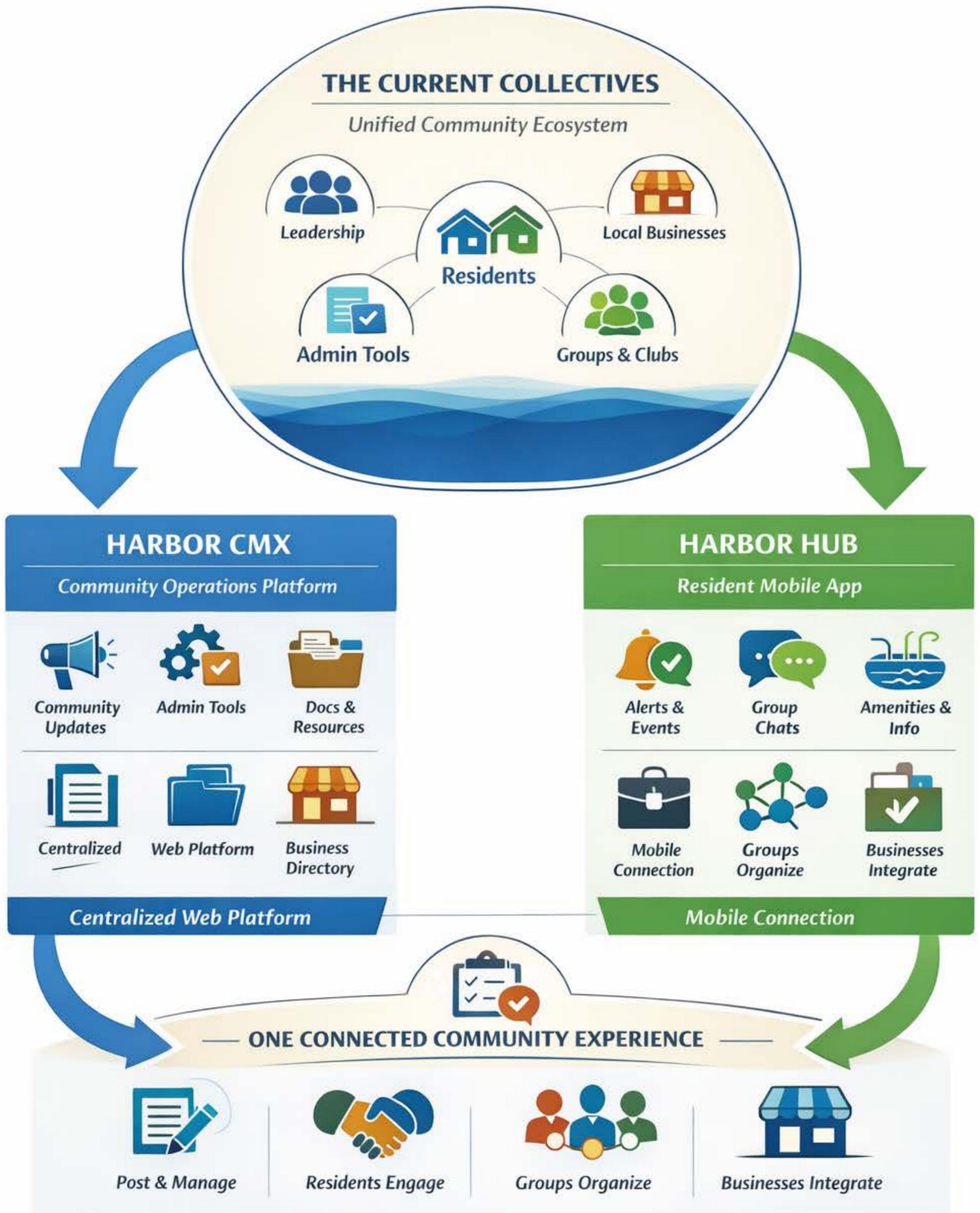
What is a **CMX** Community Management Experience?

One Platform • One App • One Connected Community



The Current Collectives

One Ecosystem. Collective Connection.



Harbor CMX Roadmap

Upcoming Feature Developments.



CICI Mobile Concierge

NINTH ORDER OF BUSINESS

E.

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

Operations Manager Update:

- Six reported trees were removed by Mitch & Sons from Castro Court.
- Shower posts were painted on the pool deck.
- Shower heads were replaced on pool deck.
- Five broken monument lights were replaced.
- Irrigation leaks were repaired at entrance sign and one at the amenity center by Ruppert.
- Lifeguard shepherd hook holders were replaced on pool deck.
- The rusted hinges have been replaced on the Pool filter lids.
- The deck metal trashcans have been pressure washed and repainted for the upcoming season.
- A dead tree was removed from the main entrance monument sign from recent storm.
- A dead deer was removed from Longleaf Parkway.

Current Operations Projects/ Areas of Concerns:

- A water leak was found in the landscaping outside the pool deck which was thought to be a possible irrigation leak. It was reported and inspected by Ruppert and determined not an irrigation pipe leak. The water was tested and pool chemicals were found, a possible pool leak is most likely the cause. We have contacted Red Rhino, a commercial pool leak detection specialist to find the cause and location of the leak . **UPDATE: Red Rhino has been hired to repair pipe.**

GM/Lifestyle Update:

Facility Updates:

- Two replacement contour benches have been ordered from Southern Recreation for the Glasgow playground.
- Florida Department of Health performed their bi annual inspection and have been given a passing grade.
- A RFP for the landscape contract has been completed and advertisement will be published in March.
- The new Leg Press Extension machine for the Fitness Center has been ordered and expected Install date of late May.
- A new Resident Services Manager, Ashley Moxley has joined our Aberdeen team. She comes to us with tons of administrative and hospitality experience.
- The lifeguard contract with RMS will begin on 3.14.26 the week of Spring break. The slide will be open during spring break week and then weekends only 11am-6pm until the end of May when school is out.

Lifestyle Events Recap:

- The 50+ Group held their Valentine social in the Social Hall on February 13th. (Photos attached)
- Safety First held a Babysitting Safety Course and CPR and AED Certification Course on 2.21.26
- The Pre-season Rays Spring Clinic will begin March 23 and run through April 17th. Practices will take place Tuesday, Wednesday and Thursdays 4:30-6:30pm.

Lifestyle Upcoming Events:

- There will be a Vendor Village Spring Kickoff held in the amenity parking lot on Saturday, March 7th.
- We will host a Spring Break family BINGO night on Saturday, March 14th at 6:30pm at the Amenity Center
- The date for the annual Spring Eggstravaganza is Saturday, April 4th from 12:00-3:00pm.

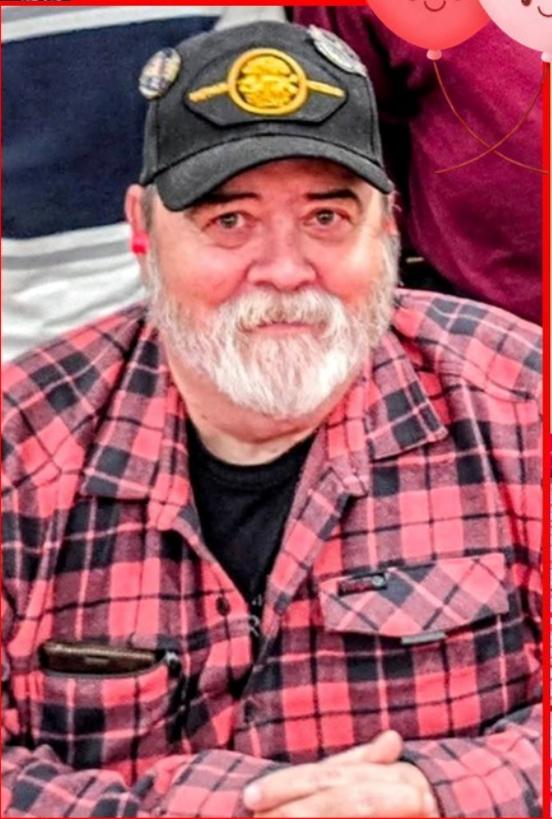


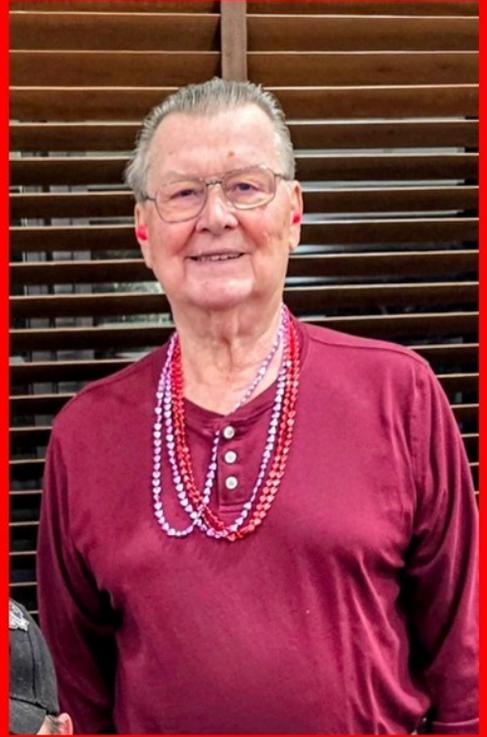
The Aberdeen 50+ Club
Invites you to their

Valentine's Social

Friday, February 13th
6:00pm
Aberdeen Social Hall

We ask everyone bring an appetizer,
side dish or dessert to share.
Plates, napkins, soda and utensils
are provided.





ELEVENTH 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, **January 27, 2026** at 4:09 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
Richard Perez	Supervisor

Also present were:

Marilee Giles	District Manager
Kyle Magee	District Counsel <i>by telephone</i>
Mike Silverstein	District Engineer <i>by telephone</i>
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 4:09 p.m.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Noll stated I have concerns with the proposal for lifeguards. It is a single line item in the budget and it is invoiced for \$24 per hour. I understand the lifeguards get paid \$16 an hour which leaves \$8 markup, which seems high and no transparency behind that number. I recommend we ask for more transparency so we see the other costs and maybe consider a reimbursable cost or cost+ or other items to see if there is a way to reduce costs. Other option is Riverside is a full-

service property management company similar to First Service, they provide all the same services plus lifeguards. Can First Service provide lifeguard services?

Ms. Trivelpiece stated that is not something we currently do.

Mr. Noll stated I am going to be looking at all proposals, all future contracts in light of the fact that somebody botched the First Service contract last year at the August 26th agenda package where the budget had to be supplemented by \$75,000 or 21% because somebody didn't account for the overhead costs.

Mr. Fogel stated there is no reason for them to give us the details but at \$16 per hour you can add 30% for state and federal, insurance, taxes and things like that. The total is near \$2 and the company is going to turn a profit, it is \$3.20 per hour profit, which is well below industry the standard.

Ms. Egleston stated I consider myself to be an expert on lifeguard contracts having done it for a number of years at multiple facilities and it is competitive pricing. There is a small number of companies in the area that do it. This is one of the better companies we could have. This is our third year with them and they have not had a lot of increases.

THIRD ORDER OF BUSINESS

Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2025

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor the recommendation of the audit committee of Grau & Associates as the number one ranked firm and Dimov Audit ranked no. 2 was accepted.

FOURTH ORDER OF BUSINESS

Consideration of Resolutions:

A. 2026-02 General Election Resolution

Ms. Giles stated the supervisor of elections will conduct the district's general election. This resolution explains the qualification process and three seats expire in 2026, seat 1 Mr. Marmo, seat 3 Ms. Clarke, and seat 5 Mr. Fogel. The qualifying period is from noon June 8th to noon June 12th. You can prequalify now, but you have to go during the qualifying period to finish the qualification process.

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor Resolution 2026-02 General Election Resolution was approved.

B. 2026-03 Authorizing the Disbursement of District Funds and Setting Monetary Thresholds

Ms. Giles stated this is a cleanup item. It authorizes the disbursement of district funds and setting monetary thresholds. At a previous meeting this was discussed with district manager, Howard McGaffney. The board authorized spend limits for the staff and emergency repairs spend process. This authorizes \$2,500 for the staff to spend and it talks about continuing expenses and those are the monthly invoices that we approve that are generally under some type of contract or agreement with a vendor. The next page has the non-continuing expenses and this is the \$2,500 you authorized the staff to spend. The staff will bring it back to the board at the next meeting. Also it talks about emergency expenses, the board authorizes the disbursement of funds in the amount not to exceed \$10,000 for emergency repairs and \$20,000 for natural disasters, but only with prior written approval from the district manager and the chair or vice chair. Typically, if there is a large expense, Jay will immediately reach out to the chair, eventually let me know as he is dealing with that emergency and probably follow-up with an email to all five supervisors and staff to say this is the emergency that happened, we had to fix it, and we will ratify it at the next meeting. You have had this process in place and this is a clean-up item putting it in a resolution.

On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor Resolution 2026-03 Authorizing the Disbursement of District Funds and Setting Monetary Thresholds was approved.

FIFTH ORDER OF BUSINESS

Consideration of Vending Machine Agreement

Ms. Giles stated this agreement allows a vending machine to be placed and operated at the amenity center.

Ms. Trivelpiece stated there were existing vending machines with various owners from the time I was here and there was no contract in place and they were broken so we told them to come get them. We are going to start with a Coke machine.

Mr. Magee stated there is no liability on the part of the district; we are just granting the space to put their machine.

Mr. Fogel asked is there a percentage back to the district.

Ms. Trivelpiece stated if they pay a percentage back to the district they said they would raise the prices. It is not in the contract.

Ms. Giles asked can they approve this in substantial form and add that percentage back to the district?

Mr. Magee stated yes and whatever percentage you want back I can add that language in.

Ms. Trivelpiece stated we can add 20%.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the vending machine agreement with Cardinal Vending and Markets, LLC D/B/A Florida Fresh Vending & Markets was approved in substantial form.

Ms. Giles stated if Kate works with the vendor and he wants to have two machines, is there any language in here that we need to update?

Mr. Magee stated the license in this agreement is just at the amenity facility located at 110 Flower of Scotland Avenue. If additional machines are going to another location I could just update that language to grant a license for that location as well. If that happens after the agreement is signed I can make an amendment and if it is done before the agreement is executed I can change the address in this agreement. It is not a big lift either way.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Lifeguards

Ms. Giles stated the only thing I would like to add to your earlier discussion is you have some lifeguards that were already making a certain dollar amount and the minimum wage increased. Some of the senior lifeguards most likely increased also.

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor the proposal for lifeguards from RMS was approved.

Ms. Giles stated I will get this to Kyle, we will need an agreement with RMS.

Mr. Magee stated I have the proposal and will get the contract drawn up and get that to you.

Ms. Giles stated we will have that agreement in your next agenda.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee stated I will work with staff on the vending machines and other issues. We still have the project completion resolution that I will get on the next agenda.

B. Engineer

1. Pond Bank Inspection Punch List Reports

Mr. Silverstein stated I typically show two reports, one that shows everything we looked at and then I isolate the ones that need action. The ones that need action that are important involve skimmer plates around the control structures. As to the water management district paperwork we are going to sign off on, I can't sign off on the paperwork for the control structures until those items are remedied. I will work with Jay on which items need to be addressed for the sign-off and which things we can monitor for worsening conditions. Your next steps would be corrective action mostly around the skimmers so we can process the water management district paperwork.

Ms. Egleston asked what about the two ponds down the road?

Mr. Silverstein stated they are not tied into anything. You do own it. What could have taken place is when you were under development maybe part of the roadway needed a place to drain and that was your developer's obligation to provide that pond. They were both in good condition too.

Ms. Egleston asked with all the building that is occurring can we offer them to a builder?

Mr. Silverstein stated that is a conversation you can have with the attorney on how to let go of that property. In my opinion if it is not connected to any of your stormwater ponds, that is outside of meeting your obligations to maintain the area it exists in, it is not serving a real purpose to the district.

Ms. Giles asked Kyle is there anything to add to that?

Mr. Magee stated I believe they are located near other developments. District management or I can reach out and see if some of the developments that are closer to them would be willing to take them over. That may be a hard sell if there would be a maintenance issue on their end.

2. Public Facilities Report

Ms. Giles stated the public facilities report is required every seven years in accordance with Chapter 189, Florida Statutes, that requires special districts to prepare one and update it every seven years.

On MOTION by Mr. Marmo seconded by Mr. Perez with all in favor the public facilities report was accepted.

Mr. Silverstein left the telephone conference at this time.

C. Manager – Egis Site Visit

Ms. Giles stated the purpose of this report is to aid the district in refining the property schedule and in front of you is an Excel spreadsheet and the last page is the property schedule. Egis was onsite to do a site mitigation and while they were here they looked over your property schedule and your staff does the property schedule every year with Egis and this is what they came back with. Staff brought this to the board because they didn't want to make the decision without the board's input. We already have our 2026 premium in place. As we look through this we can make changes to the 2026 premium or say, we do want to insure that but we feel it is okay to wait until 2027. I'm happy to work with a supervisor outside the meeting on this. None of this has to be done, it is their recommendations. Some of these items need to be updated for the value and they list items you may want to add.

Mr. Marmo stated I will work with staff on this project.

I want to thank everybody for completing your ethics training in 2025. When you do your form 1 online there will be a tab asking if you completed the four hours of ethics training and you will check the box that says yes. It is on the commission of ethics website now and there is a little green box that says, bring over my data from last year and it will populate for you. Also the ethics training is available now from January 1 to December 31, 2026.

I sent you an email last week asking if we could change your May meeting from the 26th to the 19th. It will still be at 6:00 p.m. and we will still have the proposed budget. The room is available and staff is available.

It was the consensus of the board to change the May meeting date to May 19, 2026.

D. Operation Manager - Report

Mr. Parker stated Kate is the proud winner of property site manager of the year award. Every year you get something called an NPS scores. We need you to fill those out, we were two scores away from winning property of the year. The NPS lets us know where we need to improve and it also lets First Service know the job we are doing on property.

The pool situation last week was caused by a drain line at the back of the pool. We have someone coming next week and if it is something in that area they can fix they will and if not they will let us know how bad it is. I think it is time to start looking for a new landscape maintenance company.

Ms. Giles stated Jay will put together a proposal and bring it back to the board at the next meeting. We will make sure the scope of services is what the board wants.

E. Amenity Center Manager - Report

A copy of the monthly memorandum was included as part of the agenda package.

After discussion of the need for a new leg curl machine, the board took the following action.

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor staff was authorized to purchase an Axiom leg curl/extension machine in an amount not to exceed \$6,000.

Discussion of purchase of two park benches by the playground.

Mr. Parker left the meeting during this item.

On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor staff was authorized to work with Supervisor Perez and purchase 2 park benches in an amount not to exceed \$8,000.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Ms. Egleston stated if we have RMS for the contractor they should be running a lifeguarding class here.

Ms. Trivelpiece stated they have reached out to us to do those classes. We did one last year and they reached out to me for dates this year.

Ms. Egleston asked would outside people be able to participate?

Ms. Trivelpiece responded yes.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the November 25, 2025 Meeting

On MOTION by Mr. Fogel seconded by Mr. Perez with all in favor the minutes of the November 25, 2025 meeting were approved as presented.

B. Acceptance of the Minutes of the November 25, 2025 Audit Committee Meeting

On MOTION by Mr. Marmo seconded by Mr. Fogel with all in favor the November 25, 2025 audit committee meeting minutes were accepted.

C Balance Sheet as of December 31, 2025 and Statement of Revenues and Expenses for the Period Ending December 31, 2025

D. Assessment Receipt Schedule

E. Approval of Check Register

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

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – February 24, 2026 @ 4:00 p.m. @ Aberdeen Amenity Center

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

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Marmo seconded by Mr. Perez with all in favor the meeting adjourned at 5:40 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

**MINUTES OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT**

The Aberdeen Community Development District held an audit committee meeting on Tuesday, **January 27, 2026** at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present were:

Lauren Egleston
Paul Fogel
Thomas Marmo
Richard Perez
Marilee Giles
Kyle Magee *by telephone*

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Review and Ranking of Proposal Received in Response to the RFP

Ms. Giles stated at your November meeting the board approved the evaluation criteria that meets the statutory requirements and you have responses from Grau & Associates and Dimov Audit that were provided in the agenda package.

The board scored the two firms as follows: Dimov Audit: ability of personnel 17, experience 17, understanding scope 17, ability to provide services 19, price for a total of 90 points. Grau & Associates: Ability of personnel 19, experience 18, understanding scope 18, ability to provide required services 19, price 18 for a total of 92.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor Grau & Associates was ranked no. 1 with 92 points and Dimov Audit was ranked no. 2 with 90 points.

THIRD ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the audit committee meeting adjourned at 4:08 p.m.

C.

Aberdeen
Community Development District

Unaudited Financial Reporting
January 31, 2026



Aberdeen
Community Development District
Combined Balance Sheet
January 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 181,502	\$ -	\$ 194,173	\$ -	\$ 375,675
Due from Other	1,390	-	-	-	1,390
Due from General Fund	-	-	4,568	-	4,568
Investments:					
State Board of Administration (SBA)	918	-	2,205	-	3,123
Custody	887,482	-	354,848	-	1,242,330
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	3,453	-	-	3,453
Prepayment A-1	-	1,713	-	-	1,713
Revenue	-	2,185,228	-	-	2,185,228
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	1,990	-	-	1,990
Prepayment A-2	-	4,002	-	-	4,002
General Redemption	-	274	-	-	274
Series 2018					
Reserve	-	65,669	-	-	65,669
Revenue	-	135,493	-	-	135,493
Prepayment	-	8	-	-	8
Redemption	-	813	-	-	813
Construction	-	-	-	112	112
Prepaid Expenses	3,094	-	-	-	3,094
Total Assets	\$ 1,074,385	\$ 2,995,517	\$ 555,794	\$ 112	\$ 4,625,809
Liabilities:					
Accounts Payable	\$ 63,014	\$ -	\$ 4,510	\$ -	\$ 67,524
Due to Capital Reserve Fund	4,568	-	-	-	4,568
Due to Other	61	-	-	-	61
Total Liabilities	\$ 67,643	\$ -	\$ 4,510	\$ -	\$ 72,153
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 3,094	\$ -	\$ -	\$ -	\$ 3,094
Restricted for:					
Debt Service - Series	-	2,995,517	-	-	2,995,517
Capital Project - Series	-	-	-	112	112
Assigned for:					
Capital Reserve Fund	-	-	551,285	-	551,285
Unassigned	1,003,649	-	-	-	1,003,649
Total Fund Balances	\$ 1,006,743	\$ 2,995,517	\$ 551,285	\$ 112	\$ 4,553,656
Total Liabilities & Fund Balance	\$ 1,074,385	\$ 2,995,517	\$ 555,794	\$ 112	\$ 4,625,809

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,478,375	\$ 1,393,973	\$ 1,393,973	\$ -
Interest Income	15,000	5,000	478	(4,522)
Amenities Revenue/Misc	15,000	5,000	4,041	(959)
Total Revenues	\$ 1,508,375	\$ 1,403,973	\$1,398,491	\$ (5,482)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,800	\$ 1,200
FICA Expense	918	306	214	92
Assessment Administration	5,899	5,899	5,899	-
Engineering Fees	10,000	3,333	1,218	2,115
Arbitrage	600	200	-	200
Dissemination Agent	9,202	3,067	3,267	(200)
Attorney Fees	27,000	9,000	6,309	2,691
Annual Audit	3,475	1,158	-	1,158
Trustee Fees	9,000	4,788	4,788	-
Management Fees	62,288	20,763	20,763	(0)
Information Technology	2,124	708	708	(0)
Telephone	500	167	86	81
Postage	2,000	667	440	227
Printing and Binding	1,000	333	162	171
Insurance	14,050	13,239	13,239	-
Legal Advertising	2,000	667	314	353
Office Supplies	200	67	48	19
Other Current Charges	100	100	281	(181)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 162,531	\$ 68,637	\$ 60,712	\$ 7,925
Operations & Maintenance				
Amenity Center				
Insurance	\$ 57,064	\$ 51,666	\$ 51,666	\$ -
Repairs & Replacements	75,000	25,000	16,382	8,618
Special Events	20,000	6,667	7,393	(726)
Staff Uniforms	1,000	333	302	31
Recreational Supplies	900	300	-	300
Recreational Passes	1,000	333	-	333
Other Current Charges	500	167	-	167
Permit Fees	800	267	-	267
Office Supplies	2,000	667	670	(3)
Credit Card Machine Fees	900	300	260	40
Pest Control	3,000	1,000	890	110
Pool Chemicals - Poolsure	33,000	11,000	12,182	(1,182)
Refuse Service	16,000	5,333	5,280	53
Security	10,752	3,584	3,584	0
Website	1,800	600	600	-
Holiday Decorations	7,000	2,333	6,901	(4,567)
Subscriptions	2,000	667	624	43

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Utilities				
Water & Sewer	\$ 21,000	\$ 7,000	\$ 7,669	\$ (669)
Electric	39,600	13,200	11,508	1,692
Cable/Internet/Phone	20,000	6,667	4,612	2,055
Management Contracts				
Field Operations Management - FirstService	88,924	29,641	23,966	5,676
Pool Attendants/Lifeguards - RMS	52,000	17,333	-	17,333
Facility Management - FirstService	116,486	38,829	31,522	7,306
Janitorial Services - FirstService	59,472	19,824	13,701	6,123
General Facility Maintenance - FirstService	67,584	22,528	16,850	5,678
Resident Services Coordinator- FirstService	90,838	30,279	17,254	13,025
Management Fee - FirstService	14,928	4,976	6,240	(1,264)
Fitness Center Cleaning - Jani King	19,584	6,528	6,528	-
Subtotal Amenity Center	\$ 823,132	\$ 307,022	\$ 246,584	\$ 60,438
Ground Maintenance				
Electric	\$ 16,000	\$ 5,333	\$ 4,671	\$ 662
Streetlighting	40,000	13,333	11,568	1,765
Lake Maintenance	35,000	11,667	8,025	3,642
Landscape Maintenance	271,653	90,551	91,438	(888)
Landscape Contingency	30,000	10,000	6,011	3,989
Common Area Maintenance	13,000	4,333	1,000	3,333
Reuse Water	38,000	12,667	15,432	(2,766)
Irrigation Repairs	9,060	3,020	-	3,020
Subtotal Ground Maintenance	\$ 452,713	\$ 150,904	\$ 138,146	\$ 12,758
Total Operations & Maintenance	\$ 1,275,844	\$ 457,926	\$ 384,730	\$ 73,196
Capital Reserve Funding	\$ 70,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,508,375	\$ 526,563	\$ 445,442	\$ 81,121
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 877,410	\$ 953,049	\$ (86,603)
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	175,000	\$ (175,000)
Transfer (Out)	-	-	(175,000)	175,000
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 877,410	\$ 953,049	\$ (86,603)
Fund Balance - Beginning	\$ -		\$ 53,694	
Fund Balance - Ending	\$ -		\$ 1,006,743	

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 January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 1,831,798	\$ 1,831,798	\$ -
Interest Income	10,000	10,000	14,284	4,284
Total Revenues	\$ 1,938,685	\$ 1,841,798	\$ 1,846,083	\$ 4,284
Expenditures:				
<u>2020A-1</u>				
Interest 11/1	\$ 246,219	\$ 246,219	\$ 246,219	\$ -
Principal Prepayment 11/1	-	-	10,000	(10,000)
Interest 5/1	246,219	-	-	-
Principal 5/1	1,045,000	-	-	-
<u>2020A-2</u>				
Interest 11/1	84,550	84,550	84,550	-
Interest 5/1	84,550	-	-	-
Principal 5/1	255,000	-	-	-
Total Expenditures	\$ 1,961,538	\$ 330,769	\$ 340,769	\$ (10,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (22,852)	\$ 1,511,030	\$ 1,505,314	\$ (5,716)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (22,852)	\$ 1,511,030	\$ 1,505,314	\$ (5,716)
Fund Balance - Beginning	\$ 652,744		\$ 1,288,221	
Fund Balance - Ending	\$ 629,892		\$ 2,793,535	

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

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 133,250	\$ 126,987	\$ 126,987	\$ -
Interest Income	5,000	1,667	1,262	(404)
Total Revenues	\$ 138,250	\$ 128,654	\$ 128,249	\$ (404)
Expenditures:				
Interest 11/1	\$ 44,958	\$ 44,958	\$ 44,958	\$ -
Principal Prepayment 11/1	-	-	5,000	(5,000)
Interest 5/1	44,958	-	-	-
Principal 5/1	40,000	-	-	-
Total Expenditures	\$ 129,915	\$ 44,958	\$ 49,958	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,335	\$ 83,696	\$ 78,292	\$ (5,404)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,335	\$ 83,696	\$ 78,292	\$ (5,404)
Fund Balance - Beginning	\$ 54,303		\$ 123,690	
Fund Balance - Ending	\$ 62,639		\$ 201,982	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Actual	
	Thru 01/31/26	
Revenues		
Interest Income	\$	2
Total Revenues	\$	2
Expenditures:		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	2
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$	-
Total Other Financing Sources (Uses)	\$	-
Net Change in Fund Balance	\$	2
Fund Balance - Beginning	\$	110
Fund Balance - Ending	\$	112

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

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Capital Reserve Funding	\$ 70,000	\$ -	\$ -	\$ -
Impact fees	-	-	-	-
Interest	10,000	3,333	5,405	2,072
Total Revenues	\$ 80,000	\$ 3,333	\$ 5,405	\$ 2,072
Expenditures:				
Capital Outlay	\$ 100,000	\$ 33,333	\$ -	\$ 33,333
Repair and Replacements	100,000	33,333	4,510	28,824
Other Current Charges	1,000	333	9,161	(8,828)
Total Expenditures	\$ 201,000	\$ 67,000	\$ 13,671	\$ 53,329
Excess (Deficiency) of Revenues over Expenditures	\$ (121,000)	\$ (63,667)	\$ (8,266)	\$ (51,258)
Other Financing Sources/(Uses)				
Transfer In	\$ -	\$ -	\$ 175,000	\$ 175,000
Transfer (Out)	-	-	(175,000)	(175,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (121,000)		\$ (8,266)	
Fund Balance - Beginning	\$ 528,153		\$ 559,550	
Fund Balance - Ending	\$ 407,153		\$ 551,285	

Aberdeen
Community Development District
Long Term Debt Report

Series 2020A-1 Special Assessment Revenue Refunding Bonds	
Interest Rate:	2.625% - 5.0%
Maturity Date:	11/1/2036
Reserve Fund Definition	25% of DSRF
Reserve Fund Requirement	\$ 378,625
Reserve Fund Balance	378,625
Bonds Outstanding: 5/20/2020	\$ 18,485,000
Less: Principal Payment - 5/1/21	(815,000)
Less: Principal Prepayment - 11/1/21	(15,000)
Less: Principal Payment - 5/1/22	(855,000)
Less: Principal Prepayment - 5/1/22	(10,000)
Less: Principal Payment - 5/1/23	(900,000)
Less: Principal Prepayment - 11/1/23	(15,000)
Less: Principal Payment - 5/1/24	(945,000)
Less: Principal Payment - 5/1/25	(990,000)
Less: Principal Prepayment - 5/1/25	(5,000)
Less: Principal Prepayment - 11/1/25	(10,000)
Current Bonds Outstanding	\$ 13,925,000

Series 2020A-2 Special Assessment Revenue Refunding Bonds	
Interest Rate:	4.0% - 4.75%
Maturity Date:	5/1/2049
Reserve Fund Definition	50% of DSRF
Reserve Fund Requirement	\$ 218,250
Reserve Fund Balance	218,250
Bonds Outstanding: 5/20/2020	\$ 4,890,000
Less: Principal Payment - 5/1/21	(215,000)
Less: Principal Payment - 5/1/22	(225,000)
Less: Principal Prepayment - 5/1/22	(150,000)
Less: Principal Payment - 5/1/23	(225,000)
Less: Principal Prepayment - 5/1/23	(35,000)
Less: Principal Prepayment - 11/1/23	(5,000)
Less: Principal Payment - 5/1/24	(235,000)
Less: Principal Payment - 5/1/25	(240,000)
Current Bonds Outstanding	\$ 3,560,000

Series 2018 Special Assessment Revenue Refunding Bonds	
Interest Rate:	4%-5.1%
Maturity Date:	5/1/2049
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$ 65,669
Reserve Fund Balance	65,669
Bonds Outstanding: 11/1/2018	\$ 2,065,000
Less: Principal Prepayment - 2/1/20	(5,000)
Less: Principal Payment - 5/1/20	(30,000)
Less: Principal Prepayment - 8/1/20	(5,000)
Less: Principal Prepayment - 11/1/20	(5,000)
Less: Principal Payment - 5/1/21	(35,000)
Less: Principal Prepayment - 5/1/21	(5,000)
Less: Principal Payment - 5/1/22	(35,000)
Less: Principal Prepayment - 5/1/22	(5,000)
Less: Principal Payment - 5/1/23	(35,000)
Less: Principal Prepayment - 8/1/23	(5,000)
Less: Principal Prepayment - 11/1/23	(5,000)
Less: Principal Payment - 5/1/24	(40,000)
Less: Principal Prepayment - 5/1/24	(5,000)
Less: Principal Prepayment - 11/1/24	(5,000)
Less: Principal Prepayment - 2/1/25	(5,000)
Less: Principal Payment - 5/1/25	(40,000)
Less: Principal Prepayment - 5/1/25	(5,000)
Less: Principal Prepayment - 11/1/25	(5,000)
Current Bonds Outstanding	\$ 1,790,000

D.

E.

Aberdeen

Community Development District

Check Run Summary

January 1, 2026

	Check Date	Check No.		Amount
General Fund - Wells Fargo				
Payroll	1/28/26	51054-51057	\$	738.80
Total				\$ 738.80
General Fund - Wells Fargo				
Accounts Payable	1/8/26	5426-5434	\$	62,634.12
	1/16/26	5435-5442		9,017.71
			\$	71,651.83
Capital Reserve Fund - Wells Fargo				
Accounts Payable	1/16/26	181	\$	1,541.25
			\$	1,541.25
Total				\$ 73,193.08
Autopayments - Wells Fargo				
	1/12/26	JEA Utilities	\$	11,474.45
	1/20/26	Comcast		585.37
	1/20/26	GFL Environmental		1,372.38
	1/26/26	Comcast		293.95
	1/28/26	Wells Fargo Credit Card		3,992.33
Total				\$ 17,718.48

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51054	15	LAUREN Q EGGLESTON	184.70	1/28/2026
51055	18	PAUL R FOGEL	184.70	1/28/2026
51056	19	RICHARD A PEREZ	184.70	1/28/2026
51057	16	THOMAS G MARNO	184.70	1/28/2026

TOTAL FOR REGISTER 738.80

ABER ABERDEEN TLEE

ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 01.27.26

	Supervisor	In Attendance	Fees
1.	Lauren Egleston Chairperson	<input checked="" type="checkbox"/>	\$200
2.	Susle Clarke Assistant Secretary	<input type="checkbox"/>	\$200
3.	Thomas Marmo Assistant Secretary	<input checked="" type="checkbox"/>	\$200
4.	Paul Fogel Vice Chairman	<input checked="" type="checkbox"/>	\$200
5.	Richard Perez Assistant Secretary	<input checked="" type="checkbox"/>	\$200

District Manager:



PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/26	00326	12/22/25	INV13468	202512	320-53800-49420			UNIFORMS ORDER	*	66.29		
								BOUNDLESS NETWORK INC			66.29	005426
1/08/26	00259	1/02/26	11115367	202601	320-53800-45918			JAN GENERAL MANAGER	*	3,999.20		
		1/02/26	11115367	202601	320-53800-45915			JAN FRONT DESK	*	2,352.46		
		1/02/26	11115367	202601	320-53800-45506			JAN JANITORIAL	*	1,751.04		
		1/02/26	11115367	202601	320-53800-46000			JAN SUPV BUILDING MAINT	*	2,907.48		
		1/02/26	11115367	202601	320-53800-45917			JAN BUILDING MAINT	*	2,173.50		
								FIRST SERVICE RESIDENTIAL			13,183.68	005427
1/08/26	00259	12/19/25	11112100	202512	320-53800-45918			DEC GENERAL MANAGER	*	4,099.20		
		12/19/25	11112100	202512	320-53800-45915			DEC FRONT DESK	*	2,486.62		
		12/19/25	11112100	202512	320-53800-45506			DEC JANITORIAL	*	1,487.88		
		12/19/25	11112100	202512	320-53800-46000			DEC SUPV BUILDING MAINT	*	2,991.60		
		12/19/25	11112100	202512	320-53800-45917			DEC BUILDING MAINT	*	2,200.67		
								FIRST SERVICE RESIDENTIAL			13,265.97	005428
1/08/26	00259	12/22/25	11114189	202512	320-53800-45918			DEC PROPERTY MANAGER	*	788.00		
		12/22/25	11114189	202512	320-53800-45915			DEC FRONT DESK	*	788.00		
		12/22/25	11114189	202512	320-53800-45917			DEC MAINTENANCE CREW	*	788.00		
		12/22/25	11114189	202512	320-53800-46000			DEC MAINTENANCE SUPVISOR	*	788.00		
								FIRST SERVICE RESIDENTIAL			3,152.00	005429
1/08/26	00301	1/01/26	436078	202601	320-53800-45400			JAN SECURITY SERVICES	*	895.99		
								HI TECH SYSTEM ASSOCIATES INC			895.99	005430
1/08/26	00309	1/01/26	JAK01260	202601	320-53800-45927			JAN JANITORIAL SERVICES	*	1,632.00		
								JANI-KING OF JACKSONVILLE			1,632.00	005431

ABER ABERDEEN TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/26	00079	1/01/26	13129563	202601	320	53800	45507		JAN POOL CHEMICALS POOLSURE	*	3,133.89	3,133.89	005432
1/08/26	00319	12/31/25	791420	202512	320	53800	46200		DEC LANDSCAPE MAINTENANCE RUPPERT LANDSCAPE LLC	*	22,859.61	22,859.61	005433
1/08/26	00040	12/24/25	8012088	202512	310	51300	32300		FY26 TRUSTEE FEES SE 2018	*	1,031.25		
		12/24/25	8012088	202512	300	15500	10000		FY27 TRUSTEE FEES SE 2018	*	3,093.75		
		12/24/25	8012088	202512	310	51300	32300		INCIDENTAL EXPENSES US BANK	*	319.69	4,444.69	005434
1/16/26	00240	1/09/26	01092026	202601	320	57200	46000		QUARTERLY MAINTENANCE ABERDEEN AIR, LLC	*	448.47	448.47	005435
1/16/26	00259	1/01/26	11116384	202601	320	53800	45921		JAN MANAGEMENT FEES	*	1,244.00		
		1/01/26	11116384	202601	320	53800	45921		JAN GEN MGR PHONE BILL	*	50.00		
		1/01/26	11116384	202601	320	53800	45921		JAN MAINT SUPV PHONE BILL FIRST SERVICE RESIDENTIAL	*	50.00	1,344.00	005436
1/16/26	00017	1/01/26	732	202601	310	51300	34000		JAN MANAGEMENT FEES	*	5,190.67		
		1/01/26	732	202601	310	51300	35100		JAN INFO TECH	*	177.00		
		1/01/26	732	202601	310	51300	31300		JAN DISSEM AGENT SRVCS	*	766.83		
		1/01/26	732	202601	310	51300	51000		OFFICE SUPPLIES	*	.48		
		1/01/26	732	202601	310	51300	42000		POSTAGE	*	11.84		
		1/01/26	732	202601	310	51300	42500		COPIES	*	49.05		
		1/01/26	732	202601	310	51300	41000		TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES	*	46.40	6,242.27	005437
1/16/26	00301	12/31/25	78411	202512	320	57200	46000		WIREPATH CAT KEYSTONE HI TECH SYSTEM ASSOCIATES INC	*	5.46	5.46	005438

ABER ABERDEEN TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/16/26	00312	1/12/26	194476	202512	310	51300	31100		DEC ENGINEERING SERVICES MATTHEWS DESIGN GROUP LLC	*	599.52	599.52	005439
1/16/26	00060	1/05/26	62171329	202601	320	53800	45926		JAN PEST CONTROL TURNER PEST CONTROL LLC	*	119.55	119.55	005440
1/16/26	00060	1/05/26	62171509	202601	320	53800	45926		JAN PEST CONTROL AMENITY TURNER PEST CONTROL LLC	*	108.44	108.44	005441
1/16/26	00221	1/01/26	3192	202601	320	53800	45919		JAN MAINT & NEWS LETTER ROBERTA G NAGLE	*	150.00	150.00	005442
TOTAL FOR BANK A											71,651.83		
TOTAL FOR REGISTER											71,651.83		



boundless

Invoice # INV134684

Invoice Date: 12/22/2025
Page: 1 of 1

Remit To: Boundless Network Inc.
D8287
PO Box 650002
Dallas, TX 75265
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

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

Qty Ordered	Qty Shipped	Description	Item (s)	Size	Item Color(s)	Logo Name	Logo Placement	Unit Price	Ext Price
1	1	Port & Company Core Fleece Cadet Full-Zip Sweatshirt PC78FZ Item Color(s):JET BLACK Item Size(s):M						\$24.98	\$24.98

Subtotal	\$24.98
Freight	\$41.31
Sales Tax	\$0.00
Total	\$66.29
Payment	\$0.00
Amount Due	\$66.29

Original Order No: Sales Order #SO101255

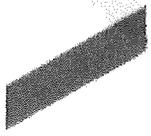
Remit To: Boundless Network Inc.
D8287
PO Box 650002
Dallas, TX 75265
Payable in USD Phone: 512.351.3645



*Uniforms
300.53800.49400
KS*



INV134684



FirstService

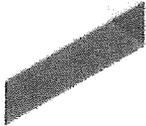
RESIDENTIAL

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

INVOICE

Invoice Number 11115367
 Invoice Date 1/2/2026
 Terms 15 ePay ACH BP
 Period Start 12/13/2025
 Period End 12/26/2025
 Customer 100-0SNC
 Account # PAY-0SNC
Total Amount Due: \$13,183.68

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 HOLIDAY	\$43.47	\$399.92
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	72.00 REG	\$43.47	\$3,599.28
				Subtotal	\$3,999.20
Staff, Front Desk	25.00%	Gibbs, Michayla	8.00 HOLIDAY	\$20.70	\$207.00
Staff, Front Desk	25.00%	Gibbs, Michayla	61.45 REG	\$20.70	\$1,590.03
Staff, Front Desk	25.00%	Orozco, Hailey	26.93 REG	\$16.50	\$555.43
				Subtotal	\$2,352.46
Staff, Janitorial	25.00%	Oliver, Jason E	8.00 HOLIDAY	\$17.60	\$175.95
Staff, Janitorial	25.00%	Oliver, Jason E	1.13 OT	\$26.39	\$37.28
Staff, Janitorial	25.00%	Oliver, Jason E	69.92 REG	\$17.60	\$1,537.81
				Subtotal	\$1,751.04
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$29.67	\$296.68
Supervisor, Building Maint	25.00%	Parker, Jay	70.40 REG	\$29.67	\$2,610.80
				Subtotal	\$2,907.48
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 HOLIDAY	\$21.74	\$217.35
Staff, Building Maint	25.00%	Newman, Joshua D	16.00 PTO	\$21.74	\$434.70



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11115367
Invoice Date 1/2/2026
Terms 15 ePay ACH BP
Period Start 12/13/2025
Period End 12/26/2025

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$13,183.68

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Staff, Building Maint	25.00%	Newman, Joshua D	48.00 REG	\$21.74	\$1,304.10
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 VACATION	\$21.74	\$217.35
				Subtotal	\$2,173.50

Subtotal \$13,183.68
Tax \$0.00
Total **\$13,183.68**

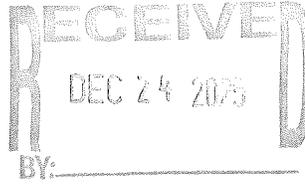
General Manager, Property Oper *320.53800.48918* \$3,999.20
 Staff, Building Maint *320.53800.45917* \$2,173.50
 Staff, Front Desk *320.53800.45915* \$2,352.46
 Staff, Janitorial *320.53800.45506* \$1,751.04
 Supervisor, Building Maint *320.53800.46000* \$2,907.48

KS
1/5/25

RECEIVED
JAN 05 2026
BY: _____



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

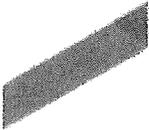


INVOICE

Invoice Number 11112100
 Invoice Date 12/19/2025
 Terms 15 ePay ACH BP
 Period Start 11/29/2025
 Period End 12/12/2025
 Customer 100-OSNC
 Account # PAY-OSNC
Total Amount Due: \$13,265.97

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$43.47	\$3,999.20
General Manager, Property Oper	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00
Subtotal					\$4,099.20
Staff, Front Desk	25.00%	Gibbs, Michayla	0.10 OT	\$31.10	\$3.89
Staff, Front Desk	25.00%	Gibbs, Michayla	74.97 REG	\$20.70	\$1,939.87
Staff, Front Desk	25.00%	Orozco, Hailey	26.32 REG	\$16.50	\$542.86
Subtotal					\$2,486.62
Staff, Janitorial	25.00%	Oliver, Jason E	67.65 REG	\$17.60	\$1,487.88
Subtotal					\$1,487.88
Supervisor, Building Maint	25.00%	Parker, Jay	72.32 REG	\$29.67	\$2,682.00
Supervisor, Building Maint	25.00%	Parker, Jay	7.00 VACATION	\$29.67	\$259.60
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
Subtotal					\$2,991.60
Staff, Building Maint	25.00%	Newman, Joshua D	16.00 PTO	\$21.74	\$434.70
Staff, Building Maint	25.00%	Newman, Joshua D	63.00 REG	\$21.74	\$1,711.63
Staff, Building Maint	25.00%	Newman, Joshua D	2.00 VACATION	\$21.74	\$54.34

INVOICE



FirstService
RESIDENTIAL

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

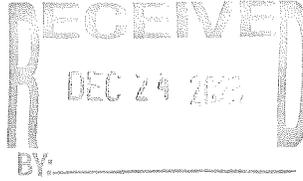
Invoice Number 11112100
 Invoice Date 12/19/2025
 Terms 15 ePay ACH BP
 Period Start 11/29/2025
 Period End 12/12/2025
 Customer 100-OSNC
 Account # PAY-OSNC
Total Amount Due: \$13,265.97

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$2,200.67

				Subtotal	\$13,265.97
				Tax	\$0.00
				Total	\$13,265.97
General Manager, Property Oper	370.53800	45918			\$4,099.20
Staff, Building Maint	370.53800	45917			\$2,200.67
Staff, Front Desk	320.53800	45915			\$2,486.62
Staff, Janitorial	370.53800	45606			\$1,487.88
Supervisor, Building Maint	370.53800	46000			\$2,991.60

INVOICE

FirstService
RESIDENTIAL



Invoice Number 11114189
Invoice Date 12/22/2025
Terms 15 ePay ACH BP
Period Begin 12/1/2025
Customer 100-0SNC
Account # MED-0SNC
Total Amount Due: \$3,152.00

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

Medical Insurance

Date	Position	Employee	Amount
12/1/2025	Property Manager <i>320.53800.45948</i>	Trivelpiece, Katherine	\$788.00
		Subtotal	\$788.00
12/1/2025	Front Desk <i>320.53800.45945</i>	Gibbs, Michayla	\$788.00
		Subtotal	\$788.00
12/1/2025	Maintenance Crew <i>320.53800.45947</i>	Newman, Joshua D	\$788.00
		Subtotal	\$788.00
12/1/2025	Maintenance Supervisor <i>320.53800.46000</i>	Parker, Jay	\$788.00
		Subtotal	\$788.00
		Subtotal	\$3,152.00
		Tax	\$0.00
		Total	\$3,152.00



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 436078
 Invoice Date: 01/01/2026
 Completed: 01/01/2026
 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!](#)

RECEIVED
 JAN 05 2026
 BY: _____

475 West Town Place

*Security Contract
 370.53800.45400
 1CS
 1/5/25*

HiTechFlorida.com

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

Tech Resolution Note:

Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at Hi-Tech Customer Portal . You will need your customer number and billing zip code to create a new login.	Total	\$895.99
	Payments	\$0.00
	Balance Due	\$895.99

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



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

Invoice	
Date 01/01/2026	Number JAK01260041
Due Date 01/31/2026	Cust # 126102
Invoice Amount \$ 1,632.00	Amount Remitted

Sold To:
 ABERDEEN COMMUNITY DEVELOPMENT

For:
 ABERDEEN COMMUNITY DEVELOPMENT

475 WEST TOWER PLACE
 STE 114
 ST AUGUSTINE FL 32092

110 FLOWER OF SCOTLAND AVE
 FRUIT COVE FL 32259

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

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



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

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

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK01260041	01/01/2026	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	01/31/2026
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR JANUARY				1632.00	1632.00
RECEIVED JAN 05 2026 BY: _____ Cleaning Contract 320.53800.45927 115125 Pay On-Line: https://linktr.ee/janikingjax Make All Checks Payable To: JANI-KING OF JACKSONVILLE					Amount of Sale	\$ 1,632.00
					Sales Tax	\$ 0.00
					Total	\$ 1,632.00



Invoice

Date
Invoice#

1/1/2026
131295633419

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

Terms	Net 20
Due Date	1/21/2026
PO #	

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

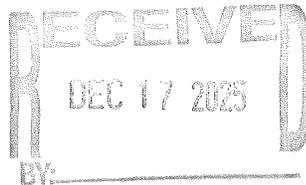
Ship To
Aberdeen CCD 110 Flowers of Scotland Jacksonville FL 32259

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
	Water Management Flat Billing Rate	1	ea	\$3,063.42
	Monthly rental fee for storage shed	1	ea	\$10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$60.47

Subtotal \$3,133.89
Tax \$0.00
Total \$3,133.89
Amount Paid/Credit Applied \$0.00
Balance Due \$3,133.89

[Click Here to Pay Now](#)



131295633419



INVOICE

Date	Invoice#
Dec 31, 2025	791420

Please Remit Payment to:
Ruppert Landscape LLC
P.O. Box 780912
Philadelphia, PA 19178-0912

Kate Trivelpiece
Aberdeen CDD
 475 W Town Place
 #114
 St. Augustine, FL 32092

Agreement with:
Aberdeen CDD
 475 W Town Place
 #114
 St. Augustine, FL 32092

Property Name	Terms	Due Date	Order Number
Aberdeen CDD (261012)	Net 30 Days	Jan 30, 2026	

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

RECEIVED

JAN 05 2026

BY: _____

Landscape
Contract
300.53800.46200
KS
1/5/25

For billing questions contact Colleen Ryan Tel: 904-778-1030
 For customer service contact Roger Dylan Claxton Tel: 706-983-1150
Thank you for your business!

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

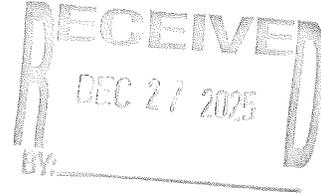
Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8012088
Account Number: 226490000
Invoice Date: 12/24/2025
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Aberdeen Community Development District
c/o GMS - North Florida, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092



United States
ABERDEEN COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,444.69

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2018

Invoice Number: 8012088
Account Number: 226490000
Current Due: \$4,444.69

Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 226490000
Invoice # 8012088
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8012088
Invoice Date: 12/24/2025
Account Number: 226490000
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2018

Accounts Included 226490000 226490001 226490002 226490003 226490004 226490005
In This Relationship: 226490007 226490008

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	\$4,125.00
Subtotal Administration Fees - In Advance 12/01/2025 - 11/30/2026				\$4,125.00
Incidental Expenses 12/01/2025 to 11/30/2026	4,125.00	0.0775		\$319.69
Subtotal Incidental Expenses				\$319.69
TOTAL AMOUNT DUE				\$4,444.69





MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8012088



00001638 02 SP 106481670260253 P

Aberdeen Community Development District
c/o GMS - North Florida, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092



HVAC INVOICE

AMOUNT DUE: \$448.47

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

January 9, 2026

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

Date of service: January 9, 2026

Service performed: Quarterly Maintenance
Annual belt change

Total due: \$448.47

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

*R.M.
320.572 00.46000*

RECEIVED
JAN 12 2026
BY: _____

SERVICE ■ INSTALLATION ■ CONTROLS



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



INVOICE

Invoice Number 11116384
 Invoice Date 1/1/2026
 Terms 15 ePay ACH BP
 Service Period 1/1/2026
 Customer 100-OSNC

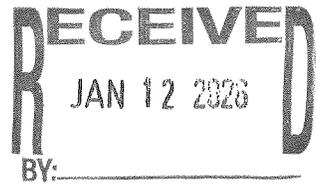
Aberdeen Community Development District
 110 Flower of Scotland Avenue
 Saint Johns, FL 32259
 kate.trivelpiece@fsresidential.com;

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

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

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

*380-538000-45912
 KA*



Governmental Management Services, LLC

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

Invoice

Invoice #: 732

Invoice Date: 1/1/26

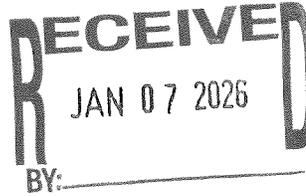
Due Date: 1/1/26

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 - January 2026		5,190.67	5,190.67
Information Technology - January 2026		177.00	177.00
Dissemination Agent Services - January 2026		766.83	766.83
Office Supplies		0.48	0.48
Postage		11.84	11.84
Copies		49.05	49.05
Telephone		46.40	46.40
Total			\$6,242.27
Payments/Credits			\$0.00
Balance Due			\$6,242.27



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 78411
Invoice Date: 12/31/2025
Completed: 01/06/2026
Terms: Due On Receipt
Bid#:
Service Ticket: 78411
 475 West Town Place

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

HiTechFlorida.com

Description	Qty	Rate	Amount
-------------	-----	------	--------

AS50-0651 - Security System - Aberdeen CDD - 96 BUSH PL, Saint Johns, FL			
Wirepath Cat 5e RJ45 UTP Keystone Insert - 90 Degr	1.00	\$5.46	5.46
Sales Tax			0.00

*R.M.
320.57200.46000
✓*

RECEIVED
 JAN 12 2026
 BY: _____

Tech Resolution Note:

WCT: Arrived to site and checked basketball cameras. The lot L camera was down and not showing any lights in the camera. There is a second camera on the same light post that looks inside the basketball court. I went to the waterproof box at the base of the pole where the connections are and identified each wire. Each camera has an in line surge protector in the field. This device is rusted and corroded for the lot camera. I plugged the lot camera into the court cameras in line surge and the camera came back online. I put the court camera back into its surge and contacted Nolan. These devices are all old and part of original install. We took the device out of the loop in the field and came online. The field side and switch side both have these in line surges. As these devices are getting older, we are removing them from the loop.

Total	\$5.46
Payments	\$0.00
Balance Due	\$5.46

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

Project Manager Michael Silverstein



Engineering - Architecture - Planning - Surveying

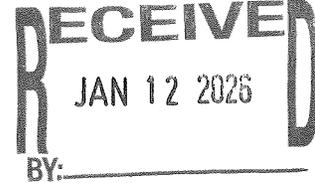
Aberdeen Community Development District
Oksana Kuzmuk
475 West Town Place, Suite 114
St. Augustine, FL 32092

January 12, 2026
Invoice # 194476

Project 0000021848.0000 Aberdeen CDD

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

- CDD Meeting and Preparation (October)
- Meeting Minutes Review



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

Professional Services through December 31, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount
Division Lead	1.75	275.00	481.25
Project Coordinator 3	.50	115.00	57.50
Project Administrator	.50	120.00	60.00
Total Labor			598.75

Phase 0999 Reimbursable Expenses

8.5 x 11 B/W	1.0 Copy @ 0.27	.27
Color 8.5 x 11	1.0 Copy @ 0.50	.50
Total Reproductions		.77
Total Due:		599.52

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	598.75	21,922.50	22,521.25
Expense	0.00	380.64	380.64
Unit	.77	1.36	2.13
Totals	599.52	22,304.50	22,904.02



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-356-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE:	621713299
DATE:	01/05/2026
ORDER:	621713299

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

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

RECEIVED
 JAN 07 2026
 BY: _____

Work Date	Time	Target Pest	Technician	Time In
01/05/2026	01:15 PM			01:15 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/05/2026	121:C5	01:31 PM

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

[Handwritten Signature]

TECHNICIAN SIGNATURE

[Handwritten Signature]

Jason
 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

10/20/2015 10:52:05 AM 10/20/2015 10:52:05 AM 10/20/2015 10:52:05 AM 10/20/2015 10:52:05 AM



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-5300 • Toll Free: 800-225-5306 • turnerpest.com

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

Service Slip/Invoice

INVOICE:	621715094
DATE:	01/05/2026
ORDER:	621715094

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

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

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 JAN 07 2026
 BY: _____

Work Date	Time	Target Pest	Technician	Time In
01/05/2026	01:16 PM	ANTS, FIRE ANT, ROA		01:16 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/05/2026		01:46 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

her

 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

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Invoice



P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
1/1/2026	3192

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

RECEIVED
JAN 10 2026
BY: _____

P.O. No.	Terms	Project

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

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/16/26	00197	1/12/26 194477	202512 600-53800-60300 DEC POND INSPECTION	MATTHEWS DESIGN GROUP LLC	*	1,541.25	1,541.25 000181
TOTAL FOR BANK B						1,541.25	
TOTAL FOR REGISTER						1,541.25	

