

Aberdeen
Community Development District
March 24, 2026

AGENDA

Aberdeen Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

March 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, March 24, 2026 at 6:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Ratification of Agreements:
 - A. Aberdeen Swim Team
 - B. Cardinal Vending Machine
- IV. Consideration of Proposal for Pond Bank Repairs (*under separate cover*)
- V. Consideration of Resolution 2026-04, Declaring 2018 Project Complete
- VI. Discussion of Current Collectives
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operation Manager
 - E. Amenity Center Manager - Report
- VIII. Supervisor's Request and Public Comments

- IX. Approval of Consent Agenda
 - A. Approval of the Minutes of the February 24, 2026 Meeting
 - B. Balance Sheet as of February 28, 2026 and Statement of Revenues and Expenses for the Period Ending February 28, 2026
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- X. Next Scheduled Meeting – April 28, 2026 @ 4:00 p.m. @ Aberdeen Amenity Center
- XI. Adjournment

Board Oversight

Landscape Maintenance: *Supervisor Fogel*

Amenity Center: *Supervisor Egleston*

Security: *Supervisor Marmo*

Pond Maintenance: *Supervisor Perez*

Finance & Accounting: *Supervisor Clarke*

THIRD ORDER OF BUSINESS

A.

**AGREEMENT BY AND BETWEEN THE
ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
AND ABERDEEN RAYS INC., REGARDING THE USE
OF THE DISTRICT'S COMPETITION POOL**

THIS AGREEMENT ("Agreement") is made and entered into this 24 day of February 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, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

Aberdeen Rays Inc., a non-profit swim club, with a mailing address of 265 N. Aberdeenshire Dr., St. Johns, Florida ("Swim Team").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District owns and maintains as public improvements a recreation facility which includes a competition pool ("Amenity Facility"); and

WHEREAS, Swim Team approached the District and desires to make use of the District's competition pool at the District's Amenity Facility for practices and hosting of swim meets; and

WHEREAS, the District is willing to allow the Swim Team and its coaches to make use of the District's pool for practices and meets provided that such use does not impede the District's operation of the Amenity Facility as a public improvement.

WHEREAS, the District has determined that providing the Swim Team with the ability to use the pool is a benefit to the District, is a proper public purpose, and makes appropriate use of the District's public facilities.

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

2. GRANT OF LICENSE. The District hereby grants to the Swim Team a license to use the competition pool for Swim Team practices and swimming competitions in accordance with the Exhibits attached hereto and incorporated herein by reference (“License”). In consideration of said use of the competition pool, Swim Team agrees to the following conditions:

A. Swim Team’s access is limited to the competition pool, the adjacent pool deck, the Amenity Facility restrooms, and the parking lot serving the Amenity Facility. Additionally, Swim Team shall have non-exclusive use of starting blocks during Swim Team practices and swimming competitions. District does not hereby guarantee the operation, repair or future replacement of the starting blocks. No other use of, or access to, the Amenity Facility is permitted. Swim Team does not have the right to access or use other parts of the District’s swimming pool.

B. Swim Team’s access to the competition pool is limited to Swim Team practices and swimming competitions (“Swim Meets”) on the dates and terms set forth in **Exhibit A**; provided, however, that Swim Team must schedule and compensate two licensed lifeguards to be on duty at all times during Swim Meets.

C. The parties acknowledge that weather conditions will affect the use of the competition pool at any given time. The District shall have the right to temporarily close the competition pool on any given day due to inclement weather, including but not limited to, rain, lightning, hail, and strong winds. Swim Team shall abide by the decision of the District as to the closure of the competition pool.

D. Swim Team shall be responsible for the safety of its employees, Swim Team participants, guests, invitees, agents or students at all times that Swim Team is exercising its rights under this Agreement.

E. Only Swim Team participants and coaches using the pool for practice are permitted to enter the competition pool, except in case of emergency. Family members and/or guests of Swim Team may not use the competition pool in conjunction with this License.

F. Swim Team’s use of the competition pool shall be contemporaneous with the use of the Amenity Facility by Patrons (as that term is defined in the Policies Regarding District Amenity Facilities), and Swim Team’s use shall not impede or interfere with the operation of the Amenity Facility as a public improvement or with the use of any accessible means of entry such as but not limited to pool lift(s).

G. At least one outside swim lane shall be kept open at all times during Swim Team practice to allow Patrons to use the competition pool.

H. Swim Team’s use of the competition pool shall be subject to the policies and regulations of the District, including any existing or future policies or plans developed in response to the COVID-19 public health emergency and the

Guidelines for Swim Team Usage which are incorporated herein and attached as **Exhibit B**.

I. The parties acknowledge that the District shall have the right to temporarily or permanently close the competition pool, or make any other modifications to the operation of the competition pool at any time due to public health concerns, including the COVID-19 public health emergency, or as directed by Executive Order, or state or federal regulations, directives or guidance

3. WAIVER AND RELEASE. Each participant, and in the case of a participant under 18 years of age, each participant's parent or legal guardian, in any event or activity of the Swim Team shall execute a waiver and release in the form attached hereto as **Exhibit C**.

4. LICENSE FEE. Swim Team hereby agrees to pay District fees as set forth on Exhibit A, which obligates the Swim Team to pay 10% of collected registration fees to the District.

5. TERM. The term of the License shall be from January 1, 2026 through December 31, 2026, unless terminated or revoked pursuant to Paragraph 6, below. Any changes in renewal terms must be provided to District in writing by December 1st prior to the subsequent renew year. The covenants and obligations of Swim Team contained in sections 2, 9, 11 and 12 shall survive cancellation for acts and omissions that occurred during the effective term of the agreement.

6. SUSPENSION, REVOCATION AND TERMINATION. The District and the Swim Team acknowledge and agree that the license granted herein is a mere privilege and may be immediately 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 Swim Team written notice of the suspension or revocation, which shall be effective immediately upon receipt by Swim Team of the notice. Swim Team may terminate this Agreement upon written notice to the District. Swim Team shall have no claim whatsoever against the District for monetary damages, specific performance, or any other type of relief as a result of the District suspending or revoking the License.

7. PROFESSIONAL JUDGMENT. Swim Team represents that it is qualified to operate a swim team and to provide certified, trained and qualified coaches. Swim Team further represents that its coaches are certified as provided in Section 514.071, Florida Statutes. Swim Team shall maintain all required licenses and certifications in effect and shall at all times exercise sound professional judgment, including taking precautions for the safety of its participants and employees. All minors participating in the Swim Team shall only be with the written consent of a parent or guardian. The District shall in no way be responsible for the safety of any of Swim Team's employees, Swim Team participants, guests, invitees, agents or students. Any and all waivers signed by Swim Team's swimmers shall acknowledge the fact that the District is not responsible for the safety of Swim Team's employees, Swim Team participants, guests, invitees, agents or students and waive all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees arising from personal injury, death, or property damage

resulting in any manner whatsoever from use of the License by Swim Team. Swim Team shall remain an active Florida corporation in good standing during the term of this License.

8. CAPACITY OF POOL. Swim Team shall determine the size of each individual swim team and the appropriate ratio of its participants to coaches, provided, however, that Swim Team shall provide the expected number of swim team participants to the District's amenity manager ("Manager") and cooperate in good faith with the Manager to ensure that pool capacity is not exceeded.

9. INSURANCE AND INDEMNITY. Swim Team shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Swim Team, its employees, Swim Team participants, agents, students, guests or invitees. Swim Team shall provide evidence of such insurance in the form of an insurance certificate naming the District, its supervisors, staff and employees as certificate holders and additional insureds at least thirty (30) days prior to commencing use of the District's facilities under this Agreement. Additionally, the Swim Team agrees that its policy may not be canceled during the term of this Agreement without at least thirty (30) days written notice to the District.

Swim Team hereby agrees to defend, indemnify and hold harmless the District from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the License by Swim Team, its employees, swim team members, agents, participants, guests or invitees. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability 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. The provisions of this Paragraph shall survive suspension or revocation of the License or termination of this Agreement.

10. NOTICES. Any notice, request, demand or other communication ("Notice") given by either party to the other shall be deemed to have been properly sent or given when delivered by hand or when sent by certified mail, return receipt requested, by facsimile transmission or by overnight courier or delivery service. Counsel for each party may accept or deliver Notice on behalf of their respective clients. Upon execution of this License, the parties shall exchange addresses, phone and fax numbers where Notices may be provided. Any changes to this information shall promptly be provided to the other party.

11. CARE OF PROPERTY. Swim Team agrees to use all due care to protect the property of the District, its residents and landowners from damage, and to require any meet participants invited to the District's Amenity Facility to do the same. Swim Team agrees that it shall assume responsibility for any and all damage to the District's facilities or lands as a result of Swim Team's use under this Agreement other than damage which may be attributable to ordinary wear and tear as determined by the District. In the event that any damage to the District's facilities or lands

occurs, the District shall notify Swim Team of such damage. Swim Team agrees that the District may make whatever arrangements necessary, in its sole discretion, to promptly make any such repairs as is necessary to preserve the health, safety and welfare of the District's lands, facilities, residents and landowners. Swim Team agrees to reimburse the District for any such repairs within 30 days of receipt of an invoice from the District reflecting the cost of the repairs made under this Section.

12. 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. Notwithstanding this, the Swim Team's right to recover damages from the District on any and all claims of any type shall be limited in all instances to no more than one hundred dollars (\$100).

13. CONTROLLING LAW; VENUE; REMEDIES. This 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. The parties further agree that in addition to any other remedies or damages available, injunctive relief may also be appropriate to enforce the terms of the License.

14. 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.

15. NON TRANSFER. The License shall be for the sole use by Swim Team and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License shall cause the License to become voidable, in the sole discretion of the District.

16. ENTIRE AGREEMENT. This is the entire Agreement of the parties and may not be amended except in writing signed by both parties.

[INTENTIONALLY LEFT BLANK]

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

Attest:

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Marilee Giles
A38999D0EDC14F4...
Secretary

Signed by:
[Signature]
1E5D81F280894CF...
Chair/Vice Chair, Board of Supervisors

Witness:

ABERDEEN RAYS INC.

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

Signed by:
Ryan Howard
B19881ECF711440...
By: Ryan Howard

Beach, Katelyn
Print Name of Witness

Its: Vice President

- Exhibit A: Schedule and Terms of Swim Team Practices**
- Exhibit B: Guidelines for Swim Team Usage**
- Exhibit C: Waiver and Release**



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

B.

**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 24th day of February, 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 five percent (5%) 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**

Signed by:

A38899D0E9C14F4...
Secretary / Assistant Secretary

Signed by:

1E5B81F280884CF...
Chairperson, Board of Supervisors

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

Signed by:

3453F4198A9B414...
Licensee



VENDING SERVICES AGREEMENT

This agreement is made the 23rd day of February 2026, by and between Cardinal Vending and Markets, LLC (dba Florida Fresh Vending) (“Vendor”) located at 10117 Princess Palm Ave. Suite 340 Tampa, Fl 33610, and Aberdeen CDD (“Customer”) located at 110 Flower of Scotland Ave Saint Johns, FL 32259. In Consideration of the mutual promise herein contained and intending to legally bind hereby, the parties agree as follows:

- 1. Exclusive Right for Services.** Vendor shall have the exclusive right to sell snacks, beverages, and other food products through vending machines (“Services”) agreed upon locations on the Customer’s premises. Customer agrees not to permit the sale of such merchandise at the agreed upon locations. Customer warrants that they do not have an agreement with any other person or company which is in conflict with this agreement.
- 2. Equipment.** Vendor shall furnish on the premises of the Customer at the address listed above various vending machines that provide these items for sale. Customer and Vendor shall mutually agree on the number and type of machines to be installed at the Customer’s site. Vendor agrees, the expense, to install agreed upon equipment and furnish all supplies and labor for the maintenance thereof, all at the sole cost of Vendor; however, temporary, or occasional inability or failure to comply with this provision shall not constitute a breach hereof by Vendor. Customer shall furnish and provide all utilities in connection with equipment being installed. Customer agrees to notify Vendor promptly of any failure of the equipment to function properly as well as take all reasonable precautions to protect Vendor equipment from damage. Customer acknowledges that all vending machines, coffee, pantry and micro market equipment and products contained therein installed on the Customer’s premises in connection with this Agreement, are and shall remain the sole property of the Vendor, and Customer will not take any action to interfere with Vendor’s title thereto, nor allow any lien to be placed therein. Upon termination of this Agreement for whatever reason, Vendor shall have the right with notice to the Customer to remove any and all vending and micro market equipment belonging to the Vendor which has been installed on the premises of the Customer.
- 3. Commission.** Vender will pay five percent (5%) commission on vended beverage and snack items to Customer. Commission calculation for vending is based upon cash or credit card collected after deducting taxes, deposits, recycling fees, and other handling fees, if any. Vendor will pay commission if due to the Customer monthly.

4. **Service.** If Customer deems that Vendor service is unsatisfactory, it will be responsibility of the Customer to notify Vendor in writing and to request that a meeting be held within seven (7) days to discuss Vendor performance. At this meeting, a written agreement will set forth what areas of performance are unsatisfactory and what corrective measures must be taken within thirty (30) days to re-establish a performance level consistent with industry standards. Corrective measures outlined will be mutually agreed upon and objectively stated, so performance improvements can be described using specific, measurable terms. If, at the end of this 30-day period, Vendor has not taken corrective measures and is not performing at agreed upon standards, service by Vendor can be terminated by Customer upon thirty (30) days written notice.
5. **Term.** This agreement shall remain in full force for an initial term of one (1) year commencing from the date the Vendor equipment are installed and shall automatically renew itself thereafter for successive one (1) year terms unless written notice of termination is given by either party to the other at least sixty (60) days prior to the termination of the initial term or any renewal term. In the event that the number of Customer's employees or patrons using the Vendors equipment at the Customer premises diminishes, such that sales of products from the Vendor equipment are reduced substantially from the sales existing as the date of the agreement, Vendor may terminate this agreement upon sixty (60) days written notice.
6. **Notice.** Any notice required pursuant to this Agreement shall be sent via certified mail and addressed as follows.

Customer: Aberdeen CDD
110 Flower of Scotland Ave
Saint Johns, FL 32259
Attention: Kate Trivelpiece

Vendor: Cardinal Vending and Markets, LLC (dba
Florida Fresh Vending)
10117 Princess Palm Ave. Suite 340
Tampa, Fl 33610
Attention: Mark Pitts, General Manager

7. **Entire Agreement.** This Agreement contains the entire agreement between the parties and is a complete and exclusive statement of the terms herein and may not be modified except by writing signed by both parties. The waiver by either party of any provision of this Agreement shall not be deemed to constitute a waiver of any other provision, nor shall the invalidity of any portion of this Agreement impair the validity of any other provision.
8. **Binding Effect.** This Agreement shall insure to the benefit of and shall be binding on each party's successors and assigns.
9. **Governing Law.** The validity of this Agreement and any of its terms or provisions as well and duties of the parties hereunder shall be interpreted and construed pursuant to an in accordance with the laws of the Stat of Florida where this Agreement was signed.

10. Amendments. No amendment to this Agreement is effective unless it is in writing and signed by each party.

This Agreement has been executed by the parties hereto the day and year first above written.

Aberdeen CDD

Cardinal Vending and Markets, LLC.

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

EQUIPMENT PLACEMENT AGREEMENT

Name of Customer's Business (DBA): Aberdeen CDD		
Customer's Full Legal Name (from W-9): Aberdeen CDD		
Customer number(s) (if known):		
Address of Customer (Associated with Customer Legal Name from W-9): 110 Flower of Scotland Ave		
City: Saint Johns	State: FL	Zip: 32259
Equipment description (type, asset number, serial number)	Lease fee	
Stack Vendor 721	_0_	
<p><i>Failure to return rental property or equipment upon expiration of the rental period and failure to pay all amounts due (including costs for damage to the property or equipment) are evidence of abandonment or refusal to redeliver the property, punishable in accordance with Section 812.155, Florida Statutes.</i></p> <p>Customer initials: _____</p>		

Cardinal Vending and Markets, LLC d/b/a Florida Fresh Vending & Markets ("Company") will provide the Equipment at the Site(s) (each as defined in the attached Terms and Conditions), subject to this Equipment Placement Agreement, including the attached Terms and Conditions attached hereto and incorporated herein. Customer has read and agrees to the attached Terms and Conditions. This Agreement will not constitute a contract until accepted in writing by an authorized representative of Company. By signing this Agreement in the space provided, I acknowledge that I have the authority to sign and have read and understood and agree to be bound by the terms and conditions of this Agreement.

<p>Customer: Aberdeen CDD</p> <p>_____</p> <p>(Signature)</p> <p>Print Name _____</p> <p>Title _____</p> <p>Date _____</p>	<p>Cardinal Vending and Markets, LLC d/b/a Florida Fresh Vending & Markets</p> <p>_____</p> <p>(Signature)</p> <p>Print Name _____</p> <p>Title _____</p> <p>Date _____</p>
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Terms and Conditions

In consideration of the mutual promises set forth below, Cardinal Vending and Markets, LLC d/b/a Florida Fresh Vending & Markets (“**Company**”) and the above-named customer, on behalf of itself and its outlets, including but not limited to all outlets owned, operated and/or managed by associates, parents, subsidiaries, affiliates and franchisees of Company’s customer (collectively, the “**Customer**”), agree to the following terms and conditions of this Equipment Placement Agreement (“**Agreement**”):

1. Equipment Installation. Company and/or its authorized agent will deliver and/or install equipment at any time (including equipment as listed above, equipment provided prior to this Agreement being signed and/or any other equipment placed by Company at the Site, as defined below), including, without limitation, vending machines, coffee equipment, coolers, fountain equipment, water dispensers, microwaves, unattended retail enclosures, racks, ice cream freezers and/or any replacement parts, replacements, additions and accessories, or any portion thereof (collectively, “**Equipment**”) at Customer locations mutually agreed upon by the parties (each, a “**Site**”), and Customer will use the Equipment at such Sites. Customer, at its sole expense, will provide all necessary service connections at the Site for the installation and operation of the Equipment. Customer represents and warrants that plumbing, electric service, and structural integrity at the Site is, and throughout the term of the Agreement will be, proper and adequate for the installation and continued placement of the Equipment, and represents and warrants that it will not use extension cords or other electrical connections not otherwise approved by Company.

2. Equipment Operation. Customer hereby guarantees that: (a) no logo, trademark, advertisement, branding or other indication of Company’s ownership of the Equipment will be obstructed, defaced, or removed, and no other logo, trademark, or advertisement will be attached to the Equipment; (b) if the Equipment contains an illuminated sign, Customer will keep such sign illuminated at all times; (c) the Equipment will not be obstructed; (d) Customer will request and obtain Company’s prior written approval before moving the Equipment from or within the Site, and the terms of this Agreement will continue to apply to such Equipment even if moved; (e) Customer will not sell, reassign, loan, lease, or rent the Equipment to any other person or entity; (f) no racks, merchandise, or any other objects will be placed on top of or attached to the Equipment; and (g) Customer will not attach the Equipment, or allow the Equipment to be attached, in such a manner as to become part of the realty as a fixture or otherwise, and the Equipment will be maintained so that it may be easily removed from the Site without damage to the Site, its buildings, realty or fixtures. Customer agrees to permit Company, or Company’s authorized representative, to place and install the Equipment at the Site. Company and/or its authorized agent will stock the Equipment and collect all proceeds from the sale of Products (as defined below).

3. Products; Taxes and Fees. Customer agrees to store in, sell through, and dispense from the Equipment only products purchased from Company and as specified by Company (“**Products**”). Customer will pay all taxes, licenses, charges, and other fees that may be imposed on the sale of Products through the Equipment, upon the Equipment itself, or in connection with this Agreement by any taxing authority.

4. Equipment Ownership. Company is, and at all times will remain, the exclusive owner of the Equipment, and Customer will protect Company’s title and keep the Equipment free from all claims, liens, and encumbrances. Customer’s obligations under this section remain until such time Company or Company’s agent picks up the Equipment. Customer authorizes Company to execute and file any instruments in any jurisdiction where it deems necessary to perfect and maintain Company’s interest in the Equipment.

5. Leasing of Equipment. Company leases the Equipment to Customer at the lease fee specified by Company, which is subject to change from time to time upon prior written notice to Customer. If Customer objects to an adjustment to the lease fee amount, Customer may terminate this Agreement upon written notice to Company, subject to the terms of Section 14 below.

6. Inspection; Notification; Reporting Technology; Data/Information Collection and Use. Company will have the right, during Customer’s regular business hours, to inspect the Equipment at Customer’s Site(s) or wherever the Equipment may be located and to review all records that relate to the Equipment. Customer will promptly notify Company of all details arising out of any lost or stolen Equipment, alleged encumbrances on the Equipment, or any accident allegedly resulting from the use or operation of the Equipment. Company will have the right to require Customer to comply with additional notification and reporting requirements and may change such requirements with prior written notice. Customer will notify Company within 30 days of any change to its address indicated on the signature page of this Agreement. Company’s records pertaining to this Agreement and any additional documents and/or records by and/or between the parties describing the Equipment and/or the Sites where such Equipment is placed, will constitute the official book of record pertaining to the Equipment.

Customer agrees that Company may implement and use cameras, photo recognition technology, shelf-sensors, and other technologies, tools, and processes to collect images, data and other information for any lawful purpose, including but not limited to stocking, status, and use of the Equipment, Customer’s compliance with this Agreement and any other agreement between it and Company, and for any other purposes, including to

facilitate the business relationship between the parties and defend against liability or other claims made by Customer or third parties as it relates to the Equipment.

7. Service and Repair. Customer will, at its expense, take good care of the Equipment and will not remove, alter or otherwise damage any part or portion of the Equipment. Subject to the terms herein, and subject to Customer’s prompt notice of an issue with the Equipment, Company agrees to provide reactive service for the Equipment, directly or through an authorized agent of Company, including necessary replacement, return, repair, and removal of Equipment, as determined in Company’s sole discretion (“**Service**”) during the term of the Agreement. Customer will allow Company’s employees and agents to enter its premises and/or the Site for the purpose of inspection and/or performance of Service. Company may, and reserves the right to, bill Customer its standard rate per service call for any Service performed. Customer’s sole recourse against Company with respect to Service provided by Company for the Equipment is that Company will correct any defective workmanship at no additional charge to Customer, provided that Company is given prompt notification of any defective workmanship. Company will not otherwise be liable for negligent acts or omissions committed with regard to Service of the Equipment, including that it will have no responsibility or liability for incidental, consequential, or special damages occasioned by such negligent acts or omissions. Customer may not use any other third party to provide service or repair to the Equipment at any time. **FOR THE AVOIDANCE OF DOUBT, COMPANY IS NOT OBLIGATED TO PERFORM ANY ROUTINE OR PREVENTATIVE MAINTENANCE ON THE EQUIPMENT.**

8. Return of Equipment; Failure to Return. Within 15 days from the expiration or termination of this Agreement, Customer will notify Company that the Equipment is available for return and pick-up by Company or Company’s agent at the Site or another business location as mutually agreed by the parties. The returned Equipment must include, without limitation, any and all parts, replacements, additions and accessories, including any refrigeration decks and any refrigerant contained therein. Company will have the right to accept or reject the Equipment and bill Customer for any Equipment, in whole or in part, that is not returned in accordance with this section.

9. Disclaimer of Warranties. Customer acknowledges that Company is not the manufacturer of the Equipment. EXCEPT AS EXPRESSLY STATED HEREIN, COMPANY PROVIDES THE EQUIPMENT AND SERVICE TO THE EQUIPMENT ON AN “AS IS” AND “AS AVAILABLE” BASIS. COMPANY DOES NOT MAKE, AND HEREBY DISCLAIMS, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES OF ANY KIND INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES AS TO THE FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, DESIGN, CONSTRUCTION, CONDITION, SPECIFICATIONS, NON-INFRINGEMENT AND PERFORMANCE OF THE EQUIPMENT.

10. Liability; Guaranty. Except as otherwise expressly stated herein, Customer hereby assumes sole liability for any and all damage to (normal wear and tear excepted), or loss of, the Equipment from the time the Equipment is delivered to Customer until Company or Company’s agent picks up the Equipment. Customer assumes full responsibility to report any damage to, or loss of, the Equipment to Company immediately. Company, at its discretion, may require a guarantor to guarantee payment and/or performance of Customer’s obligations under this Agreement, and Customer hereby agrees to submit any such guaranty using the form provided by Company.

11. Exculpation. CUSTOMER ACKNOWLEDGES THAT THE INSTALLATION, USE, SERVICE, REPAIR, MOVEMENT AND OPERATION OF EQUIPMENT CARRIES INHERENT RISKS, INCLUDING BUT NOT LIMITED TO LEAKS, FLOODING, AND DAMAGE TO FIXTURES AND OTHER PROPERTY, AND LEAKS THAT COULD CREATE A HAZARD ON CUSTOMER’S PROPERTY. CUSTOMER ACKNOWLEDGES AND AGREES THAT (A) CUSTOMER IS SOLELY RESPONSIBLE, AND HAS A NONDELEGABLE DUTY, FOR MAINTAINING ITS PREMISES AND ALL EQUIPMENT ON ITS PREMISES, AND ENSURING THE EQUIPMENT IS USED AND OPERATED BY ITS EMPLOYEES, CUSTOMERS AND OTHER THIRD PARTIES PROPERLY SO AS TO NOT CAUSE ANY HAZARDS, LEAKS, FLOODING, INJURY OR DAMAGE, (B) CUSTOMER IS IN THE BEST POSITION TO MONITOR AND MAINTAIN THE EQUIPMENT IN A SAFE CONDITION SO AS TO AVOID HAZARDS, LEAKS, FLOODING, INJURY OR DAMAGE, (C) CUSTOMER IS OBLIGATED TO REPORT ANY ISSUES WITH THE EQUIPMENT REQUIRING SERVICE OR REPAIR IMMEDIATELY TO COMPANY, AND (D) COMPANY SHALL BEAR NO LIABILITY TO CUSTOMER OR ANY THIRD PARTIES FOR CLAIMS ARISING OUT OF HAZARDS, LEAKS, FLOODING, INJURY OR DAMAGE WHEN SUCH EVENTS RESULT FROM CUSTOMER’S FAILURE TO ADHERE TO ITS CONTRACTUAL AND NONDELEGABLE DUTIES TO PROPERLY MAINTAIN ITS PREMISES AND EQUIPMENT AS SET FORTH HEREIN.

Except as expressly stated in Section 7 above and except to the extent such claims arise out of Company's gross negligence or willful misconduct, Company will not be liable to Customer for, and Customer releases Company from, any claims based on or arising out of (a) injury to person or property in any way relating to the Equipment, including but not limited to the installation, use, operation, move, and/or Service of the Equipment, (b) Company or its authorized representative installing or otherwise servicing Customer's electrical, plumbing or other systems for the Equipment, or (c) Company moving or otherwise interacting with third party equipment, including equipment owned by Customer or another supplier or vendor of Customer (collectively, "**Third Party Equipment**"). In no event will Company be liable to Customer for any claims based upon or arising out of lost profits, loss of Product, lost data, consequential, special, or incidental damages in any way relating to the Equipment or Third Party Equipment, including but not limited to the installation, use, operation, move, and/or Service of the Equipment.

12. Compliance; Applicable Laws. Customer represents and warrants that throughout the term of the Agreement, it will comply with all applicable laws and regulations and all appropriate practices with respect to food and beverage safety, including the storing, preparation, and serving of food and beverages. Furthermore, Customer acknowledges and agrees to comply with all the Equipment manufacturers' specifications and product dispensing and preparation instructions and specifications. In the performance of all activities related to the Equipment, including, without limitation, the order, delivery, rejection, return, installation, purchase, lease, rent, possession, use, operation, control, move, maintenance, Service or disposition of the Equipment, or any portion thereof, Customer will take reasonable and necessary precautions for the safety of Customer's and Company's employees, contractors, subcontractors, representatives, agents, customers and consumers affected by Customer's business and the Site and will comply with all applicable federal, state, local and other laws, statutes, directives, regulations, and ordinances, including those pertaining to environmental protection and worker safety and all applicable technician certification and regulatory compliance requirements (collectively, "**Environmental, Health, and Safety Laws**"). Customer is responsible for ensuring its employees, contractors, subcontractors, representatives and agents follow Environmental, Health, and Safety Laws with respect to the handling and disposal of the Equipment and/or any materials contained therein.

13. Indemnity. Customer will indemnify and hold Company, its parent companies, subsidiaries and affiliates, and each of their officers, agents, employees, directors, shareholders, affiliates, successors, and assigns (hereinafter the "Indemnified Parties") harmless from and against all losses, damages, claims, suits, proceedings, settlements, judgments and liabilities of whatever nature, and all costs and expenses, including, without limitation, Indemnified Parties' reasonable attorneys' fees and expenses, resulting from any and all claims, demands, or rights of action that are caused by or result from Customer's or its employee's, contractor's, subcontractor's, representative's, or agent's ("**Customer Parties**") acts or omissions, including but not limited to negligent acts and willful misconduct in the order, delivery, rejection, return, installation, purchase, lease, rent, possession, use, operation, control, move, electrical or plumbing hookup or service, maintenance, Service, and/or disposition of the Equipment, or any portion thereof, or due to Company moving or otherwise interacting with Third Party Equipment, or due to Customer's breach of any representation, warranty, term, or condition of this Agreement.

In the event any governmental entity or third party asserts a claim or brings an action, suit, or proceeding against the Indemnified Parties for violations of Environmental, Health, and Safety Laws, or for damages, injuries, or losses that are the result, or alleged result, of the Customer Parties' failure to comply with the requirements of Environmental, Health, and Safety Laws, then Customer agrees to indemnify and hold the Indemnified Parties harmless from and against any such injury, loss, damages, penalty, settlements, judgments or fine and will pay, on the Indemnified Parties' behalf, all penalties, fines, settlements or judgments, resulting against all or any of the Indemnified Parties, including any interest thereon, court costs, and reasonable attorneys' fees and expenses; provided, however, that, to the extent it is demonstrated that the Indemnified Parties' acts or omissions contributed to the exposure or damage alleged, Company agrees to pay its pro rata portion of any injury, loss, damages, penalty, settlements, judgments or fine, and reimburse Customer the pro rata portion of the defense costs incurred.

14. Term and Termination. This Agreement is effective as of the date it is signed by both parties and will continue in effect with respect to each piece of Equipment until Company or Company's agent picks up the Equipment. Either party may terminate this Agreement without cause upon ten (10) days' written notice to the other party. Company may terminate this Agreement upon the occurrence of any of the following events of default (each, a "**Default**"): (a) Customer fails to make payment of any lease, rental or other amount owed to Company hereunder within five (5) days after the amount is due; (b) Customer transfers, lends, subleases, assigns, conveys, pledges, or encumbers the Equipment or attempts to do so; (c) Customer transfers, subleases, or assigns this Agreement in whole or in part (or attempts to do so); transfers all or substantially all of its assets to a third party, or transfers, conveys, assigns, or pledges a controlling interest or ownership of a Customer to a third party, by operation of law or otherwise, without Company's prior consent; (d) the Equipment

is levied, seized, or attached, whether by operation of law or otherwise; (e) Customer fails to perform or comply with any one or more terms, conditions, or provisions of this Agreement or any other agreement with Company; or (f) Customer is adjudicated insolvent by any court or tribunal or files voluntary petition in bankruptcy or enters into an arrangement with its creditors.

In the event of Default, Company will have the immediate right to exercise any one or more of the following remedies: (a) terminate this Agreement; (b) declare the entire amount of lease/rental fees immediately due and payable, without notice to or demand of Customer; (c) take possession of any or all of the Equipment without demand or notice wherever the same may be located, without any court order or other process of law; and (d) pursue any other remedy at law or in equity. In addition, in the event of a Default by Customer, Customer will be liable to Company for reasonable attorneys' fees and other costs incurred by Company in enforcing its rights under this Agreement by litigation or otherwise.

If the Equipment is not made accessible to Company by Customer within 15 days of the end of the term or termination of this Agreement, then Customer will pay all costs and expenses relating to the removal of the Equipment, in addition to other amounts that may be owed hereunder or at law or equity. All rights and remedies provided herein may be exercised exclusively, concurrently, or cumulatively with any other right or remedy hereunder, or as otherwise provided by law.

15. Governing Law, Jurisdiction, and Venue. This Agreement and any dispute arising out of or relating to this Agreement will be governed by and construed in accordance with the laws of the State of Florida, without reference to its conflict of law rules. In the event of any dispute arising out of or relating to this Agreement, the prevailing party will be entitled to recover its reasonable attorneys' fees and other costs and expenses of litigation. If litigation is pursued, the exclusive venue for such litigation will be in the federal or state courts located in Tampa, Florida, and the parties agree to submit to the personal jurisdiction of the courts in the State of Florida.

16. Jury Waiver, EACH PARTY, TO THE EXTENT PERMITTED BY LAW, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY ACTION OR OTHER LEGAL PROCEEDING ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT AND THE TRANSACTIONS IT CONTEMPLATES. THIS WAIVER APPLIES TO ANY ACTION OR LEGAL PROCEEDING, WHETHER ARISING IN CONTRACT, TORT OR OTHERWISE.

17. Confidentiality. During the Term, and for a three (3) year period thereafter, Customer will keep the terms of this Agreement confidential.

18. Casters (if applicable). If Customer requests that Company provide the Equipment equipped with casters, the following provisions will apply: (a) Customer represents and warrants that the Equipment is required by a governmental authority pursuant to applicable health, safety, sanitary, or other applicable codes or ordinances, or the Customer desires the Equipment, to be equipped with casters to permit the efficient and thorough cleaning of the Equipment and surrounding areas; and (b) Customer recognizes and acknowledges that the casters provided on the Equipment are not designed or intended to allow for the movement of the Equipment beyond the minimal distances required for cleaning of the immediate area, and are not designed for movement from room to room or other similar distances. Customer agrees that it will not, and will not permit its employees, agents, contractors, or subcontractors to, use the casters to move the Equipment beyond the short distances necessary to adequately clean and maintain the Equipment and immediately surrounding areas. Customer agrees not to otherwise move or displace the Equipment from the area in which it was placed by Company.

19. Miscellaneous. This Agreement will not be transferred, subleased, assigned, conveyed, or pledged, in whole or in part, by operation of law or otherwise, by Customer without the prior written consent of Company. This Agreement constitutes the entire agreement between the parties and will replace any prior agreements relating to the subject matter hereof between the parties and may be amended only in a writing signed by both parties. No modification or waiver under this Agreement will be enforceable unless in writing and signed by the party against whom enforcement is sought. Company does not agree to, and will not be bound by, any terms in Customer's purchase orders, pre-printed forms, proposals, quotations, catalogs, acknowledgements, acceptances, or other documents (including counteroffers), including any online terms and conditions referenced in any such documents or in a website, application or other digital or electronic format, that propose differing or additional terms and conditions or any addition, alteration, or deletion to, or of, the precise terms and conditions stated in this Agreement. Failure of Company to object to any terms such terms that now or in the future appear in any form or other communication from Customer will not be construed as a waiver of the provisions of this Agreement nor an acceptance of any such terms. Waiver by Company of any Default or breach of any of the terms of this Agreement, or any failure to enforce the same, will not in any way affect, limit, or waive Company's right to thereafter enforce or compel strict compliance to that or any other term hereof. The entity signing this Agreement is doing so on behalf of itself and on behalf of all of its outlets, including but not limited to all outlets owned, operated and/or managed by associates, parents, subsidiaries, affiliates and franchisees. Customer represents and warrants that it has the authority to do so, to bind the aforementioned

entities and outlets to the terms and conditions of this Agreement, and to require them, and guarantees that they will, comply with the terms and conditions of this Agreement. In consideration of these commitments by Customer, Company agrees to provide to those entities and outlets with Equipment as set forth in this Agreement. The provisions of Sections 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, and 20 and any additional provisions that by law or by their nature, sense and context should survive, will survive any termination or expiration of this Agreement.

20. Notices. The parties agree that all communications relating to the day-to-day provision of the Equipment will be exchanged between Company's and Customer's representatives. However, if any formal or legal notices are required in this Agreement, then such notices will be in writing and will be deemed duly given when actually received by the recipient specified below. Any such notice may be sent by recognized courier service, mail, or electronic mail and will be addressed to the recipients as set forth below:

Cardinal Vending and Markets, LLC, 10117 Princess Palm Avenue, Suite #350, Tampa, Florida 33610, Attn: Vice President and General Manager, with a copy to Deborah Pond, at the same address, and a copy via email to: notices@floridafreshvending.com.

if to Customer: To the address listed in this Agreement.

FIFTH ORDER OF BUSINESS

RESOLUTION 2026-04

[PROJECT COMPLETION RESOLUTION
FOR 2018 PROJECT]

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

Background

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 24 day of March 2026.

ATTEST:

**ABERDEEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: District Engineer's Certificate

Exhibit B: District Certificate

EXHIBIT A

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

March 24, 2026

Board of Supervisors
Aberdeen Community Development District

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Series 2018 Project

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

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

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

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

MATTHEWS DESIGN GROUP, LLC

_____, P.E.
Florida Registration No. _____
District Engineer

STATE OF _____
COUNTY OF _____

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

Notary Public, State of _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT B

**DISTRICT CERTIFICATE
REGARDING PROJECT COMPLETION**

March 18, 2026

Board of Supervisors
Aberdeen Community Development District

U.S. Bank National Association, as Trustee

RE: Completion of Series 2018 Project

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

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

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

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

DISTRICT MANAGER
ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Marilee
By: Marilee Giles
Its: District Manager

STATE OF Florida
COUNTY OF DUVAL

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



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

SEVENTH ORDER OF BUSINESS

E.

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

Operations Manager Update:

- The sidewalk and curbing was pressure washed in front of the basketball court.
- The stains were removed manually from the intake valves on the Recreation Pool. (Photos)
- Lights were replaced at 5 monuments by Lins Electric.
- The garbage cans were pressure washed, painted and new liners were added on the deck.
- The Gator was painted.
- A replacement bench was purchased and will be installed at the main lake on Longleaf.
- A new bike rack was purchased and will be installed at the back side of the Fitness Center.
- We installed a metal light cover to the Fitness Center Outdoor ground landscape light. (Photo)
- We powerwashed and put new foot grip tape on the lifeguard chairs for upcoming season. (Photo)
- Repaired lap pool railing foot cover.
- Removed broken wooden sign post at Fitness Center.
- The fencing at the end of Prince Albert was reinstalled with additional posts and wires. (Photos)

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: Pipe has been repaired. (Report & Photos from Red Rhino)**

GM/Lifestyle Update:

Facility Updates:

- Two replacement contour benches have been ordered from Southern Recreation for the Glasgow playground. We are currently waiting for shipment and installation.
- The RMS lifeguards started for the upcoming season. They were here for Spring Break and will work weekends from 11am-6pm until the end of May when the daily summer season begins.
- The Aberdeen Rays Spring Clinics have begun. They will be using the lap pool on Tuesday's, Wednesday's and Thursdays from 4:30-6:30pm.

Lifestyle Events Recap:

- The Vendor Village Spring Kickoff was held in the amenity parking lot on Saturday, March 7th.
- The 50+ Group held their St. Patricks Social in the Social Hall on March 13th.
- We hosted our Spring Break family BINGO night on Saturday, March 14th at 6:30pm at the Amenity Center. 50 People were in attendance. (Photos)

Lifestyle Upcoming Events:

- 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.
- We will hold our Annual Spring Eggstravaganza Saturday, April 4th from 12:00-3:00pm. We will have inflatables, a face painter, petting zoo, food trucks, egg hunts, crafts and more.
- The Spring Community Wide Yard Sale will be held on April 11th from 7am-1pm.

Operations & Facility Update



Stains Removed from intake valves from bottom of Family Pool



Light Cover @ Fitness Center



Lifeguard Chair



Garbage Cans on Pool Deck



New Fencing at Prince Albert

Areas Of Concern Update: Pool Pipe Leak Repair Completed



THURSDAY, FEBRUARY 19, 2026

Repair - Completed

Water Level: Full

Pool can be filled: Pool is filling via Autofill

Will be monitored by: Customer

Pump is: ON - Timer Box/Auto Mode

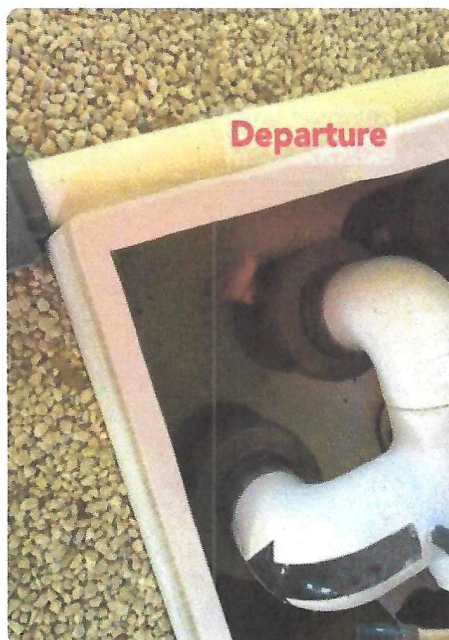
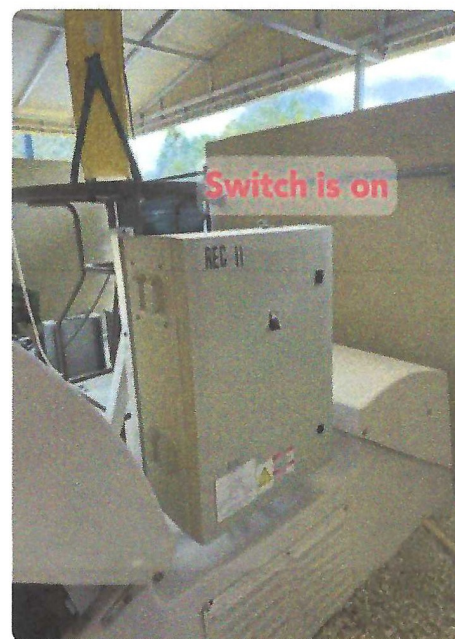
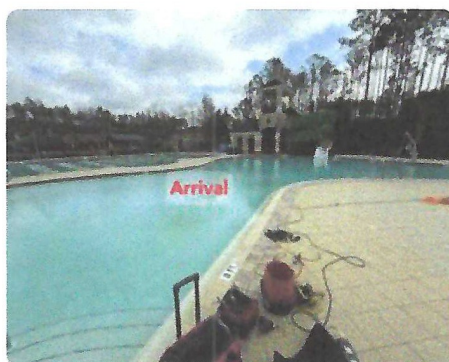
Valves were: Left the same

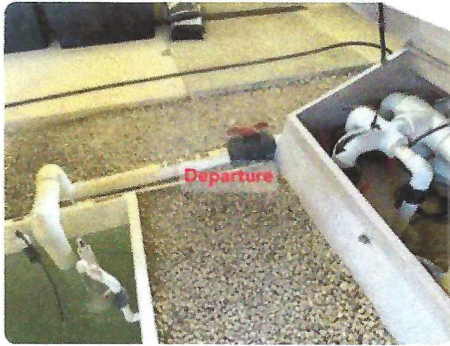
Bodies of water drained: None

Who is priming the pump: Customer

Additional Notes:

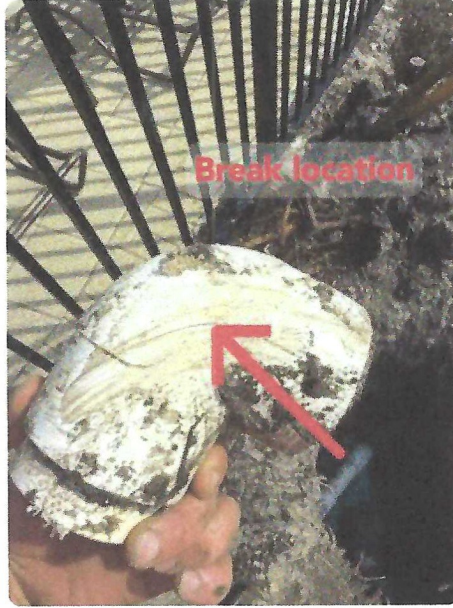
No additional notes





Repair - Pipe Break Work

Broken pipe work completed.



BINGO

Family Fun Night





NINTH ORDER OF BUSINESS

A.

**MINUTES OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, **February 24, 2026** at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

Lauren Egleston	Chairperson
Paul Fogel	Vice Chairman
Thomas Marmo	Supervisor
Richard Perez	Supervisor

Also present were:

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

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

**Consideration of Aberdeen Rays Swim Team
for Use of Amenity Competition Pool**

**This item was moved up and taken out of order.*

Mr. Howard of the Aberdeen Rays Swim Team stated our proposal mirrors last year with a four-week spring clinic starting in March and our swim season and fall clinic afterwards. Last year we had about 120 swimmers. We would like your thoughts on the proposed dates so that we can get everything lined up with our swim team parents.

On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor the use of the competition pool by the Aberdeen Rays swim team was approved.

EIGHTH ORDER OF BUSINESS Discussion of the Current Collectives

**This item was moved up and taken out of order.*

After Board discussion, this item tabled to a future meeting.

THIRD ORDER OF BUSINESS Ratification of Engagement Letter with Grau & Associates for Fiscal Year 2025 Audit

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2025 audit was ratified.

FOURTH ORDER OF BUSINESS Ratification of Lifeguard Staffing Agreement with Riverside Management Services

On MOTION by Mr. Fogel seconded by Mr. Perez with all in favor the lifeguard staffing agreement with Riverside Management Services was ratified.

FIFTH ORDER OF BUSINESS Consideration of Vending Machine Agreement with Cardinal Vending and Markets

Ms. Giles stated at the last meeting the board discussed the option to have a vending machine also at the fitness center. We brought the agreement back and it includes a vending machine at both locations.

Ms. Trivelpiece stated the 20% was denied. Basically 5% is what they give back to the district. I have worked with them, talked with management and they were firm on that. You can approve it at 5% back to the district or they will take the machines out.

Mr. Magee stated I looked at the vending agreements we have on file in our office and 5% seems to be the number.

Ms. Giles stated you can approve the agreement in substantial form and we can work with Kyle's office to change the 20% to 5%.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the vending machine agreement with Cardinal Vending and Markets was approved in substantial form.

SIXTH ORDER OF BUSINESS

Consideration of RFP Manual for Landscape and Irrigation Maintenance

Ms. Giles stated I did send the board a separate email after the agenda went out because it is a very large document. I worked closely with the staff, Jay put a lot of work into that scope of services. He made some changes to make the language in the scope of services a lot stronger in the landscape maintenance agreement. We will receive proposals in time to consider them at your April meeting so that we have the numbers in time for your budget.

On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor the RFP manual for landscape and irrigation maintenance services was approved.

NINTH ORDER OF BUSINESS

Staff Reports

D. Operation Manager – Report

**This item was moved up and taken out of order.*

Mr. Parker stated the pool has been fixed. He then gave an overview of the monthly operations report, copy of which was included in the agenda package.

Mr. Parker left the meeting at this time.

B. Engineer

**This item was moved up and taken out of order.*

Mr. Silverstein stated Jay and I had a meeting to discuss the action items on the inspection report. Mr. Silverstein left the meeting at this time.

A. Attorney

There being no comments, the next item followed.

C. Manager – Egis Site Visit

Ms. Giles stated Egis was onsite doing their yearly onsite inspection report and they also identified by color a few items of change. Purple was good changes, I think we were okay and red was moved from one tab to another and the yellows items they identified that should be added to your property schedule. Kate worked with Jay and Tommy to try to come up with those values. Once Supervisor Marmo is satisfied with the schedule that Kate sent him today we will send that to Egis and ask them how this affects our premium and decide if these changes need to be made for FY26 or if they can wait for FY27. Typically, we do these property schedules in March/April timeframe with the effective date of October 1st. We will continue to work with Tommy on that. It will have an effect on your yearly cost and we will schedule that in the budget.

E. Amenity Center Manager - Report

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

TENTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Ms. Egleston stated I sent a screenshot of a Facebook page about someone complaining about people heckling on the basketball courts. Is this something we can monitor and then figure out how to put resident access swipe on the basketball courts? I know that 75% of the people who use the basketball courts are not from Aberdeen.

Ms. Trivelpiece stated all the other communities around here have done that. That is an ongoing issue over there. That is a meet up place late at night.

ELEVENTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the January 27, 2026 Meeting

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the minutes of the January 27, 2026 meeting were approved as presented.

B. Acceptance of the Minutes of the January 27, 2026 Audit Committee Meeting

On MOTION by Mr. Marmo seconded by Mr. Fogel with all in favor the minutes of the January 27, 2026 audit committee meeting were accepted.

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

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

TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – March 24, 2026 @ 6:00 p.m. @ Aberdeen Amenity Center

Ms. Giles stated the next meeting is scheduled for March 24, 2026 at 6:00 p.m. in the same location.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the meeting adjourned at 5:24 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen
Community Development District

Unaudited Financial Reporting
February 28, 2026



Aberdeen
Community Development District
Combined Balance Sheet
February 28, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 84,404	\$ -	\$ 190,261	\$ -	\$ 274,666
Investments:					
State Board of Administration (SBA)	920	-	2,212	-	3,132
Custody	934,738	-	355,892	-	1,290,629
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	4,530	-	-	4,530
Prepayment A-1	-	1,718	-	-	1,718
Revenue	-	2,249,183	-	-	2,249,183
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	2,611	-	-	2,611
Prepayment A-2	-	4,013	-	-	4,013
General Redemption	-	275	-	-	275
Series 2018					
Reserve	-	65,583	-	-	65,583
Revenue	-	139,881	-	-	139,881
Prepayment	-	94	-	-	94
Redemption	-	1,000	-	-	1,000
Construction	-	-	-	112	112
Prepaid Expenses	3,094	-	-	-	3,094
Total Assets	\$ 1,023,156	\$ 3,065,763	\$ 548,365	\$ 112	\$ 4,637,396
Liabilities:					
Accounts Payable	\$ 72,487	\$ -	\$ 2,600	\$ -	\$ 75,087
Accrued Expenses	2,215	-	-	-	2,215
Total Liabilities	\$ 74,702	\$ -	\$ 2,600	\$ -	\$ 77,302
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 3,094	\$ -	\$ -	\$ -	\$ 3,094
Restricted for:					
Debt Service - Series	-	3,065,763	-	-	3,065,763
Capital Project - Series	-	-	-	112	112
Assigned for:					
Capital Reserve Fund	-	-	545,765	-	545,765
Unassigned	945,360	-	-	-	945,360
Total Fund Balances	\$ 948,454	\$ 3,065,763	\$ 545,765	\$ 112	\$ 4,560,094
Total Liabilities & Fund Balance	\$ 1,023,156	\$ 3,065,763	\$ 548,365	\$ 112	\$ 4,637,396

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,478,375	\$ 1,439,583	\$ 1,439,583	\$ -
Interest Income	15,000	6,250	2,126	(4,124)
Amenities Revenue/Misc	15,000	6,250	6,281	31
Total Revenues	\$ 1,508,375	\$ 1,452,083	\$1,447,990	\$ (4,093)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,600	\$ 1,400
FICA Expense	918	383	275	107
Assessment Administration	5,899	5,899	5,899	-
Engineering Fees	10,000	4,167	3,028	1,139
Arbitrage	600	250	-	250
Dissemination Agent	9,202	3,834	4,034	(200)
Attorney Fees	27,000	11,250	10,647	603
Annual Audit	3,475	1,448	-	1,448
Trustee Fees	9,000	4,788	4,788	-
Management Fees	62,288	25,953	25,953	(0)
Information Technology	2,124	885	885	(0)
Telephone	500	208	86	122
Postage	2,000	833	493	340
Printing and Binding	1,000	417	216	201
Insurance	14,050	13,239	13,239	-
Legal Advertising	2,000	833	384	449
Office Supplies	200	83	49	35
Other Current Charges	100	100	366	(266)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 162,531	\$ 79,746	\$ 74,118	\$ 5,628
Operations & Maintenance				
Amenity Center				
Insurance	\$ 57,064	\$ 51,666	\$ 51,666	\$ -
Repairs & Replacements	75,000	31,250	20,887	10,363
Special Events	20,000	8,333	7,438	896
Staff Uniforms	1,000	417	302	114
Recreational Supplies	900	375	-	375
Recreational Passes	1,000	417	345	72
Other Current Charges	500	208	-	208
Permit Fees	800	333	-	333
Office Supplies	2,000	833	719	114
Credit Card Machine Fees	900	375	327	48
Pest Control	3,000	1,250	1,118	132
Pool Chemicals - Poolsure	33,000	13,750	15,316	(1,566)
Refuse Service	16,000	6,667	6,656	11
Security	10,752	4,480	4,480	0
Website	1,800	750	750	-
Holiday Decorations	7,000	2,917	6,901	(3,984)
Subscriptions	2,000	833	755	78

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Utilities				
Water & Sewer	\$ 21,000	\$ 8,750	\$ 9,337	\$ (587)
Electric	39,600	16,500	14,333	2,167
Cable/Internet/Phone	20,000	8,333	5,491	2,842
Management Contracts				
Field Operations Management - FirstService	88,924	37,052	34,213	2,839
Pool Attendants/Lifeguards - RMS	52,000	21,667	-	21,667
Facility Management - FirstService	116,486	48,536	44,584	3,952
Janitorial Services - FirstService	59,472	24,780	19,824	4,956
General Facility Maintenance - FirstService	67,584	28,160	24,311	3,849
Resident Services Coordinator- FirstService	90,838	37,849	20,147	17,703
Management Fee - FirstService	14,928	6,220	7,584	(1,364)
Fitness Center Cleaning - Jani King	19,584	8,160	8,160	-
Subtotal Amenity Center	\$ 823,132	\$ 370,861	\$ 305,641	\$ 65,219
Ground Maintenance				
Electric	\$ 16,000	\$ 6,667	\$ 5,878	\$ 789
Streetlighting	40,000	16,667	14,559	2,107
Lake Maintenance	35,000	14,583	8,025	6,558
Landscape Maintenance	271,653	113,189	114,298	(1,109)
Landscape Contingency	30,000	12,500	9,211	3,289
Common Area Maintenance	13,000	5,417	1,000	4,417
Reuse Water	38,000	15,834	19,403	(3,569)
Irrigation Repairs	9,060	3,775	1,096	2,679
Subtotal Ground Maintenance	\$ 452,713	\$ 188,630	\$ 173,470	\$ 15,160
Total Operations & Maintenance	\$ 1,275,844	\$ 559,491	\$ 479,112	\$ 80,379
Capital Reserve Funding	\$ 70,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,508,375	\$ 639,237	\$ 553,229	\$ 86,008
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 812,846	\$ 894,761	\$ (90,101)
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	\$ -	\$ 812,846	\$ 894,761	\$ (90,101)
Fund Balance - Beginning	\$ -		\$ 53,694	
Fund Balance - Ending	\$ -		\$ 948,454	

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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 1,891,734	\$ 1,891,734	\$ -
Interest Income	10,000	10,000	20,019	10,019
Total Revenues	\$ 1,938,685	\$ 1,901,734	\$ 1,911,753	\$ 10,019
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)	\$ 1,570,965	\$ 1,570,984	\$ 19
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (22,852)	\$ 1,570,965	\$ 1,570,984	\$ 19
Fund Balance - Beginning	\$ 652,744		\$ 1,288,221	
Fund Balance - Ending	\$ 629,892		\$ 2,859,205	

Aberdeen
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 133,250	\$ 131,142	\$ 131,142	\$ -
Interest Income	5,000	2,083	1,683	(400)
Total Revenues	\$ 138,250	\$ 133,225	\$ 132,825	\$ (400)
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	\$ 88,268	\$ 82,868	\$ (5,400)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,335	\$ 88,268	\$ 82,868	\$ (5,400)
Fund Balance - Beginning	\$ 54,303		\$ 123,690	
Fund Balance - Ending	\$ 62,639		\$ 206,558	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Actual	
	Thru 02/28/26	
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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Capital Reserve Funding	\$ 70,000	\$ -	\$ -	\$ -
Impact fees	-	-	-	-
Interest	10,000	4,167	6,456	2,289
Total Revenues	\$ 80,000	\$ 4,167	\$ 6,456	\$ 2,289
Expenditures:				
Capital Outlay	\$ 100,000	\$ 41,667	\$ -	\$ 41,667
Repair and Replacements	100,000	41,667	9,980	31,687
Other Current Charges	1,000	417	10,261	(9,844)
Total Expenditures	\$ 201,000	\$ 83,750	\$ 20,241	\$ 63,509
Excess (Deficiency) of Revenues over Expenditures	\$ (121,000)	\$ (79,583)	\$ (13,785)	\$ (61,220)
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)		\$ (13,785)	
Fund Balance - Beginning	\$ 528,153		\$ 559,550	
Fund Balance - Ending	\$ 407,153		\$ 545,765	

Aberdeen
Community Development District
Long Term Debt Report

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

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

Series 2018 Special Assessment Revenue Refunding Bonds	
Interest Rate:	4%-5.1%
Maturity Date:	5/1/2049
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$ 65,583
Reserve Fund Balance	65,583
Bonds Outstanding: 11/1/2018	\$ 2,065,000
Less: Principal Prepayment - 2/1/20	(5,000)
Less: Principal Payment - 5/1/20	(30,000)
Less: Principal Prepayment - 8/1/20	(5,000)
Less: Principal Prepayment - 11/1/20	(5,000)
Less: Principal Payment - 5/1/21	(35,000)
Less: Principal Prepayment - 5/1/21	(5,000)
Less: Principal Payment - 5/1/22	(35,000)
Less: Principal Prepayment - 5/1/22	(5,000)
Less: Principal Payment - 5/1/23	(35,000)
Less: Principal Prepayment - 8/1/23	(5,000)
Less: Principal Prepayment - 11/1/23	(5,000)
Less: Principal Payment - 5/1/24	(40,000)
Less: Principal Prepayment - 5/1/24	(5,000)
Less: Principal Prepayment - 11/1/24	(5,000)
Less: Principal Prepayment - 2/1/25	(5,000)
Less: Principal Payment - 5/1/25	(40,000)
Less: Principal Prepayment - 5/1/25	(5,000)
Less: Principal Prepayment - 11/1/25	(5,000)
Current Bonds Outstanding	\$ 1,790,000

C.

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2020 DEBT ASMT	SERIES 2018 DEBT ASMT	O&M ASMT
NET ASSESSMENTS TAX ROLL	50,936	3,555,644.72	1,942,646.44	134,671.52	1,478,326.77
TAX ROLL RECEIVED		3,462,458.50	1,891,733.63	131,142.05	1,439,582.82
BALANCE DUE		7,018,103.22	3,834,380.07	265,813.57	2,917,909.59

Units include 49,000 square feet of Commercial

SUMMARY OF TAX ROLL RECEIPTS					
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2020 DEBT RECEIPTS	SERIES 2018 DEBT RECEIPTS	O&M RECEIPTS
1	11/5/2024	18,051.31	9,862.43	683.70	7,505.18
2	11/18/2025	82,880.57	45,282.26	3,139.14	34,459.17
3	11/21/2025	96,949.56	52,968.94	3,672.00	40,308.62
4	12/16/2025	115,928.56	63,338.22	4,390.84	48,199.50
5	12/21/2025	184,499.94	100,802.58	6,988.01	76,709.35
6	01/14/2026	2,846,715.44	1,555,318.95	107,820.53	1,183,575.96
7	01/27/2026	7,732.96	4,224.95	292.89	3,215.12
8	02/15/2026	109,700.16	59,935.30	4,154.94	45,609.92
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
TOTAL TAX ROLL RECEIPTS		3,462,458.50	1,891,733.63	131,142.05	1,439,582.82
PERCENT COLLECTED TAX ROLL		97.38%	97.38%	97.38%	97.38%

D.

Aberdeen

Community Development District

Check Run Summary February 28, 2026

	Check Date	Check No.		Amount
General Fund - Wells Fargo				
Payroll	2/25/26	51058-51061	\$	738.80
Total			\$	738.80
General Fund - Wells Fargo				
Accounts Payable	2/3/26	5443	\$	3,450.31
	2/13/26	5444-5465		60,574.16
	2/20/26	5466-5469		15,995.55
	2/26/26	5470		150.00
			\$	80,170.02
Capital Reserve Fund - Wells Fargo				
Accounts Payable	2/13/26	182-184	\$	8,479.67
			\$	8,479.67
Total			\$	88,649.69
Autopayments - Wells Fargo				
	2/13/26	JEA Utilities	\$	12,662.33
	2/17/26	Comcast		585.29
	2/20/26	GFL Environmental		1,375.58
	2/24/26	Comcast		293.95
Total			\$	14,917.15

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51058	15	LAUREN Q EGLESTON	184.70	2/25/2026
51059	18	PAUL R FOGEL	184.70	2/25/2026
51060	19	RICHARD A PEREZ	184.70	2/25/2026
51061	16	THOMAS G MARMO	184.70	2/25/2026
TOTAL FOR REGISTER			738.80	

ABER ABERDEEN

TLEE

ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 02.24.26

	Supervisor	In Attendance	Fees
1.	Lauren Egleston Chairperson	<input checked="" type="checkbox"/>	\$200
2.	Susie 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:

Mark M

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/26	00333	12/09/25	1109	202512	320	53800	45920		FNL PMT HOLIDAY LIGHTS A BEAUTIFUL LIFE ENTERPRISES	*	3,450.31	3,450.31	005443
2/13/26	00326	12/22/25	INV13485	202512	320	53800	49420		UNIFORMS ORDER BOUNDLESS NETWORK INC	*	236.14	236.14	005444
2/13/26	00263	10/06/25	0001202	202510	320	57200	46000		SERVICE CALL-ACESS POINT CRN JAX LLC	*	285.00	285.00	005445
2/13/26	00259	1/29/26	11121966	202601	320	53800	45918		JAN PROPERTY MANAGER	*	864.00		
		1/29/26	11121966	202601	320	53800	45506		JAN JANITOR	*	864.00		
		1/29/26	11121966	202601	320	53800	45921		JAN MAINTENANCE CREW	*	864.00		
		1/29/26	11121966	202601	320	53800	46000		JAN MIANT SUPERVISOR	*	864.00		
									FIRST SERVICE RESIDENTIAL			3,456.00	005446
2/13/26	00259	1/30/26	11120984	202601	320	53800	45918		JAN GENERAL MANAGER	*	3,999.20		
		1/30/26	11120984	202601	320	53800	45915		JAN FRONT DESK	*	658.97		
		1/30/26	11120984	202601	320	53800	45506		JAN JANITORIAL	*	1,899.51		
		1/30/26	11120984	202601	320	53800	46000		JAN SUPVR BUILDING MAINT	*	2,947.33		
		1/30/26	11120984	202601	320	53800	45917		JAN BUILDING MAINT	*	2,206.10		
									FIRST SERVICE RESIDENTIAL			11,711.11	005447
2/13/26	00213	10/30/25	92098	202510	320	53800	46100		OCT LAKE MAINTENANCE	*	2,675.00		
									FUTURE HORIZONS, INC			2,675.00	005448
2/13/26	00213	1/30/26	93316	202601	320	53800	46100		JAN LAKE MAINTENANCE	*	2,675.00		
									FUTURE HORIZONS, INC			2,675.00	005449
2/13/26	00301	1/29/26	79187	202601	320	57200	46000		CCTV SYSTEM-AMENITY CNTR	*	95.00		
									HI TECH SYSTEM ASSOCIATES INC			95.00	005450

ABER ABERDEEN TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/13/26	00301	2/01/26	437576	202602	320-53800	45400		FEB SECURITY SERVICES HI TECH SYSTEM ASSOCIATES INC	*	895.99	895.99	005451
2/13/26	00309	2/01/26	JAK02260	202602	320-53800	45927		FEB JANITORIAL SERVICES JANI-KING OF JACKSONVILLE	*	1,632.00	1,632.00	005452
2/13/26	00311	1/28/26	22240	202601	320-57200	46000		BASKETBALL COURT LIGHTS LIN'S ELECTRIC INC	*	232.50	232.50	005453
2/13/26	00275	11/05/25	CINV-150	202511	320-57200	46000		QRTLY PREVENTATIVE MAINT HEARTLINE FITNESS PRODUCTS INC	*	411.00	411.00	005454
2/13/26	00275	1/23/26	CINV-161	202601	320-57200	46000		GYM EQUIPMENT REPAIR HEARTLINE FITNESS PRODUCTS INC	*	132.00	132.00	005455
2/13/26	00079	2/01/26	13129563	202602	320-53800	45507		FEB POOL CHEMICALS POOLSURE	*	3,133.89	3,133.89	005456
2/13/26	00319	1/31/26	801003	202601	320-53800	46200		JAN LANDSCAPE MAINTENANCE RUPPERT LANDSCAPE LLC	*	22,859.61	22,859.61	005457
2/13/26	00334	12/04/25	92	202512	320-57200	49400		SHELLBACK-#2001 & #2002 EUGENE A THOMAS	*	400.00	400.00	005458
2/13/26	00017	2/01/26	733	202602	310-51300	34000		FEB MANAGEMENT FEES	*	5,190.67		
		2/01/26	733	202602	310-51300	35100		FEB INFO TECH	*	177.00		
		2/01/26	733	202602	310-51300	31300		FEB DISSEM AGENT SRVCS	*	766.83		
		2/01/26	733	202602	310-51300	51000		OFFICE SUPPLIES	*	.57		
		2/01/26	733	202602	310-51300	42000		POSTAGE	*	53.08		
		2/01/26	733	202602	310-51300	42500		COPIES	*	53.70		
										6,241.85	005459	

ABER ABERDEEN TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/13/26	00286	1/31/26	7550305	202601	310-51300-48000			*	74.08		
			1/19 AUDIT MTG #11944068				GANNETT MEDIA CORP			74.08	005460
2/13/26	00323	2/21/26	4439	202602	320-53800-46300			*	1,100.00		
			TREE REMOVAL				TREE WORK BY MITCH DRAKE & SONS			1,100.00	005461
2/13/26	00323	2/26/26	4440	202602	320-53800-46300			*	1,500.00		
			TREE REMOVAL				TREE WORK BY MITCH DRAKE & SONS			1,500.00	005462
2/13/26	00323	2/26/26	4441	202602	320-53800-46300			*	600.00		
			TREE REMOVAL				TREE WORK BY MITCH DRAKE & SONS			600.00	005463
2/13/26	00060	2/03/26	62184351	202602	320-53800-45926			*	119.55		
			FEB PEST CONTROL				TURNER PEST CONTROL LLC			119.55	005464
2/13/26	00060	2/03/26	62184498	202602	320-53800-45926			*	108.44		
			FEB PEST CONTROL AMENITY				TURNER PEST CONTROL LLC			108.44	005465
2/20/26	00335	2/12/26	194659	202601	310-51300-31100			*	992.50		
			JAN ENGINEERING SERVICES				DCCM INFRASTRUCTURE INC			992.50	005466
2/20/26	00259	2/01/26	11123071	202602	320-53800-45921			*	1,244.00		
			FEB MANAGEMENT FEES								
		2/01/26	11123071	202602	320-53800-45921			*	50.00		
			FEB GEN MGR PHONE BILL								
		2/01/26	11123071	202602	320-53800-45921			*	50.00		
			FEB MAINT SUPV PHONE BILL				FIRST SERVICE RESIDENTIAL			1,344.00	005467
2/20/26	00259	2/13/26	11124531	202602	320-53800-45918			*	3,999.20		
			FEB GENERAL MANAGER								
		2/13/26	11124531	202602	320-53800-45915			*	729.49		
			FEB FRONT DESK								
		2/13/26	11124531	202602	320-53800-45506			*	1,743.05		
			FEB JANITORIAL								
		2/13/26	11124531	202602	320-53800-46000			*	3,004.54		
			FEB SUPV BUILDING MAINT								
		2/13/26	11124531	202602	320-53800-45917			*	2,193.14		
			FEB BUILDING MAINT				FIRST SERVICE RESIDENTIAL			11,669.42	005468
							ABER ABERDEEN				
							TLEE				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/20/26	00151	2/16/26 02162026	202602 320-57200-46000	DEP KAYPARK CONTOUR BENCH SOUTHERN RECREATION	*	1,989.63	1,989.63 005469
2/26/26	00221	2/01/26 3203	202602 320-53800-45919	FEB MAINT & NEWS LETTER ROBERTA G NAGLE	*	150.00	150.00 005470
TOTAL FOR BANK A						80,170.02	
TOTAL FOR REGISTER						80,170.02	

ABER ABERDEEN TLEE

INVOICE

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

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



RECEIVED
 JAN 15 2026
 BY: _____

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

Invoice details
 Invoice no.: 1109
 Terms: Net 30
 Invoice date: 12/09/2025
 Due date: 01/08/2026

*Holiday
 Lights
 *Remaining balance
 Due.
 300,538.00.45920*

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Holiday Lighting Reinstall	Tower- Front Entrance- Install WW minis on the 4 palm trees at main entrance tower	0.5	\$630.00	\$315.00
2.		Holiday Lighting Reinstall	Install 3 pre-lit 48" wreaths w/bows to Tower	0.4999859	\$354.75	\$177.37
3.		Holiday Lighting Reinstall	Install WW minis on 6 palm trees at the main Clubhouse	0.5	\$1,260.00	\$630.00
4.		Holiday Lighting Reinstall	Install pre-lit 48" wreath w/ bow at the Clubhouse	0.5	\$118.50	\$59.25
5.		Holiday Lighting Reinstall	Install pre-lit 48" wreath w/bow on Fitness Center	0.4999839	\$310.65	\$155.32
6.		Holiday Lighting Reinstall	Install WW minis on 2 Palm trees by Fitness Center	0.5	\$315.00	\$157.50
7.		Take Down	Removal of all lights and Greenery	0.4999924	\$656.25	\$328.12
8.		Equipment Charge	Boom equipment for install and take down	0.5	\$600.00	\$300.00
9.		Storage	Storage of all lights and greenery	0.5	\$150.00	\$75.00
10.						

New Install



26 24" wreaths and 26 12" red and gold bows applied to community monuments

0.5

\$2,505.50

\$1,252.75

Ways to pay

VISA  DISCOVER BANK  PAYPAL VENMO

[View and pay](#)

Total

\$3,450.31



boundless

Invoice # INV134859

Invoice Date: 12/22/2025
Page: 1 of 2

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

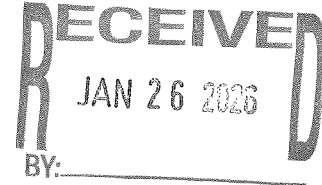


Table with 1 column: Bill To. Content: Aberdeen Community, Kate Trivelpiece, 110 Flower Of Scotland Ave, Saint Johns, FL 32259-6937

Table with 1 column: Ship To. Content: Aberdeen Community, Kate Trivelpiece, 110 Flower Of Scotland Ave, Saint Johns, FL 32259-6937

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

Main invoice table with columns: Qty Ordered, Qty Shipped, Description, Item Size, Item Color(s), Logo Name, Logo Placement, Unit Price, Ext Price. Contains 8 rows of item details.



INV134859



Invoice # INV134859

Invoice Date: 12/22/2025
Page: 2 of 2

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):L						\$29.22	\$29.22

Subtotal	\$217.42
Freight	\$18.72
Sales Tax	\$0.00
Total	\$236.14
Payment	\$0.00
Amount Due	\$236.14

Original Order No: Sales Order #SO96772

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



INV134859

CRN Jax
13245 Atlantic Blvd Suite 4-390
Jacksonville, FL 32225
904-610-0630



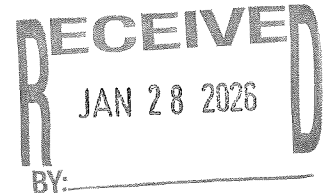
Aberdeen CDD
110 Flowers of Scotland Ave
St Johns, FL 32259

Invoice Number 0001202
Date of Issue 10/06/2025
Due Date 11/05/2025
Amount Due (USD) \$303.53

Description	Rate	Qty	Line Total
Service call Installation and configuration of the new Access Point device.	\$100.00 +St. Johns	1	\$100.00
Access Point NETGEAR wireless AP AX3000 and power adapter	\$185.00 +St. Johns	1	\$185.00
	Subtotal		285.00
	St. Johns (6.5%)		18.53
	Total		303.53
	Amount Paid		0.00
	Amount Due (USD)		\$303.53

Terms
Please call me at 904-610-0630 or email me at AJ@CRNJax.com with any issues/questions.
Thank you for your business!

R & R
300 57000
KS
46000
95402





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

INVOICE

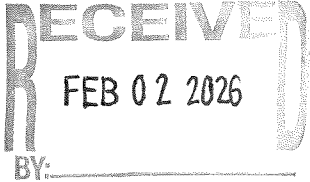
Invoice Number 11121966
 Invoice Date 1/29/2026
 Terms 15 ePay ACH BP
 Period Begin 1/1/2026
 Customer 100-0SNC
 Account # MED-0SNC
Total Amount Due: \$3,456.00

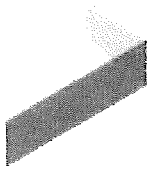
Medical Insurance

Date	Position	Employee	Amount
1/1/2026	320.53800.45918 Property Manager	Trivelpiece, Katherine	\$864.00
			Subtotal \$864.00
1/1/2026	320.53800.45506 Janitor	Oliver, Jason E	\$864.00
			Subtotal \$864.00
1/1/2026	320.53800.45912 Maintenance Crew	Newman, Joshua D	\$864.00
			Subtotal \$864.00
1/1/2026	320.53800.46000 Maintenance Supervisor	Parker, Jay	\$864.00
			Subtotal \$864.00

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

KS
2/2/26





FirstService

RESIDENTIAL

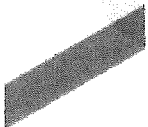
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;

INVOICE

Invoice Number 11120984
Invoice Date 1/30/2026
Terms 15 ePay ACH BP
Period Start 1/10/2026
Period End 1/23/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$11,711.11

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%	Orozco, Hailey	31.95 REG	\$16.50	\$658.97
				Subtotal	\$658.97
Staff, Janitorial	25.00%	Oliver, Jason E	8.00 HOLIDAY	\$17.86	\$178.59
Staff, Janitorial	25.00%	Oliver, Jason E	77.09 REG	\$17.86	\$1,720.92
				Subtotal	\$1,899.51
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$30.11	\$301.13
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 PTO	\$30.11	\$301.13
Supervisor, Building Maint	25.00%	Parker, Jay	46.30 REG	\$30.11	\$1,742.81
Supervisor, Building Maint	25.00%	Parker, Jay	16.00 VACATION	\$30.11	\$602.26
				Subtotal	\$2,947.33
Staff, Building Maint	25.00%	Newman, Joshua D	8.00 HOLIDAY	\$22.06	\$220.61
Staff, Building Maint	25.00%	Newman, Joshua D	72.00 REG	\$22.06	\$1,985.49
				Subtotal	\$2,206.10



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11120984
Invoice Date 1/30/2026
Terms 15 ePay ACH BP
Period Start 1/10/2026
Period End 1/23/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$11,711.11

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$11,711.11
				Tax	\$0.00
				Total	\$11,711.11
General Manager, Property Oper	320.53800	45918			\$3,999.20
Staff, Building Maint	320.53800	45917			\$2,206.10
Staff, Front Desk	320.53800	45915			\$658.97
Staff, Janitorial	320.53800	45506			\$1,899.51
Supervisor, Building Maint	320.53800	46000			\$2,947.33

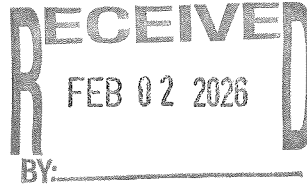
2/2/26
KD

RECEIVED
FEB 02 2026
BY: _____

Future Horizons, Inc

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

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



INVOICE

Invoice Number: 92098
 Invoice Date: Oct 30, 2025
 Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Aberdeen01	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		11/29/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in October 2025	2,675.00	2,675.00
Subtotal				2,675.00
Sales Tax				
Freight				
Total Invoice Amount				2,675.00
Payment/Credit Applied				
TOTAL				2,675.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

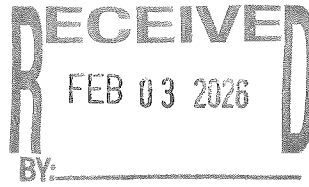
Future Horizons, Inc

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

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

INVOICE

Invoice Number: 93316
 Invoice Date: Jan 30, 2026
 Page: 1



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

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

Customer ID	Customer PO	Payment Terms	
Aberdeen01	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		3/1/26

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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 79187
Invoice Date: 01/29/2026
Completed: 01/29/2026
Terms: Due On Receipt
Bid#:
Service Ticket: 79187
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
10696117-CCTV - CCTV Cloud - Aberdeen CDD - 96 BUSH PL, Saint Johns, FL			
Minimum Service Call Charge	1.00	\$95.00	95.00
Sales Tax			0.00

*R: M
370.572.46000
RS
2/2/26*

RECEIVED
FEB 02 2026
BY: _____

Tech Resolution Note:
GBU: No GBU needed. Job complete.

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

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

Total	\$95.00
Payments	\$0.00
Balance Due	\$95.00



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 437576
Invoice Date: 02/01/2026
Completed: 02/01/2026
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!](#)

475 West Town Place

HiTechFlorida.com

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

RECEIVED
FEB 02 2026
BY: _____

*Security Contract
320.53800.45400
2/2/26*

Tech Resolution Note:
Thank you for choosing Hi-Tech!

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

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

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



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

Invoice	
Date 02/01/2026	Number JAK02260041
Due Date 02/28/2026	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

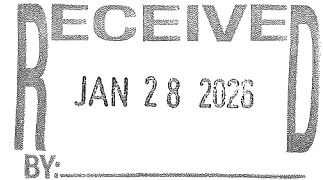
Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK02260041	02/01/2026	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	02/28/2026

Quantity	Description	Unit Price	Extended Price						
1	MONTHLY CONTRACT BILLING AMOUNT FOR FEBRUARY	1632.00	1632.00						
<p>RECEIVED FEB 02 2026</p> <p><i>Fitness Cleaning Contr.</i> 1.370.53800.45927 2/2/26</p>		<table border="1"> <tr> <td>Amount of Sale</td> <td>\$ 1,632.00</td> </tr> <tr> <td>Sales Tax</td> <td>\$ 0.00</td> </tr> <tr> <td>Total</td> <td>\$ 1,632.00</td> </tr> </table>		Amount of Sale	\$ 1,632.00	Sales Tax	\$ 0.00	Total	\$ 1,632.00
Amount of Sale	\$ 1,632.00								
Sales Tax	\$ 0.00								
Total	\$ 1,632.00								
<p>Pay On-Line: https://linktr.ee/janikingjax Make All Checks Payable To: JANI-KING OF JACKSONVILLE</p>									



INVOICE

Invoice Date: 01/28/2026
Invoice # 22240
Total Due **\$232.50**



Bill To:
 Aberdeen CDD

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

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

Service Date 1/6/2026

Description	Qty	Amount	Total
Services			
Labor Rates Basketball court lights are out. Troubleshoot and repair.	1.50	155.00	\$232.50

Work Performed
 Affected lighting is fed from front office, panel C. Said circuit is controlled by a timeclock to the right of panel which feeds a bank of contactors. Time clock is functioning correctly, as well as contactors. We also verified correct voltage at base of poles. Said poles have 2 heads on them, with the heads covering basketball court having individual photocells on them however the heads covering parking lot do not and are operational. We will need to access top of pole to further investigation. Afflicted heads are roughly 21foot from grade.

Estimate #10141 provided

Sub Total	Services	\$232.50
Total for Service Date		1/6/2026 \$232.50
Total Due		\$232.50

Payments

Total Payments **\$0.00**

01/06/26 13:07:39



01/06/26 13:07:40



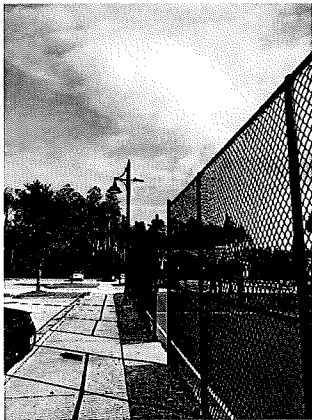
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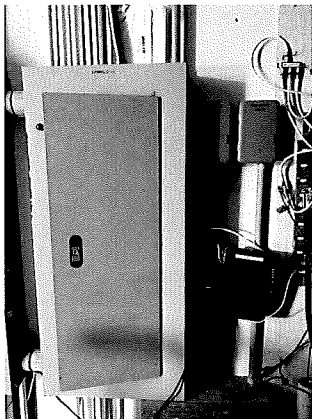
01/06/26 13:07:42



01/06/26 13:07:43



01/06/26 13:16:58



01/06/26 13:16:59



Total Due \$232.50



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

INVOICE

Invoice Number: CINV-150011
Invoice Date: November 5, 2025
Due Date: December 5, 2025
Terms: Net 30
Work Order #: 232993
Salesperson: Eileen Avila
Amount Due: USD 411.00

Bill To:

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

Ship To:

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

Description	Quantity	Unit Price	Amount
PM; Preventative Maintenance Gold	1	411.00	411.00
Memo: Date of Service: 11/5/2025 Completed pm Removed motor covers from treadmills, blew out debris, lubricated elevation systems and walking belts. Tested remaining cardio for proper function and sanitized. Inspected all strength equipment for damaged cables, loose or damaged hardware, damaged upholstery, and attachments. Lubricated guide rods, and cleaned and greased linear bearings as needed			
		Subtotal	411.00
	0	Total Tax	0.00
		Invoice Total	411.00
		Payment/CR	0.00
		Amount Due	411.00

*R&R
 370.577.00 .46000
 K2*

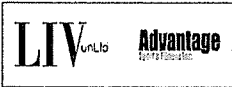
RECEIVED
 JAN 28 2026
 BY: _____

Mail Checks to:

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

Electronic Payments

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



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

INVOICE

Invoice Number: CINV-161154
Invoice Date: January 23, 2026
Due Date: February 22, 2026
Terms: Net 30
Quote Number: 00095219
Work Order # 281465
Salesperson: Alvaro Figares
Amount Due: USD 132.00

Bill To:

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

Ship To:

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

Description	Quantity	Unit Price	Amount
299FH; FIRST HOUR LABOR	1	132.00	132.00
Memo: Date of Service: 1/22/2026 Life fitness leg extension/leg curl Model#OSTWR7 – LEC S#102037823531: please see attached photos, after inspection, take his determined the frame of the machine is damaged. Both both holes are elongated and will not hold the bolt of any sort. At this point a frame would cost more money than a new machine. Tech will forward two sales official recommendation is to replace the machine.		Subtotal	132.00
	0	Total Tax	0.00
		Invoice Total	132.00
		Payment/CR	0.00
		Amount Due	132.00

RisR
 300.57200.46000
 RS

RECEIVED
 JAN 28 2026
 BY: _____

Mail Checks to:

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

Electronic Payments

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



Invoice

Date
Invoice#

2/1/2026
131295633830

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

Terms	Net 20
Due Date	2/21/2026
PO #	

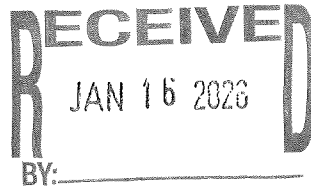
Bill To
GMS LLC Aberdeen CDD 475 West Town Place Suite 114 St. Augustine FL 32092

Ship To
Aberdeen CCD 110 Flowers of Scotland Jacksonville FL 32259

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

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

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



[Click Here to Pay Now](#)



131295633830



INVOICE

Date	Invoice#
Jan 31,2026	801003

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

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

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

Property Name	Terms	Due Date	Order Number
Aberdeen CDD (261012)	Net 30 Days	Mar 02,2026	

Description	Price	Total
Landscape Management For January As Per Contract, Due Mar 02, 2026	\$22,859.61	\$22,859.61

Landscape Cont.

300,53800 - 46200

KS

2/2/26

RECEIVED

FEB 02 2026

BY: _____

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.

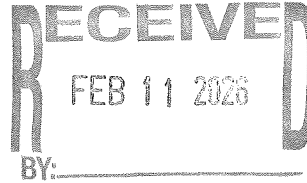


Invoice #0000092

Issue Date: Dec 4, 2025

Due Date: Dec 4, 2025

The Chair Spot
1816 Saint Johns Bluff Road South
Jacksonville, Florida 32246
United States
info@thechairspot.com
Phone: 904-566-4820



Customer Info:

Kate Trivelpiece
kate.trivelpiece@fsresidential.com
Phone: 19042170925

Shellback #2001(Red/gold) & #2002(White/gold)

Product or Service	Quantity	Price	Line Total
2001 Shellback Red/Gold			
2001 Shellback Queen Throne - Red/Gold	1	\$175.00	\$175.00
2002 Shellback White/Gold			
2002 Shellback Queen Throne - White/Gold	1	\$175.00	\$175.00
9003 Delivery Fee			
Rental Delivery Fee	1	\$50.00	\$50.00

* Check request to
be picked up.
Events 320.572.49400
KJ

Subtotal	\$400.00
Taxes	\$0.00
Invoice Total	\$400.00
Amount Paid	\$0.00
Balance Due	\$400.00

Mrs. Trivelpiece, this invoice represents the remaining amount due for your rental of two throne chairs. This amount is due upon delivery. Please make check payable to The Chair Spot. Thanks again for choosing The Chair Spot.

Leave us [a review!](#)

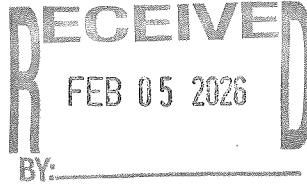
For rental terms & conditions, see <https://www.thechairspot.com/terms-and-agreement>.

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

Invoice

Invoice #: 733
Invoice Date: 2/1/26
Due Date: 2/1/26
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 - February 2026		5,190.67	5,190.67
Information Technology - February 2026		177.00	177.00
Dissemination Agent Services - February 2026		766.83	766.83
Office Supplies		0.57	0.57
Postage		53.08	53.08
Copies		53.70	53.70
Total			\$6,241.85
Payments/Credits			\$0.00
Balance Due			\$6,241.85

USA TODAY CO.



ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	INV DATE 01/31/26
INVOICE # 0007550305	INVOICE PERIOD Jan 1- Jan 31, 2026	CURRENT INVOICE TOTAL \$74.08	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$74.08	

BILLING ACCOUNT NAME AND ADDRESS Aberdeen Cdd/Gms SUITE 4 393 Palm Coast Pkwy Sw Palm Coast, FL 32137	PAYMENT DUE DATE: FEBRUARY 28, 2026 Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
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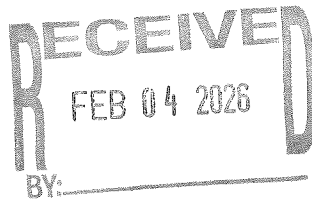
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com FEDERAL ID 47-2390983

Save A Tree! USA TODAY Co. is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
1/1/26	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/19/26	11944068	SAG St Augustine Record	January Audit Meeting		\$74.08



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!	Total Cash Amount Due	\$74.08
	Service Fee 3.99%	\$2.96
	*Cash/Check/ACH Discount	-\$2.96
	*Payment Amount by Cash/Check/ACH	\$74.08
	Payment Amount by Credit Card	\$77.04

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT NUMBER 764138		INVOICE NUMBER 0007550305		AMOUNT PAID \$74.08
CURRENT DUE \$74.08	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$74.08
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$77.04
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

000076413800000000000000075503050000740867179

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katelyn Beach
GMS, LLC
Aberdeen CDD c/o GMS, LLC
475 W. Town Place, Suite 114
St. Augustine FL 32092

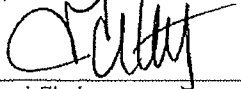
STATE OF WISCONSIN, COUNTY OF BROWN

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


SAG St Augustine Record 01/19/2026
SAG staugustine.com 01/19/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/19/2026



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$74.08	
Tax Amount:	\$0.00	
Payment Cost:	\$74.08	
Order No:	11944068	# of Copies:
Customer No:	764138	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

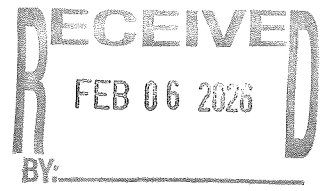
NOTICE OF MEETING ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee Meeting of the Board of Supervisors (the "Board") of the Aberdeen Community Development District is scheduled to be held on **Tuesday, January 27, 2026 at 4:00 p.m.** located at the **Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259.** Immediately following will be the meeting of the Board of Supervisors (the "Board"). The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Marilee Giles
District Manager



INVOICE #4439

ISSUED:
Feb 06, 2026

DUE:
Feb 21, 2026

RECIPIENT:

Aberdeen CDD Community

115 Castro Court
St. Johns County, Florida 32259
Phone: (904) 303-7366

662 Nottingham Forest Circle
St Johns, FL 32259

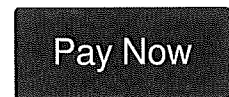
Phone: (904) 287-3819
Email: mitchdrake04@yahoo.com
Website:
<https://www.treeworkbymitchdrakeandsons.com/>

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Feb 06, 2026				
Tree Removal	Cut up and haul away into preserve large fallen pine tree on bank Cut down and leave in woods additional large dead pine at same location	1	\$1,100.00	\$1,100.00

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

Total	\$1,100.00
Account balance	\$1,100.00





Tree Work 
by Mitch Drake & Sons LLC

INVOICE #4440

ISSUED:
 Feb 11, 2026

DUE:
 Feb 26, 2026

RECIPIENT:

Aberdeen CDD Community

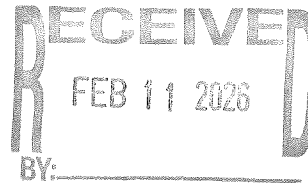
60 Alemany Place
 St. Johns County, Florida 32259
 Phone: (904) 303-7366

662 Nottingham Forest Circle
 St Johns, FL 32259

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Feb 09, 2026				
Tree Removal	Cut down and leave in preserve 6-8 dead pines	1	\$1,500.00	\$1,500.00



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

Total	\$1,500.00
Account balance	\$2,600.00





Tree Work 

by Mitch Drake & Sons LLC

INVOICE #4441

ISSUED:

Feb 11, 2026

DUE:

Feb 26, 2026

RECIPIENT:

Aberdeen CDD Community

89 Castro Court
Fruit Cove, Florida 32259
Phone: (904) 303-7366

662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819

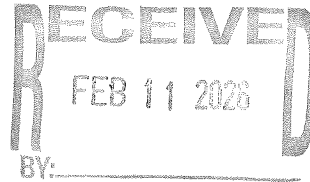
Email: mitchdrake04@yahoo.com

Website:

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Feb 09, 2026				
Tree Removal	Cut down and leave in preserve large dead pine	1	\$600.00	\$600.00



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

Total **\$600.00**

Account balance **\$3,200.00**

Pay Now



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-366-5300 • 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:	621843516
DATE:	02/03/2026
ORDER:	621843516

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

RECEIVED
 FEB 05 2026
 BY: _____

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

Work Date	Time	Target Pest	Technician	Time In
02/03/2026	11:02 AM			11:02 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/03/2026	121:C5	11:19 AM

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

[Handwritten Signature]

 TECHNICIAN SIGNATURE

[Handwritten Signature]

 K
 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.

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

02/03/2026 11:02 AM 11:19 AM 121:C5 CDD Aberdeen - CDD 110 Flower Of Scotland Ave Saint Johns, FL 32259-6937



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

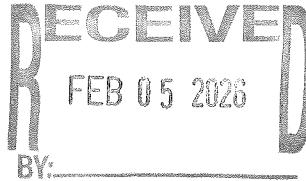
Turner Pest Control LLC
 PO Box 600323
 Jacksonville, FL 32260-0323
 904-355-5300

Service Slip/Invoice

INVOICE:	621844985
DATE:	02/03/2026
ORDER:	621844985

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 PI
 Fruit Cove, FL 32259-7101



Work Date	Time	Target Pest	Technician	Time In
02/03/2026	11:12 AM	ANTS, FIRE ANT, ROA		11:12 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/03/2026		11:31 AM

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

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.

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

PLEASE PAY FROM THIS INVOICE

Project Manager Michael Silverstein

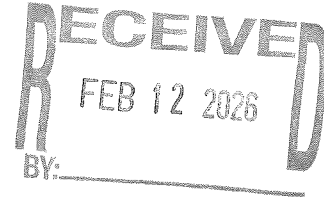
Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

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

February 12, 2026
Invoice # 194659

Project 0000021848.0000 Aberdeen CDD



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

- CDD Meeting and Preparation (October)
- Meeting Minutes Review
- Coordination with Ops Manager on Pond Inspection Follow Up

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 January 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount
Division Lead	3.50	275.00	962.50
Project Administrator	.25	120.00	30.00
Total Labor			992.50
		Total Due:	992.50

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	992.50	22,521.25	23,513.75
Expense	0.00	380.64	380.64
Unit	0.00	2.13	2.13
Totals	992.50	22,904.02	23,896.52

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

LICENSE #26535, LB8590, LAB666877

Invoices are due upon receipt.

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



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

INVOICE

Invoice Number 11123071
 Invoice Date 2/1/2026
 Terms 15 ePay ACH BP
 Service Period 2/1/2026
 Customer 100-0SNC

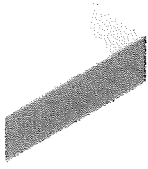
Invoice Type MGFE
 Account # MGF-0SNC
Total Amount Due: \$1,344.00

Description	Total
Management Fee	\$1,244.00
Allowance	\$100.00
Cell Phone Allowance for General Manager & Maintenance Supervisor	
<i>320.53800, 45912</i>	

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

KS
2/13/26

RECEIVED
 FEB 17 2026
 BY: _____



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11124531
Invoice Date 2/13/2026
Terms 15 ePay ACH BP
Period Start 1/24/2026
Period End 2/6/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$11,669.42

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$43.47	\$3,999.20
				Subtotal	\$3,999.20
Staff, Front Desk	25.00%	Orozco, Hailey	35.37 REG	\$16.50	\$729.49
				Subtotal	\$729.49
Staff, Janitorial	25.00%	Oliver, Jason E	78.08 REG	\$17.86	\$1,743.05
				Subtotal	\$1,743.05
Supervisor, Building Maint	25.00%	Parker, Jay	79.82 REG	\$30.11	\$3,004.54
				Subtotal	\$3,004.54
Staff, Building Maint	25.00%	Newman, Joshua D	0.02 OT	\$33.00	\$0.83
Staff, Building Maint	25.00%	Newman, Joshua D	79.50 REG	\$22.06	\$2,192.31
				Subtotal	\$2,193.14
				Subtotal	\$11,669.42
				Tax	\$0.00
				Total	\$11,669.42

INVOICE

FirstService

RESIDENTIAL

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

Invoice Number 11124531
Invoice Date 2/13/2026
Terms 15 ePay ACH BP
Period Start 1/24/2026
Period End 2/6/2026
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$11,669.42

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	320.53800	45918			\$3,999.20
Staff, Building Maint	320.53800	45917			\$2,193.14
Staff, Front Desk	320.53800	45915			\$729.49
Staff, Janitorial	320.53800	45506			\$1,743.05
Supervisor, Building Maint	320.53800	45917			\$3,004.54

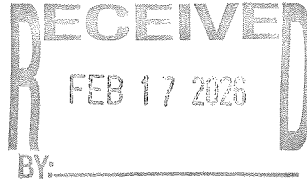
KS
2/17/26

RECEIVED
FEB 17 2026
BY: _____



Southern Recreation
Play for all ages

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



Proposed Date	FEBRUARY 16, 2026
Expiration Date	MARCH 16, 2026

PROJECT NAME:
Aberdeen
Bench Options

*BO approved
KS*

PROPOSE TO Kate Trivelpiece
Aberdeen CDD
110 Flower of Scotland Ave.
St. Johns, Florida 32259
(904) 217-0925
Kate.Trivelpiece@fsresidential.com

BILL TO Same

*R.S.R
2/17/26*

SALESPERSON		SHIPPING METHOD	PAYMENT TERMS	
Travis		Installed	50% Deposit	
QTY	ITEM #	DESCRIPTION	UNIT PRICE	TOTAL COST W/FREIGHT, TAX INSTALLATION
2ea.	6CB3RP	Kay Park Recycled Series 6' Contour Bench		3,979.25

Terms and Conditions and Required Signature on next page.

Southern Recreation, Inc. Terms and Conditions

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

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

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

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

Owners Responsibilities Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-

Note: All equipment installation must meet CPSC and ASTM guidelines for proper spacing. SR WILL NOT INSTALL any equipment outside of these spacing guidelines

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

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

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

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

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

Authorized signature Terry Rogers Terry Rogers, President

Accepted by Kate Meyer Date 2/13/26

Billing Name and Address: _____ Billing Email: _____

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



Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254

Invoice



P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
2/1/2026	3203

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

RECEIVED
FEB 04 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	AMOUNT	....CHECK..... AMOUNT #
2/13/26	00198	1/28/26 CPQ-3722	202601 600-53800-60100	NEW FITNESS MACHINE LIFE FITNESS LLC	*	4,509.67	4,509.67 000182
2/13/26	00168	2/04/26 515324	202602 600-53800-60100	COMMERCIAL POOL LEAK RED RHINO OF FL INC	*	2,470.00	2,470.00 000183
2/13/26	00168	2/05/26 519993D	202602 600-53800-60100	DEP RPR BROKEN LINE-YARD RED RHINO OF FL INC	*	1,500.00	1,500.00 000184
TOTAL FOR BANK B						8,479.67	
TOTAL FOR REGISTER						8,479.67	

ABER ABERDEEN TLEE



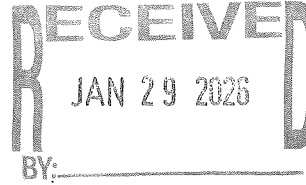
QUOTE : CPQ-37227

DATE : 01-28-2026

BILL TO : ABERDEEN CDD

SHIP TO : ABERDEEN CDD

SHIPMENT : STANDARD
 FREIGHT TERMS : Prepaid
 FOB : Shipping Point
 PAYMENT TERM : NET 30



TOTAL MSRP	:	\$5,009.00
CUSTOMER DISCOUNT	:	-\$1,187.25
SELLING PRICE	:	\$3,821.75
TARIFF SURCHARGE	:	\$76.44
FREIGHT / FUEL/ INSTALLATION	:	\$611.48
ESTIMATED SALES TAX	:	\$0.00
TOTAL (USD)	:	\$4,509.67

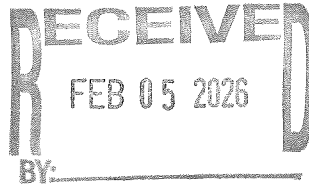
REMITTANCE ADDRESS

2716 NETWORK PLACE
 CHICAGO, IL 60673
 USA



Invoice

Issued: 02/04/2026
 Due: 03/06/2026
 Pool Leak #515324



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

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

BALANCE DUE
\$2,470.00

DESCRIPTION OF WORK	QUANTITY	PRICE	TAX	TOTAL
Commercial Pool Leak Detection (11-20 gutters) <ul style="list-style-type: none"> Includes testing of the pool shell, plumbing lines and equipment 60 day warranty <p><i>Note: Bodies of water can lose up to 1/4 inch a day from evaporation under normal operating conditions.</i></p> <p><i>Disclaimer: Fees for services will apply if water loss is due to evaporation.</i></p> <p><i>Disclaimer: Red Rhino Leak Detection is not responsible for the purchase or replacing of gutter grates that have been Diamond Brited over or that have rusted screws. All gutter grates will have to be removed at the time of inspection in order to pressure test the gutter lines.</i></p>	1.00	\$950.00	\$0.00	\$950.00
Priced per additional gutter over 20	30.00	\$35.00	\$0.00	\$1,050.00



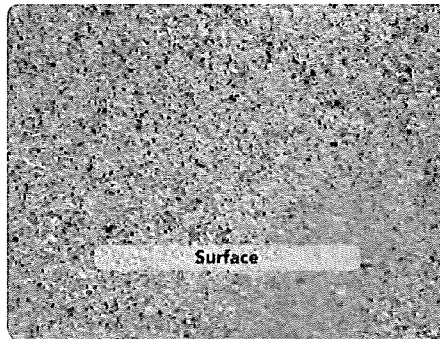
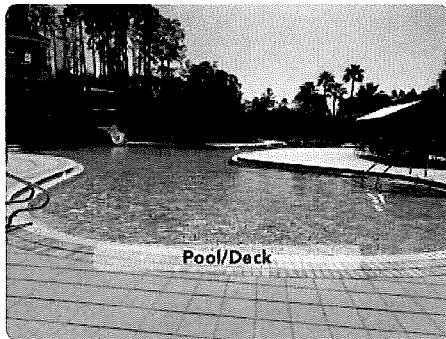
Price is per 10 or less floor returns	1.00	\$100.00	\$0.00	\$100.00
Per floor return over 10.	37.00	\$10.00	\$0.00	\$370.00

Subtotal:	\$2,470.00
Tax:	\$0.00
Payments:	\$0.00

WEDNESDAY, FEBRUARY 4, 2026

Deck/Surface/Equipment

Deck: Pavers Surface: Mosaic

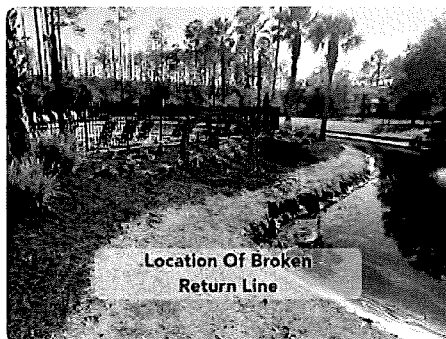


Test - Leak Detection

Performed a complete leak detection on the structure and piping system.

Pool - Return - Broken Line - Yard

Found broken pool return line in yard. Marked with flag. Needs to be repaired.





Leak Status - Leaking

The pool will continue to leak until repairs are completed.



Warranties & Disclaimers

Payment is expected at time of service. License **#CPC1457457**

Note:

Customer is responsible for refilling water and balancing chemicals. Please monitor water levels for 48 hours. Contact RRLD with any questions or concerns.

Change Order Disclaimer:

A change order will be issued if RRLD discovers any unforeseen or unexpected work not specified above. An additional quote will be issued at that time.

Deck Disclaimer:

RRLD does not offer custom staining or textures. We will make every attempt to match the deck when applying deck patches. If an exact match is desired (color and texture), customer will need to hire a professional deck company to apply the patch.

Patch Disclaimer:

Red Rhino Leak Detection (RRLD) will make every attempt to match the existing surface when applying patches. However, due to variations of the product from the manufacturer and aging of the existing surface, it is impossible to achieve an exact match when patching. Refinishing the entire surface is the only way to ensure a consistent appearance without variation. Therefore, RRLD cannot be held responsible for color and texture variations which are unavoidable when patching.

Sign Invoice

Please sign and date below for approval and return via email(redrhinocsr@redrhino.com). All scheduling is on a first come first serve basis. We will contact you regarding scheduling upon receipt of the signed document

X

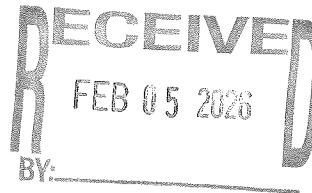
Date

Printed Name



Invoice

#519993D



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

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

QUOTE AMOUNT
\$3,000.00

DESCRIPTION OF WORK	QUANTITY	PRICE	TAX	TOTAL
Repair Broken Line in the Yard	1.00	\$3,000.00	\$0.00	\$3,000.00

- **All trees and bushes above break must be removed by customer prior to repair****
- Dig and cut roots until broken line is exposed
 - Repair broken line
 - Retest repaired line
 - Back fill hole
 - 1 year warranty included

Disclaimer: Due to the nature of pressure testing, only one break can be identified in a pipe at a time. If another break is discovered after re-testing the repaired line, an additional quote will be provided.

Subtotal:	\$3,000.00
Tax:	\$0.00
Total:	\$3,000.00
50% Deposit*:	\$1,500.00



Payments: **\$0.00**

Deposit Balance Due Now: \$1,500.00

** Please note, this 50% deposit is required to begin work. You may pay by calling us with credit card information or by check, received before or on the 1st day of work. The remaining balance is due within 30 days of the completed job.*



Warranties & Disclaimers

Payment is expected within 30 days of invoice. License **#CPC1457457**

Note:

Customer is responsible for refilling water and balancing chemicals. Please monitor water levels for 48 hours. Contact RRLD with any questions or concerns.

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Sign Deposit Invoice

Please sign and date below for approval and return via email(redrhinocsr@redrhino.com). All scheduling is on a first come first serve basis. We will contact you regarding scheduling upon receipt of the signed document

X

Date

Printed Name