

Aberdeen

Community Development District

July 28, 2026

Aberdeen Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

July 21, 2026

Board of Supervisors
Aberdeen Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors for Aberdeen Community Development District is scheduled for **Tuesday, July 28, 2026 at 4:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*
- III. Ratification of Agreements:
 - A. Flamingo Site, LLC for Pond Maintenance
 - B. Freedom Dance Team for use of Amenity Facilities
- IV. Ratification of Stormwater Pond Access Agreement - 144 Flower of Scotland
- V. Consideration of Proposal for Basketball Court Resurfacing
- VI. Discussion of Fiscal Year 2027 Approved Budget
- 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 June 23, 2026 Meeting
- B. Balance Sheet as of June 30, 2026 and Statement of Revenues and Expenses for the Period Ending June 30, 2026
- C. Assessment Receipt Schedule
- D. Approval of Check Register

X. Next Scheduled Meeting – August 25, 2026 @ 6:00 p.m. @ Aberdeen Amenity Center

XI. Adjournment

Board Oversight

Landscape Maintenance: *Supervisor Fogel*

Amenity Center: *Supervisor Egleston*

Security: *Supervisor Marmo*

Pond Maintenance: *Supervisor Perez*

Finance & Accounting: *Supervisor Clarke*

THIRD ORDER OF BUSINESS

A.

**AGREEMENT BETWEEN ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
AND FLAMINGO SITE, LLC, FOR POND MAINTENANCE REPAIR SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 9th day of May 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, and with offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**”), and

FLAMINGO SITE, LLC, a Florida limited liability company, with a mailing address of 10212 New Kings Road, Jacksonville, Florida 32219 (the “**Contractor**”, together with the **District**, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), by ordinance adopted by St. Johns County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide services for certain pond maintenance repairs located within the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide services for the pond maintenance repair work and has agreed to provide to the District those services identified in **Exhibit A** as attached hereto and incorporated by reference herein (the “**Work**”); and

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

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

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

SECTION 2. DUTIES. The District agrees to use Contractor to provide the Work in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto and the Plans.

- A.** Contractor shall provide the Work, as described in **Exhibit A**. The Work shall include any effort specifically required by this Agreement, and **Exhibit A**, reasonably necessary to allow the District to receive the maximum benefit of all of the Work and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- B.** The Work shall commence upon the District's written request to proceed, which shall not occur prior to October 2026, and shall terminate upon completion of the described Work, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 12 herein.
- C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Work in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Work.
- E.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Work, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work.
- F.** Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION PAYMENT, AND PAYMENT TERMS

- A.** The District shall pay Contractor Sixty-One Thousand Two Hundred Fifty Dollars and Zero Cents (\$61,250.00) for the Work as identified in **Exhibit A** attached hereto and incorporated herein by reference. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to

provide the District the maximum benefits of the Work.

- B.** If the District should desire additional work, the Contractor agrees to negotiate in good faith to undertake such additional work or Work. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or Work based upon a payment amount acceptable to the parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers require evidence, in the form of lien releases or conditional waivers and releases of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees. Contractor shall provide final waivers and releases of lien upon receipt of payment for the applicable Work, and approved and undisputed invoices shall be due and payable by the District in accordance with the Local Government Prompt Payment Act Chapter 218, Part VII, Florida Statutes.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or work. If any of the materials or work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

SECTION 5. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:

 - (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering the Contractor's

legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

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

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

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Work to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and

Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

- 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, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

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

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

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

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

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

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

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

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

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

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this

Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

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

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

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

A. If to District: Aberdeen Community
Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: _____

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

B. If to the Contractor: Flamingo Site, LLC
10212 New Kings Road
Jacksonville, Florida 32219
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day,

the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the 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 in this Agreement.

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

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Marilee Giles** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC

RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MGILES@GMSNF.COM AND 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 26. 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.

SECTION 27. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

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

- A.** Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;

- B.** Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C.** Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D.** Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E.** Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

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

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

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

SECTION 32. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Signed by:

By: Lauren Egleston
Its: Chair

FLAMINGO SITE, LLC

Signed by:

By: Heather Mullis
Its: President

Exhibit A: Scope of Work

Exhibit A



Aberdeen Subdivision Pond Maintenance

Flamingo Site, LLC
7889 CR 13 North, St Augustine, FL
904-315-5844
estimates@flamingosite.com

Date: 4/16/26

Scope Summary

Replace missing skimmer in control structure in nine (9) ponds.
Clear out built up organics for proper drainage.

Total Proposal Price **\$61,250.00**

Client Signature: _____

Date: _____

Terms & Conditions – Pond Repair (Subdivision)

1. Scope of Work

Work is limited to the specific items outlined in the proposal and applies only to the nine (9) ponds identified. Any work not explicitly included in this scope will be considered additional and will require a written or approved change order prior to proceeding.

2. Permits & Approvals

Any required permits or approvals will be handled by the Owner/HOA unless otherwise noted. We're happy to coordinate as needed to keep things moving smoothly.

3. Utilities

We will contact 811 prior to starting work. The HOA should make us aware of any private or known underground utilities not covered by 811 to help avoid potential conflicts.

4. Site Conditions

Our pricing is based on typical pond conditions. If we encounter unexpected issues such as excessive buildup, buried debris, unstable banks, or groundwater conditions, we will communicate options and any cost impacts before proceeding. Any work outside the original scope will require a change order prior to continuation.

5. Access to Ponds

Please ensure clear and reasonable access to each pond. If access is restricted or conditions change, we will coordinate with you on any adjustments that may be needed.

6. Material Removal & Fill

Includes removal of organic material, debris, and sediment as described, plus up to two (2) loads of fill if needed. Any excess material or additional fill will require approval via change order before proceeding.

7. Erosion & Stabilization

Basic stabilization is included only where noted. If additional erosion control measures are needed, we will provide recommendations and pricing for approval prior to installation.

8. Sod Restoration

Sod replacement is not included, with the exception of Pond #2, where disturbed areas will be restored with sod as needed to provide approximately 1' of clearance from the pipe invert to the pond bottom.

9. Water Levels

Work is planned under normal water level conditions. No dewatering is included in this proposal.

10. Changes to Scope

Any work or conditions not included in the original scope will be handled through a written or approved change order prior to performing additional work.

11. Warranty

We stand behind our workmanship for 12 months from completion. This warranty does not cover damage caused by flooding, severe weather events, lack of maintenance, or conditions outside of our control.

B.

**AGREEMENT BY AND BETWEEN THE ABERDEEN COMMUNITY DEVELOPMENT
DISTRICT AND ST. JOHN'S MIDDLE SCHOOL ATHLETIC ASSOCIATION
REGARDING THE USE OF THE DISTRICT'S AMENITY FACILITIES**

This **Agreement** ("Agreement") is made and entered into this 5th day of June, 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, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

ST. JOHN'S MIDDLE SCHOOL ATHLETIC ASSOCIATION, whose mailing address is 450 State Road 13 North, #106, PMB 412, Saint Johns, Florida 32259 ("Vendor," and together with the District, "Parties").

RECITALS

WHEREAS, the District owns, operates, and maintains certain recreational amenity improvements including the amenity center ("Facilities"); and

WHEREAS, the District desires to retain an independent vendor to operate and manage dance team programming at the District's facilities as set forth in more detail herein and in **Exhibit A** attached hereto ("Services"); and

WHEREAS, the District seeks to have the Services provided by Vendor; and

WHEREAS, the Vendor is qualified, experienced, willing, and able to provide such services, and desires to enter into an agreement with the District to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Vendor to provide the Services as described in this Agreement; and

WHEREAS, the District does not warrant that the Facilities are suitable or fit for purposes requested by the Vendor, but the District believes them to be fit and suitable, and Vendor acknowledges that the District provides no warranties whatsoever.

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 Vendor hereby agree as follows:

1. Recitals. The Recitals set forth above are true and correct and are incorporated herein as a material part of this Agreement.

2. **Rights and Duties.** The Vendor is entitled to utilize the Facilities for the operation of dance team in accordance with terms and conditions contained herein and, in the exhibits, hereto.

- A. The Vendor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities under this Agreement are performed.
- B. This Agreement does not grant Vendor exclusive use of the Facilities. The Vendor's use of the Facilities shall be contemporaneous with the use of the District's facilities by patrons of the District, and Licensee's use shall not interfere with the operation of the District's facilities as a public improvement except as set forth herein. The Vendor's access does not include the use of any other District facilities. The Vendor's use of the Facilities for the provision of the dance team is limited to the term of this Agreement. The District shall have the right to temporarily close the Facilities on any given day due to inclement weather, and the Vendor agrees to abide by the decision of the District as to the closure of the Facilities.
- C. The Vendor agrees it possesses all necessary licenses, qualifications, experience, permits, and other authority to provide such services. Vendor shall only employ properly screened staff in the provision of the services at the Facilities. Vendor and all of its staff and volunteers must successfully complete a background check. All background checks are to be completed at the cost of Vendor and shall be consistent with the requirements set forth in Florida law, Department of Children & Families ("DCF") and other applicable regulations and law.
- D. The Vendor shall obtain an executed Waiver in the form attached hereto as **Exhibit B** ("Waiver") signed by all dance team participants, as well as each of Vendor's staff and any regularly associated volunteers using the Facilities pursuant to this Agreement. Vendor shall provide a list of all dance team participants to the District's Amenity Manager, as such list may change from time to time, and evidence that each participant has executed a Waiver. Participants must be either a resident of the District or a guest of a District resident and shall demonstrate compliance with the same at the time of registration.
- E. By execution of this Agreement, the Vendor agrees it has read, understands, and agrees to conform to the District's Amenities Policies and Procedures ("Policies") and shall require its participants, volunteers, and staff to comply with the Policies and the child safety guidelines attached hereto as **Exhibit C**. Vendor will be responsible for reporting all incidents and injuries to the District Manager or Amenity Manager as they occur.
- F. The Vendor agrees to use all due care to protect the property of the District, its residents, and landowners from damage. The Vendor agrees that it shall assume

responsibility for any and all damage to the Facilities as a result of Vendor's or its' participants' use of the Facilities under this Agreement. In the event that any damage to the Facilities occurs, the District shall notify Vendor of such damage. The Vendor agrees that the District may make whatever arrangements necessary, in its sole discretion, to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's facilities, residents and landowners. The Vendor agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of such repairs.

3. **Compensation.** The Vendor will pay the district a fee of \$25 per hour for use of the fitness room which will be billed on a monthly basis.

4. **Scheduling.** The Vendor shall coordinate with the District's on-site staff relative to the scheduling of dates, times, and locations of its dance team operations.

5. **Public Records.** The Vendor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Vendor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Vendor acknowledges that the designated public records custodian for the District is **Marilee Giles**, District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Vendor 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 Vendor 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 Vendor'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 Vendor, the Vendor 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 VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, OR BY EMAIL AT MGILES@GMSNF.COM OR BY REGULAR MAIL AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

6. **Independent Vendor.** The Vendor and District agree that the Vendor is and shall remain at all times an independent vendor and shall not in any way claim or be considered an agent or employee of the District.

7. **Termination.** The District may terminate this Agreement immediately with or without cause and for any reason whatsoever upon written notice to the Vendor. Vendor may terminate this agreement for any reason whatsoever upon the giving of sixty (60) calendar days' written notice to the District.

8. **Insurance.**

- A. The Vendor shall, at its own expense, maintain insurance during the performance of the services under this Agreement, with limits of liability not less than the following:

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

- B. The insurance coverage shall additionally include a minimum of \$500,000 abuse/molestation coverage and a minimum of \$25,000 medical/dental accident coverage.
- C. The District, its officers, agents, employees, staff, consultants and supervisors shall be named as additional insureds. The Vendor 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 coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- D. If the Vendor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Vendor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. **Indemnification.** The Vendor agrees to indemnify, defend, and hold harmless the District and its respective officers, supervisors, staff, agents, employees and Vendors 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, Vendor's use of the Facilities in connection with this Agreement, including but not limited to providing the dance team, including litigation or any appellate proceedings with respect thereto.

10. **Limitation of Liability.** The Vendor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

11. **Recovery of Costs and Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs.

12. **No Third-Party Benefit.** Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

13. **Controlling Law and Venue.** The Vendor and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue shall be in St. Johns County, Florida.

14. **Assignment.** Neither the District nor Vendor shall assign, sublet, or transfer their rights, duties, interest or obligations under this Agreement without the express written consent of the other.

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

16. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

17. **Authority to Contract.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

18. **Notices.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First-Class Mail, postage prepaid, to the parties, as follows:

A. **If to Vendor:** St. John's Middle School Athletic Association
450 State Road 13 North, #106, PMB 412
Saint Johns, Florida 32259
Attn: _____

B. **If to District:** Aberdeen Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

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

19. **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.

20. **Headings for Convenience Only.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

21. **E-Verify Requirements.** The Vendor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Vendor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Vendor has knowingly violated Section 448.091, *Florida Statutes*.

If the Vendor anticipates entering into agreements with a subcontractor for the Work, Vendor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Vendor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Vendor has otherwise complied with its obligations hereunder, the District shall promptly notify the Vendor. The Vendor agrees to

immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Vendor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Vendor represents that no public employer has terminated a contract with the Vendor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

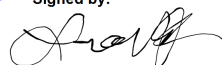
ATTEST:

Signed by:

A38999D0EDC14F4...

Secretary

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Signed by:

1E5D81F280894CF...

Chairman, Board of Supervisors

ATTEST:

[Print Name of Witness]

ST. JOHN'S MIDDLE SCHOOL ATHLETIC ASSOCIATION

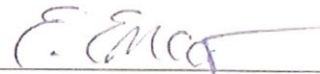

By: Eddie Encarnacion
Its: Board Secretary

Exhibit A: Dance Team

Exhibit B: Form of Participant Waiver

Exhibit C: Child Safety Guidelines

immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Vendor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Vendor represents that no public employer has terminated a contract with the Vendor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

**ABERDEEN COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

Secretary

Chairman, Board of Supervisors

ATTEST:



[Print Name of Witness]

**ST. JOHN'S MIDDLE SCHOOL ATHLETIC
ASSOCIATION**

By: _____

Its: _____

Exhibit A: Dance Team

Exhibit B: Form of Participant Waiver

Exhibit C: Child Safety Guidelines

Exhibit A
Dance Team

**Saint Johns Middle School Association
450 State Road 13 North #106, PMB 412
Saint Johns, Florida 32259**

WHAT: Freedom Crossing Dance Team

WHEN: Wednesdays 1:45 pm to 3:00 pm from August to November 2026

WHERE: Amenity Center Fitness Room – students are not allowed into the space until an adult is present.

CONTACT: Head Coach Abby Mat

Exhibit B

Form of Participant Waiver

**WAIVER AND RELEASE OF LIABILITY
FOR PARTICIPATION IN DANCE TEAM AT DISTRICT FACILITIES**

*Aberdeen Community Development District
St. Johns County, Florida*

I, the undersigned, hereby certify that I am the individual, parent or legal guardian of the above-named participant(s). I acknowledge and understand that neither _____ or personnel affiliated therewith, are affiliated in any way with the Aberdeen Community Development District or its supervisors or staff ("District") and that the District makes no representations concerning said personnel's qualifications or ability to teach or lead the activities to be held at the District's facilities and related recreational amenities ("dance team"). I, the undersigned, hereby agree to defend, indemnify, waive, release and forever discharge the Aberdeen Community Development District and its, present, former and future supervisors, agents, officers, employees and staff, together with volunteers, participants, sponsors and advertisers, their parent related, affiliated, subsidiary companies, and affiliated committees, as well as the officers, directors, agents, attorneys, employees, representatives, successors and assigns, and any other party indemnified and held harmless by the District ("Released Parties") from all claims or demands for damages, injury, death, loss to person or property, liabilities and/or expenses related in any way to participation in the dance team by the above-named participant(s) or to any other use of the District's facilities, including, but not limited to, recreational facilities and parking lots. I hereby acknowledge that the participant(s) named herein is/are physically fit and mentally capable of participating in the dance team and understand the risk of such dance team, and I have consulted a doctor or was capable of consulting a doctor to confirm such fitness.

I hereby acknowledge the risk inherent in participating in the fitness activities and assume the risks associated therewith including, but not limited to, negligent operations and negligent security. I understand that: (a) athletic activities involve risks and dangers of serious bodily injury, including permanent disability, paralysis, and death ("Risks"); (b) these Risks and dangers may be caused by the another member of the dance team, and/or my own actions or inactions, the actions or inactions of others participating in the dance team, the condition in which the dance team takes place, or the negligence of others; (c) there may be other risks and social and economic losses either not known, or not readily foreseeable at this time; and that I accept and

assume all risks and all responsibility for losses, costs, and damages I may incur as a result of participation in the activity.

I hereby give my permission for any individual affiliated with the above-named organization, or the District, to seek and give appropriate medical attention to the above-named participant(s) in the event of an accident, injury or illness. I, the undersigned, will be responsible for any and all costs of medical attention and/or treatment.

Individual/Parent/Legal Guardian Name (if under 18, parents/legal guardians sign)

(Print) _____

(Date) 6/28/2026

Individual/Parent/Legal Guardian Name (if under 18, parents/legal guardians sign)

(Print) _____

(Date) 6/28/2026

Exhibit C

Youth Safety Guidelines

Introduction

To help protect minors, it is important that Vendor's paid staff, volunteers, parents and athletes understand and be educated on these guidelines and, to the extent practical, abide by these guidelines.

Purpose

These procedures are designed to reduce the risk of child sexual abuse in order to:

- Provide a safe and secure environment for children, youth, adults, members, volunteers, visitors, and Vendor and its paid staff.
- Satisfy the concerns of parents and staff members with a screening process for staff and volunteers overseeing youth programs at the District.
- Provide a system to respond to alleged victims of sexual abuse and their families, as well as the alleged perpetrator.
- Reduce the possibility of false accusations of sexual abuse made against Vendor, its paid staff, and volunteers.

Protection and Prevention

Volunteer and Employee Screening Procedures:

Screening procedures are to be used with paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. These may include an employment and volunteer application requiring submittal of personal references and criminal history information. References should be checked. Criminal background checks shall be conducted on all paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. All criminal background checks will be updated periodically. This does not apply to occasional meet or event volunteers (timers, runners, marshals, etc.) who have only limited contact with participants.

Supervision Procedures

Unless an extenuating situation exists, Vendor:

- Will have adequate number of screened and trained paid staff or volunteers present at practices and events involving minors. Supervision will increase in proportion to the risk of the activity.
- Will monitor facilities during activities involving minors.
- Will endeavor to release minors (here, defined as children ages 15 and younger) only to a parent, guardian, or provided list of emergency contacts consented to in writing by parent/guardian.
- Will obtain written parental permission, including a signed medical treatment form and emergency contacts, before taking minors on trips and should provide information regarding the trip.
- Will use two screened staff or volunteers when transporting minors in vehicles, unless the parent(s)/guardian(s) sign a waiver allowing for a single screened staff or volunteer to transport his/her minor.
- Provide periodic monitoring of restroom facilities and encourage minors to report any inappropriate behavior they may hear or witness to paid staff or volunteer.
- Will encourage minors to use a "buddy system" whenever minors go on trips off District property.
- Will screen all paid staff and volunteers and approve those individuals in advance for any overnight activities that include oversight and control of minors.

Behavioral Guidelines for Paid Staff and Volunteers

All volunteers and paid staff will observe the following guidelines:

- Do not provide alcoholic beverages, tobacco, drugs, contraband, or anything that is prohibited by law to minors.
- Whenever possible, at least two unrelated paid staff or volunteers will be in the room when minors are present. Doors will be left fully open if one adult needs to leave the room temporarily and during arrival to the practice or event before both adults are present. Speaking to a minor or minors one-on-one should be done in public settings where staff or volunteers are in sight.

- Avoid all inappropriate touching with minors. All touching shall be based on the needs of the individual being touched, not on the needs of the volunteer or paid staff. In the event a minor initiates physical contact and/or inappropriate touching, it is appropriate to inform the minor that such touching is inappropriate.
- Never engage in physical discipline of a minor. Volunteers and paid staff shall not abuse minors in any way, including but not limited to physical abuse, verbal/mental abuse, emotional abuse, and sexual abuse of any kind.
- If you recognize an inappropriate relationship developing between a minor and adult, report such suspicions immediately to one with supervisory authority.
- Maintain clear professional boundaries with all minors and if you feel uncomfortable, refer the minor to another individual with supervisory authority.
- If one-on-one coaching or instruction is necessary, avoid meeting in isolated environments.
- Anyone who observes abuse of a minor will take appropriate steps to immediately intervene and provide assistance. Report any inappropriate conduct to the proper authorities and to the District, through its counsel, immediately.
- Provide clear expectations of behavior for both adult-participant and participant-participant interactions for the protection of all persons involved.
- Use of audio or visual recording devices, including a cell phone camera, is not allowed in restrooms or changing areas.

Disqualification

No person may be entrusted with the care and supervision of minors or may directly oversee and/or exert control or oversight over minors who has been convicted of the offenses outlined below, been on a probated sentence or received deferred adjudication for any offense outlined below, or has presently pending any criminal charges for any offense outlined below until a determination of guilt or innocence has been made, including any person who is presently on deferred adjudication. The following offenses disqualify a person from care, supervision, control, or oversight of minors:

- Any offense against minors as defined by state law.

- A misdemeanor or felony offense as defined by state law that is classified as sexual assault, indecency with a minor or adult, assault of a minor or adult, injury to a minor or adult, abandoning or endangering a minor, sexual performance with a minor or adult, possession or promoting child pornography, enticing a minor, bigamy, incest, drug-related offenses, or family violence.
- A prior criminal history of an offense against minors.



Certificate Of Completion

Envelope Id: 79B8D124-A525-8CEE-80BD-6FE503B2B0C5

Status: Completed

Subject: 295 - Freedom Crossing Dance Team - Aberdeen.docx

Source Envelope:

Document Pages: 14

Signatures: 1

Envelope Originator:

Certificate Pages: 1

Initials: 0

Abigail Matarelli

AutoNav: Enabled

amatarelli01@gmail.com

Envelope Stamping: Disabled

IP Address: 73.192.45.249

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Record Tracking

Status: Original

Holder: Abigail Matarelli

Location: DocuSign

6/28/2026 2:47:08 PM

amatarelli01@gmail.com

Signer Events

Abigail Matarelli

amatarelli01@gmail.com

Security Level: Email, Account Authentication
(None)

Signature

Signature Adoption: Drawn on Device

Using IP Address: 73.192.45.249

Signed using mobile

Timestamp

Sent: 6/28/2026 2:47:10 PM

Viewed: 6/28/2026 2:47:15 PM

Signed: 6/28/2026 2:48:50 PM

Freeform Signing

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

6/28/2026 2:47:10 PM

Certified Delivered

Security Checked

6/28/2026 2:47:15 PM

Signing Complete

Security Checked

6/28/2026 2:48:50 PM

Completed

Security Checked

6/28/2026 2:48:50 PM

Payment Events

Status

Timestamps

FOURTH ORDER OF BUSINESS

STORMWATER POND ACCESS AGREEMENT

This Stormwater Pond Access Agreement is given as of the 23 day of June, 2026 by **John Duffy and Karen Duffy ("Grantors")** and **Aberdeen Community Development District**, a local unit of special purpose government organized under Chapter 190, Florida Statutes (the "**District**").

A. Grantors own certain property legally described as Lot 221 as depicted on the plat for ABERDEEN (D.R. HORTON ~ Phase 1), as recorded in Plat Book 60, Page 58 through 78, of the public records of St. Johns County, Florida (the "**Lot 221**").

B. The District has requested that Grantors grant the District gate access and yard across Lot 221 in order to maintain the stormwater pond behind Lot 221.

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors hereby covenants and agrees as follows:

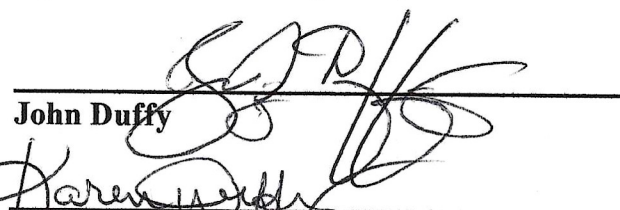
1. Recitals. The above recitals are true and correct, and are incorporated herein by reference.

2. Grant of Access. Grantors hereby grant the District, its landscape contractor and pond maintenance contractor ("**Contractors**") permission to use the gates and yard on Lot 221 as the access point for the District and its Contractors so the District may maintain the stormwater pond located behind Lot 221. The District's Contractors shall use reasonable efforts not to disrupt or damage Lot 221. This grant of access is additionally memorialized in the letter from the Grantors attached as **Exhibit A**.

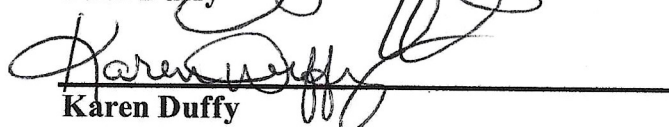
3. Termination of Stormwater Pond Access Agreement. This Stormwater Pond Access Agreement may be terminated by either party without cause with thirty (30) days written notice.

4. Modification or Amendment. This Stormwater Pond Access Agreement may not be modified in any respect whatsoever, or rescinded, in whole or in part, except with the written consent of Grantors and District.

IN WITNESS WHEREOF, the undersigned has executed this Stormwater Pond Access Agreement as of the day and year first written above.

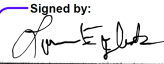


John Duffy



Karen Duffy

Aberdeen Community Development District

Signed by: 
By: _____
1ESD81F280894CF...

Name: Lauren Egleston

Title: Chairman, Board of Supervisors

Exhibit A

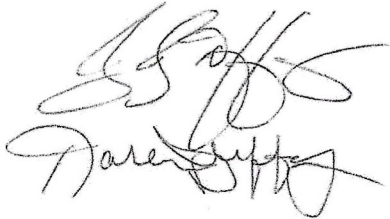
CDD Board
Aberdeen Subdivision
St. Johns, Fla

I hereby give permission to Jay Parker to direct his grass crews to use my yard to get to the pond for grass cutting and to spray for algae. This will give the other 3 families time to consult counsel on how to proceed with making the easements for access to the pond. My home is 144 Flower of Scotland Ave and the home at 140 Flower of Scotland Ave have the drainage easement between our homes. This should give those seeking counsel the time they need to make their decision on how to proceed.

My wife and I are ready to make the required changes but our neighbor has dogs and taking down the fence would leave the yards wide open for her dogs to roam. Until she's ready to make the changes we are at a standstill, right now she's seeking counsel. My wife and I leave for 5 weeks of vacation in Alaska which we paid for a year ago and can't cancel. I will come home earlier on 23 July if those seeking counsel have

found a solution to their fences. We accepted that the CDD board granted us the easement of only 10 feet versus the 20 for their maintenance crews to get to the pond. We hope this can be resolved with care for all involved. This pond is small and thecATV with the algae is what we've seen them use for 11 years plus the regular mowers.

Sincerely,
John and Karen Duffy
262-719-3516 or 3515

Handwritten signatures of John and Karen Duffy. The signature for John is above the signature for Karen.

KDUFFY12657@GMAIL.COM

FIFTH ORDER OF BUSINESS



Job #24445

July 1, 2026

PROPOSAL

Billing:

Aberdeen CDD
110 Flower of Scotland Ave
Saint Johns FL 32259

Job Address / Shipping:

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

Contact: Jay Parker

Telephone: 904-627-9271

E-mail: jay.parker@fsresidential.com

Dear Jay:

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

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

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

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

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

Sincerely,

Fast-Dry Courts
Stacy Kraus
Account Executive

www.fast-dry.com

&

www.10-s.com

National: (800) 432-2994 - Local: (954) 979-3111 - Fax: (954) 978-8479
CONSTRUCTION < RESURFACING < MAINTENANCE < SUPPLY



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

Repair Diagram



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CONSTRUCTION < **RESURFACING** < **MAINTENANCE** < **SUPPLY**

SIXTH ORDER OF BUSINESS

Aberdeen

Community Development District

Approved Budget
FY 2027

Presented by:



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Aberdeen
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - On Roll	\$ 1,478,375	\$ 1,474,655	\$ 3,672	\$ 1,478,327	\$ 1,581,577
Interest income	15,000	10,849	1,500	12,349	10,000
Amenities Revenue/Misc	15,000	19,238	4,500	23,738	15,000

TOTAL REVENUES	\$ 1,508,375	\$ 1,504,743	\$ 9,672	\$ 1,514,414	\$ 1,606,577
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 7,200	\$ 3,000	\$ 10,200	\$ 12,000
FICA Expense	918	551	230	780	918
Assessment Roll Administration	5,899	5,899	-	5,899	6,253
Engineering Fees	10,000	5,919	4,081	10,000	10,000
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	9,202	7,201	2,001	9,202	9,700
Attorney Fees	27,000	31,440	6,000	37,440	27,000
Annual Audit	3,475	4,200	4,200	8,400	4,300
Trustee Fees	9,000	6,139	2,861	9,000	9,000
Management Fees	62,288	46,716	15,572	62,288	66,025
Information Technology	2,124	1,593	531	2,124	2,251
Telephone	500	215	285	500	500
Postage & Delivery	2,000	900	1,100	2,000	2,000
Printing & Binding	1,000	483	517	1,000	1,000
Insurance General Liability	14,050	13,239	-	13,239	14,563
Legal Advertising	2,000	659	1,341	2,000	2,000
Office Supplies	200	52	148	200	200
Other Current Charges	100	522	450	972	1,000
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 162,531	\$ 133,104	\$ 42,915	\$ 176,019	\$ 169,485
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Operations & Maintenance

Amenity Center

Insurance	\$ 57,064	\$ 51,666	\$ -	\$ 51,666	\$ 50,183
Repairs & Replacements	75,000	57,483	17,517	75,000	75,000
Special Events	20,000	19,061	939	20,000	20,000
Staff Uniforms	1,000	736	264	1,000	1,000
Recreational Supplies	900	1,000	-	1,000	900
Recreational Passes	1,000	1,000	-	1,000	1,000
Other Current Charges	500	-	500	500	-
Permit Fees	800	717	83	800	800
Office Supplies	2,000	1,158	842	2,000	2,000
Credit Card Machine Fees	900	762	138	900	900
Pest Control	3,000	2,530	1,184	3,714	4,000
Pool Chemicals - Poolsure	33,000	27,928	5,072	33,000	40,000
Refuse Service	16,000	12,308	4,500	16,808	18,000
Security	10,752	8,102	3,000	11,102	10,752
Website	1,800	1,500	300	1,800	1,800
Holiday Decorations	7,000	6,901	99	7,000	7,000
Subscriptions	2,000	1,638	393	2,031	2,000

Aberdeen
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<u>Utilities</u>					
Water & Sewer	21,000	14,588	6,412	21,000	21,960
Electric	39,600	25,576	14,024	39,600	39,600
Cable/Internet/Phone	20,000	12,785	5,215	18,000	18,600
<u>Management Contracts</u>					
Field Operations Management - FirstService	88,924	62,117	26,807	88,924	88,924
Pool Attendants/Lifeguards - RMS	52,000	11,200	40,800	52,000	52,000
Facility Management - FirstService	116,486	80,434	36,052	116,486	116,486
Janitorial Services - FirstService	59,472	37,388	22,084	59,472	59,472
General Facility Maintenance - FirstService	67,584	46,279	21,305	67,584	67,584
Resident Services Coordinator- FirstService	90,838	43,835	47,003	90,838	90,838
Management Fee - FirstService	14,928	11,196	3,732	14,928	15,372
Auto/Phone Allowance - FirstService	-	900	500	1,400	1,200
Fitness Center Cleaning - Jani King	19,584	14,688	4,896	19,584	20,322
TOTAL AMENITY CENTER	\$ 823,132	\$ 555,476	\$ 263,662	\$ 819,138	\$ 827,693
<u>Ground Maintenance</u>					
Electric	\$ 16,000	\$ 10,796	\$ 5,204	\$ 16,000	\$ 16,564
Streetlighting	40,000	26,675	10,325	37,000	37,860
Lake Maintenance	35,000	25,410	8,025	33,435	35,000
Landscape Maintenance	271,653	195,227	76,425	271,653	235,413
Landscape Contingency	30,000	19,734	2,000	21,734	30,000
Common Area Maintenance	13,000	3,210	9,790	13,000	-
Repairs & Replacements	-	-	-	-	13,000
Reuse Water	38,000	28,439	9,562	38,000	42,480
Irrigation Repairs	9,060	1,096	7,964	9,060	9,000
TOTAL GROUND MAINTENANCE	\$ 452,713	\$ 310,587	\$ 129,295	\$ 439,882	\$ 419,317
<u>Reserves</u>					
Capital Reserve Fund	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 190,082
TOTAL RESERVES	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 190,082
TOTAL EXPENDITURES	\$ 1,508,375	\$ 999,168	\$ 505,871	\$ 1,505,039	\$ 1,606,577
<u>Other Sources/(Uses)</u>					
Interfund Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 505,575	\$ (496,200)	\$ 9,375	\$ -

Aberdeen
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments-Tax Roll

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

Interest Income

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

Amenities Revenues/Miscellaneous

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

Expenditures - Administrative

Supervisors Fees

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

FICA Taxes

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

Assessment Roll Administration

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

Engineering Fees

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

Arbitrage Rebate

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

Dissemination Agent

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

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

Annual Audit

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

Trustee Fees

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

Management Fees

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

Aberdeen
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)
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Information Technology

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

Telephone

Internet and Wi-Fi service for the office.

Postage & Delivery

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

Printing & Binding

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

Insurance General Liability

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

Legal Advertising

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

Office Supplies

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

Other Current Charges

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

Dues, Licenses & Subscriptions

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

Expenditures - Amenity Center

Insurance

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

Repairs & Replacements

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

Special Events

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

Staff Uniforms

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

Recreational Supplies

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

Recreation Passes

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

Permit Fees

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

Office Supplies

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

Credit Card Machine Fees

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

Pest Control

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

Aberdeen
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Amenity Center (continued)

Pool Chemicals

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

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

Refuse Service

GFL Environmental provides garbage disposal service for the District.

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

Security

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

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

Website

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

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

Holiday Decorations

Estimated cost for holiday preparation of the Amenity Center.

Subscription

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

Water & Sewer

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

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

Electric

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

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

Cable/Internet/Telephone

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

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

Field Operation Management

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

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

Aberdeen
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Amenity Center (continued)

Pool Attendants/Lifeguards

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

Facility Management

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

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

Janitorial Services

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

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

General Facility Maintenance

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

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

Resident Services Coordinator

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

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

Management Fees

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

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

Auto/Phone Allowance

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

Fitness Center Cleaning

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

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

Expenditures - Ground Maintenance

Electric

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

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

Aberdeen
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Ground Maintenance (continued)

Street Lighting

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

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

Lake Maintenance

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

Landscape Maintenance

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

Landscape Contingency

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

Repairs & Replacements

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

Reuse Water

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

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

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Capital Reserve Fund

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

Aberdeen

Community Development District

Approved Budget

Debt Service Series 2020A1 & A2 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 1,928,685	\$ 1,937,822	\$ 4,825	\$ 1,942,646	\$ 1,925,543
Interest Earnings	10,000	46,518	3,000	49,518	10,000
Carry Forward Surplus ⁽¹⁾	652,744	691,346	-	691,346	717,223
TOTAL REVENUES	\$ 2,591,429	\$ 2,675,685	\$ 7,825	\$ 2,683,510	\$ 2,652,765
EXPENDITURES:					
2020 A1					
Interest 11/1	\$ 246,219	\$ 246,219	\$ -	\$ 246,219	\$ 219,969
Principal Prepayment 11/1	-	10,000	-	10,000	-
Interest 5/1	246,219	245,969	-	245,969	219,969
Principal 5/1	1,045,000	1,040,000	-	1,040,000	1,095,000
2020 A2					
Interest 11/1	84,550	84,550	-	84,550	78,494
Interest 5/1	84,550	84,550	-	84,550	78,494
Principal 5/1	255,000	255,000	-	255,000	265,000
TOTAL EXPENDITURES	\$ 1,961,538	\$ 1,966,288	\$ -	\$ 1,966,288	\$ 1,956,925
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,961,538	\$ 1,966,288	\$ -	\$ 1,966,288	\$ 1,956,925
EXCESS REVENUES (EXPENDITURES)	\$ 629,892	\$ 709,398	\$ 7,825	\$ 717,223	\$ 695,840

⁽¹⁾ Carry Forward is Net of Reserve Requirement

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

Aberdeen
Community Development District

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

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

Aberdeen
Community Development District

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

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

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

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments-On Roll	\$ 133,250	\$ 134,337	\$ 334	\$ 134,672	\$ 133,061
Interest Earnings	5,000	3,673	500	4,173	2,000
Carry Forward Surplus ⁽¹⁾	54,303	58,417	-	58,417	57,475
TOTAL REVENUES	\$ 192,554	\$ 196,428	\$ 834	\$ 197,262	\$ 192,536

EXPENDITURES:

Interest - 11/1	\$ 44,958	\$ 44,958	\$ -	\$ 44,958	\$ 43,803
Principal Prepayment 11/1	-	5,000	-	5,000	-
Interest - 5/1	44,958	44,830	-	44,830	43,803
Principal - 5/1	40,000	40,000	-	40,000	40,000
Principal Prepayment 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$ 129,915	\$ 139,788	\$ -	\$ 139,788	\$ 127,605

Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ 113	\$ (113)	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ 113	\$ (113)	\$ -	\$ -
TOTAL EXPENDITURES	\$ 129,915	\$ 139,674	\$ 113	\$ 139,788	\$ 127,605
EXCESS REVENUES (EXPENDITURES)	\$ 62,639	\$ 56,753	\$ 721	\$ 57,475	\$ 64,931

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27

\$42,903

Aberdeen
Community Development District

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

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

Aberdeen
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Interest Income	\$ 10,000	\$ 11,958	\$ 1,000	\$ 12,958	\$ 10,000
Impact fees	-	20,259	-	20,259	-
Capital Reserve Funding - Transfer In	70,000	-	70,000	70,000	190,082
Carry Forward Balance	528,153	559,550	-	559,550	609,114
TOTAL REVENUES	\$ 608,153	\$ 591,767	\$ 71,000	\$ 662,767	\$ 809,196
EXPENDITURES:					
Capital Outlay					
Capital Outlay	\$ 100,000	\$ -	\$ 20,000	\$ 20,000	\$ 50,000
Repair and Replacements	100,000	17,892	5,000	22,892	50,000
Pond Repairs	-	-	-	-	80,000
Other Current Charges	1,000	10,261	500	10,761	5,000
TOTAL EXPENDITURES	\$ 201,000	\$ 28,153	\$ 25,500	\$ 53,653	\$ 185,000
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 201,000	\$ 28,153	\$ 25,500	\$ 53,653	\$ 185,000
EXCESS REVENUES (EXPENDITURES)	\$ 407,153	\$ 563,614	\$ 45,500	\$ 609,114	\$ 624,196

Aberdeen

Community Development District

Non-Ad Valorem Assessments Comparison 2026-2027

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

SEVENTH ORDER OF BUSINESS

E.

Aberdeen CDD Operations, GM/LD Monthly Report – July 28, 2026

Operations Manager Update:

- The mailboxes were cleaned at Prince Albert. (Photos)
- Trees were taken down at Russelwood Lane and Celtic Wedding Drive by Mitch & Sons. (Photo)
- All 84 Palm Trees were trimmed back around the amenity center and main entrance signs. (Photo)
- The backflows were repaired at Amenity Center by Bobs Backflow so that they are now in compliance.
- The Slide Pool tank cover and hinges were repaired. (Photo)
- The pool pump seals were repaired on tank 1 and tank 2 by Big Z.
- The fallen tree at Glasgow park, cut and removed.
- The intake cover in the family pool was replaced.
- The outdoor back pool shower handle was replaced and a shut off valve was installed.
- Pavers and coping repaired and reset in front of the Lap Pool by C. Buss. (Photos)
- The exit lights in the Maintenance Office were repaired so that the building is in fire inspection compliance.
- Pond Aerator compressor repaired on Prince Albert by Future Horizons.
- A new grill was purchased for the Social Hall Patio.

Current Operations Projects/ Areas of Concerns:

- The basketball court surface exhibits multiple structural cracks which may present future tripping hazards. Resurfacing in the near future is recommended. (Photos)
Update: We are seeking quotes for repair.
- The slide pool pump motor is leaking and stand have rusted out and in need of replacement. The sump pump needs replacement. (Photo)

GM/Lifestyle Update:

Facility Updates:

- The Fire inspector performed their annual inspections and the facility passed
- The pool permits have been updated for the year and displayed at the entrance of the pool as required by law.
- The Rays have completed their summer season.

Lifestyle Events Recap:

- The 50+ Group held their monthly social, 250th Celebration on June 12th.
- Our Annual July 4th Pool Party was held on Saturday, July 4, 12-3pm. (Photos)
- We held a Summer Fun Family Bingo Night on Friday, July 16th with 70 residents attending. (Photos)

Lifestyle Upcoming Events:

- The Annual Aberdeen Swim Run Race will take place on August 23rd.

Operations & Facility Update



Mailboxes Cleaned at Prince Albert



**Area where Tree were removed:
Russellwood & Celtic Wedding**



Slide Pool Tank Repaired



Palms Trimmed



**Pavers & Coping Repaired
by Lap Pool Cabana**

Areas Of Concern:



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

Update: Getting Quotes for Repair



Slide Pool Pump in Need of Repairs & Sump pump replacement



4th of JULY

POOL PARTY

☆☆☆☆☆☆☆☆☆☆





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, June 23, 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
Thomas Marmo	Supervisor
Susie Clarke	Supervisor
Richard Perez	Supervisor

Also present were:

Marilee Giles	District Manager
Kyle Magee	District Counsel by telephone
Mike Williams	District Engineer by telephone
Jay Parker	First Service Residential
Lisa Paxton	The Greenery
Kyle Sanders	The Greenery

The following is a summary of the discussions and actions taken at the June 23, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Duffy stated the pond is covered in algae and the gates are wide enough to get back and forth. I can give you a letter authorizing access. We are ready to do whatever has to be done but the other three people involved are getting counsel. I'm not going to do anything until I know that they are going to be doing something. You have plenty of room to get back and forth.

Ms. Giles stated I think the suspense is August 2nd. Is the algae landscape or lake maintenance?

Mr. Parker stated lake maintenance. They just have to get back there. If they have a gate they are willing to let us use, that would 10-feet they would be able to get back there. They have to get their boat back there and they also have to pull their machinery back there. They can probably park the machine in the front, they have a long enough hose they can walk through the yard to get to the lake.

Mr. Duffy stated they don't they do it off the back of the ATV. It is not a big enough pond to bring a boat.

Ms. Giles asked Kyle, do you have any concerns with the resident allowing lake maintenance to go on his property to treat the pond?

Mr. Magee stated I would have to get some sort of temporary agreement in place prior to getting the pond cleaned up. If you don't mind putting something in writing as long as we have permission from you that will work.

Mr. Duffy stated I will send that to you.

THIRD ORDER OF BUSINESS

Ratification of Agreements

- A. Freedom Dance Team for Use of Amenity Facilities**
- B. Current Collectives for Event Website**
- C. Flamingo Site, LLC for Pond Maintenance**

This item tabled.

FOURTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Approved Budget

Ms. Giles stated at the last meeting the budget was approved, your budget adoption is at your August meeting. The approved budget has a 7% increase and that increase is mostly due to the pond repair we included in the budget for FY 27.

Ms. Clarke stated I don't think we should have a 7% increase.

Ms. Giles stated this is your opportunity if there is a line you want to take away from or a line you want to move.

Ms. Clarke stated the whole maintenance assessment. We had a 20% increase last year overall.

Ms. Giles stated the big increase is the capital reserve fund with \$80,000 of that being the pond repair.

Ms. Clarke asked can we get copies of GMS and First Service contracts? It seems like a lot of overlap between the two.

Ms. Giles stated I can send that before I leave. There is no overlap at all. The GMS is strictly compliant with CDD and Florida Statute requirements. First Service is strictly onsite management. I will send it to you, but you will see everything First Service does is on page 8.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Ms. Giles stated I have spoken to the one supervisor that is still working on his form 1, you have until July 1st. A couple of you have done the annual ethics training and that is great but that is due by December 31st.

D. Operation Manager - Report

Mr. Parker reviewed the items outlined in the monthly memorandum, which was included in the agenda package and reported that tree roots are undermining the surface of the basketball court and will have to be dealt with.

E. Amenity Center Manager - Report

A copy of the amenity center manager's report was included as part of the agenda package.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Ms. Clarke stated on page 41 under total operations and maintenance.

Ms. Giles stated that is the financials and I anticipate the actual column going much higher over the summer months, especially in these two sections of the budget.

Ms. Egleston stated that happens this time every year. Ms. Giles stated your accountant keeps a utility schedule and part of our discussion with her ahead of budget approval is, she will have a number and Jay and Kate and I will question it and she will send us the utility schedule so we can see what she sees and what we don't see is that spike that happens from May to August. She keeps all your records from years prior of how you ended each fiscal year. When she is trying to anticipate what your utilities would be she is looking at previous years, how the year ended and which months spiked and if the pool was drained for some reason, why the water might have been higher during that month.

Ms. Giles stated any funds left over stay with the district and previous board members used that surplus to balance the budget so the residents didn't feel that increase. That was exhausted in 2025. This year you began with no excess funds and had to borrow money from capital reserve to pay the bills in October, November and December. It is a business decision and there was nothing wrong with it but anything that is left over becomes part of the excess funds. The assessments went up and the residents did not feel those increases from 2021 to 2025. You did very well last year squeezing these lines really tight and I think staff was uncomfortable with a couple of them and you had to reduce your number of parties. I anticipate seeing that variance going down.

Ms. Giles stated Mr. Duffy returned with his signed letter and I will email this tonight to Kyle.

SEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the May 19, 2026 Meeting

On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor the minutes of the May 19, 2026 meeting were approved as presented.

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

C. Assessment Receipt Schedule

D. Approval of Check Register

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

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 28, 2026 @
4:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting is scheduled for July 28, 2026 at 4:00 p.m. in the same location.

On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor the meeting adjourned at 4:37 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen
Community Development District

Unaudited Financial Reporting
June 30, 2026



Aberdeen
Community Development District
Combined Balance Sheet
June 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 193,143	\$ -	\$ 29,749	\$ -	\$ 222,892
Investments:					
State Board of Administration (SBA)	932	-	533,865	-	534,797
Custody	378,522	-	-	-	378,522
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	2,079	-	-	2,079
Prepayment A-1	-	1,736	-	-	1,736
Revenue	-	700,051	-	-	700,051
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	1,198	-	-	1,198
Prepayment A-2	-	4,057	-	-	4,057
General Redemption	-	278	-	-	278
Series 2018					
Reserve	-	65,273	-	-	65,273
Revenue	-	55,783	-	-	55,783
Prepayment	-	424	-	-	424
Redemption	-	547	-	-	547
Prepaid Expenses	6,188	-	-	-	6,188
Total Assets	\$ 578,784	\$ 1,428,299	\$ 563,614	\$ -	\$ 2,570,698
Liabilities:					
Accounts Payable	\$ 25,452	\$ -	\$ -	\$ -	\$ 25,452
Total Liabilities	\$ 25,452	\$ -	\$ -	\$ -	\$ 25,452
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 6,188	\$ -	\$ -	\$ -	\$ 6,188
Restricted for:					
Debt Service - Series	-	1,428,299	-	-	1,428,299
Assigned for:					
Capital Reserve Fund	-	-	563,614	-	563,614
Unassigned	547,144	-	-	-	547,144
Total Fund Balances	\$ 553,332	\$ 1,428,299	\$ 563,614	\$ -	\$ 2,545,246
Total Liabilities & Fund Balance	\$ 578,784	\$ 1,428,299	\$ 563,614	\$ -	\$ 2,570,698

Aberdeen

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,478,375	\$ 1,478,375	\$ 1,474,655	\$ (3,720)
Interest Income	15,000	11,250	10,849	(401)
Amenities Revenue/Misc	15,000	15,000	19,238	4,238
Total Revenues	\$ 1,508,375	\$ 1,504,625	\$1,504,743	\$ 118

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 7,200	\$ 1,800
FICA Expense	918	689	551	138
Assessment Administration	5,899	5,899	5,899	-
Engineering Fees	10,000	7,500	6,426	1,074
Arbitrage	600	-	-	-
Dissemination Agent	9,202	6,902	7,201	(300)
Attorney Fees	27,000	27,000	31,440	(4,440)
Annual Audit	3,475	3,475	4,200	(725)
Trustee Fees	9,000	6,139	6,139	-
Management Fees	62,288	46,716	46,716	-
Information Technology	2,124	1,593	1,593	-
Telephone	500	375	215	160
Postage	2,000	1,500	900	600
Printing and Binding	1,000	750	483	267
Insurance	14,050	13,239	13,239	-
Legal Advertising	2,000	1,500	865	635
Office Supplies	200	150	52	98
Other Current Charges	100	100	522	(422)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 162,531	\$ 132,701	\$ 133,817	\$ (1,115)

Operations & Maintenance

Amenity Center

Insurance	\$ 57,064	\$ 51,666	\$ 51,666	\$ -
Repairs & Replacements	75,000	56,250	57,483	(1,233)
Special Events	20,000	15,000	19,061	(4,061)
Staff Uniforms	1,000	750	736	14
Recreational Supplies	900	900	1,000	(100)
Recreational Passes	1,000	1,000	1,000	-
Other Current Charges	500	375	-	375
Permit Fees	800	600	717	(117)
Office Supplies	2,000	1,500	1,158	342
Credit Card Machine Fees	900	900	762	138
Pest Control	3,000	2,250	2,530	(280)
Pool Chemicals - Poolsure	33,000	24,750	27,928	(3,178)
Refuse Service	16,000	12,000	12,308	(308)
Security	10,752	8,064	8,102	(38)
Website	1,800	1,350	1,500	(150)
Holiday Decorations	7,000	5,250	6,901	(1,651)
Subscriptions	2,000	1,500	1,638	(138)

Aberdeen
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Utilities				
Water & Sewer	\$ 21,000	\$ 15,750	\$ 14,588	\$ 1,162
Electric	39,600	29,700	25,576	4,124
Cable/Internet/Phone	20,000	15,000	12,785	2,215
Management Contracts				
Field Operations Management - FirstService	88,924	66,693	62,117	4,576
Pool Attendants/Lifeguards - RMS	52,000	39,000	11,200	27,800
Facility Management - FirstService	116,486	87,364	80,434	6,931
Janitorial Services - FirstService	59,472	44,604	37,388	7,216
General Facility Maintenance - FirstService	67,584	50,688	46,279	4,409
Resident Services Coordinator- FirstService	90,838	68,129	43,835	24,293
Management Fee - FirstService	14,928	11,196	11,196	-
Auto/Phone Allowance - FirstService	-	-	900	(900)
Fitness Center Cleaning - Jani King	19,584	14,688	14,688	-
Subtotal Amenity Center	\$ 823,132	\$ 626,917	\$ 555,476	\$ 71,441
Ground Maintenance				
Electric	\$ 16,000	\$ 12,000	\$ 10,796	\$ 1,204
Streetlighting	40,000	30,000	26,675	3,325
Lake Maintenance	35,000	26,250	25,410	840
Landscape Maintenance	271,653	203,739	195,227	8,512
Landscape Contingency	30,000	22,500	24,959	(2,459)
Common Area Maintenance	13,000	9,750	3,210	6,540
Reuse Water	38,000	28,500	28,439	61
Irrigation Repairs	9,060	6,795	1,096	5,699
Subtotal Ground Maintenance	\$ 452,713	\$ 339,535	\$ 315,812	\$ 23,723
Total Operations & Maintenance	\$ 1,275,844	\$ 966,451	\$ 871,288	\$ 95,164
Capital Reserve Funding	\$ 70,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,508,375	\$ 1,099,152	\$ 1,005,104	\$ 94,049
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 405,473	\$ 499,638	\$ (93,931)
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	\$ -	\$ 405,473	\$ 499,638	\$ (93,931)
Fund Balance - Beginning	\$ -		\$ 53,694	
Fund Balance - Ending	\$ -		\$ 553,332	

Aberdeen
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ 7,505	\$ 74,768	\$ 1,308,485	\$ 3,215	\$ 45,610	\$ 14,539	\$ 18,125	\$ -	\$ 2,408	\$ -	\$ -	\$ -	\$ 1,474,655
Interest Income	172	8	104	194	1,649	2,427	2,290	2,183	1,823	-	-	-	10,849
Amenities Revenue/Misc	285	272	1,293	2,190	2,240	3,295	875	7,579	1,208	-	-	-	19,238
Total Revenues	\$ 7,962	\$ 75,047	\$ 1,309,882	\$ 5,600	\$ 49,499	\$ 20,261	\$ 21,290	\$ 9,763	\$ 5,439	\$ -	\$ -	\$ -	\$ 1,504,743
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ 7,200
FICA Expense	77	-	77	61	61	61	77	77	61	-	-	-	551
Assessment Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Engineering Fees	-	619	600	993	817	413	2,179	300	-	-	-	-	5,919
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	967	767	767	767	767	767	867	767	767	-	-	-	7,201
Attorney Fees	3,144	3,165	4,339	3,380	2,645	-	-	6,021	8,747	-	-	-	31,440
Annual Audit	-	-	-	-	-	-	4,200	-	-	-	-	-	4,200
Trustee Fees	3,438	-	1,351	-	-	-	-	-	1,351	-	-	-	6,139
Management Fees	5,191	5,191	5,191	5,191	5,191	5,191	5,191	5,191	5,191	-	-	-	46,716
Information Technology	177	177	177	177	177	177	177	177	177	-	-	-	1,593
Telephone	10	29	-	46	-	48	48	20	13	-	-	-	215
Postage	72	327	29	12	53	50	57	32	267	-	-	-	900
Printing and Binding	42	51	20	49	54	84	36	32	116	-	-	-	483
Insurance	13,239	-	-	-	-	-	-	-	-	-	-	-	13,239
Legal Advertising	-	240	-	74	70	205	70	-	-	-	-	-	659
Office Supplies	1	1	46	0	1	1	1	1	1	-	-	-	52
Other Current Charges	2	25	127	128	84	51	15	-	91	-	-	-	522
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 33,432	\$ 10,591	\$ 13,723	\$ 11,678	\$ 10,719	\$ 7,847	\$ 13,916	\$ 13,617	\$ 17,582	\$ -	\$ -	\$ -	\$ 133,104
Operations & Maintenance													
Amenity Center													
Insurance	\$ 51,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	51,666
Repairs & Replacements	5,395	4,310	3,719	2,958	4,505	11,031	1,911	10,470	13,184	-	-	-	57,483
Special Events	1,180	984	2,422	2,807	45	5,804	2,838	104	2,876	-	-	-	19,061
Staff Uniforms	-	-	66	236	-	433	-	-	-	-	-	-	736
Recreational Supplies	-	-	-	-	-	-	-	-	1,000	-	-	-	1,000
Recreational Passes	-	-	-	-	345	175	-	-	480	-	-	-	1,000
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Permit Fees	-	-	-	-	-	-	-	-	717	-	-	-	717
Office Supplies	597	72	-	-	49	-	79	215	145	-	-	-	1,158
Credit Card Machine Fees	78	60	63	59	67	64	124	110	137	-	-	-	762
Pest Control	221	221	221	228	228	728	228	228	228	-	-	-	2,530
Pool Chemicals - Poolsure	3,016	3,016	3,016	3,134	3,134	3,134	3,134	3,134	3,210	-	-	-	27,928
Refuse Service	1,271	1,268	1,369	1,372	1,376	1,360	1,363	1,440	1,491	-	-	-	12,308
Security	896	896	896	896	896	908	896	921	896	-	-	-	8,102
Website	150	150	150	150	150	150	150	-	450	-	-	-	1,500
Holiday Decorations	3,450	-	-	3,450	-	-	-	-	-	-	-	-	6,901
Subscriptions	131	131	131	231	131	131	490	131	131	-	-	-	1,638
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	1,949	2,037	1,702	1,981	1,669	1,163	959	1,459	1,669	-	-	-	14,588
Electric	3,395	3,020	2,443	2,650	2,825	2,974	2,739	2,839	2,691	-	-	-	25,576
Cable/Internet/Phone	1,517	1,349	866	879	879	3,294	1,076	2,334	590	-	-	-	12,785

Aberdeen
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Management Contracts													
Field Operations Management - FirstService	\$ 3,787	\$ 6,732	\$ 6,728	\$ 6,719	\$ 10,247	\$ 6,883	\$ 6,018	\$ 7,734	\$ 7,270	\$ -	\$ -	\$ -	\$ 62,117
Pool Attendants/Lifeguards - RMS	-	-	-	-	-	2,406	-	3,409	5,385	-	-	-	11,200
Facility Management - FirstService	4,887	8,886	8,886	8,862	13,062	8,962	8,098	9,826	8,962	-	-	-	80,434
Janitorial Services - FirstService	2,552	3,412	3,222	4,515	6,122	4,282	3,571	5,255	4,457	-	-	-	37,388
General Facility Maintenance - FirstService	2,962	4,347	5,162	4,380	7,460	5,276	5,276	5,276	6,140	-	-	-	46,279
Resident Services Coordinator- FirstService	2,767	5,719	5,757	3,011	2,892	5,062	5,133	6,795	6,698	-	-	-	43,835
Management Fee - FirstService	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	-	-	-	11,196
Auto/Phone Allowance - FirstService	100	100	100	100	100	100	100	100	100	-	-	-	900
Fitness Center Cleaning - Jani King	1,632	1,632	1,632	1,632	1,632	1,632	1,632	1,632	1,632	-	-	-	14,688
Subtotal Amenity Center	\$ 94,842	\$ 49,587	\$ 49,797	\$ 51,495	\$ 59,058	\$ 67,197	\$ 47,060	\$ 64,659	\$ 71,783	\$ -	\$ -	\$ -	\$ 555,476
Ground Maintenance													
Electric	\$ 1,123	\$ 1,227	\$ 1,108	\$ 1,213	\$ 1,207	\$ 1,151	\$ 1,255	\$ 1,287	\$ 1,225	\$ -	\$ -	\$ -	\$ 10,796
Streetlighting	2,829	2,909	2,906	2,925	2,991	2,921	2,993	3,132	3,069	-	-	-	26,675
Lake Maintenance	-	2,675	-	5,350	-	5,350	2,675	6,685	2,675	-	-	-	25,410
Landscape Maintenance	22,860	22,860	22,860	22,860	22,860	22,860	22,860	22,860	12,350	-	-	-	195,227
Landscape Contingency	2,011	2,500	1,500	-	3,200	-	-	8,100	2,423	-	-	-	19,734
Common Area Maintenance	1,000	-	-	-	-	-	2,054	-	156	-	-	-	3,210
Reuse Water	3,422	5,501	3,804	2,706	3,970	1,378	2,142	2,560	2,956	-	-	-	28,439
Irrigation Repairs	-	-	-	-	1,096	-	-	-	-	-	-	-	1,096
Subtotal Ground Maintenance	\$ 33,244	\$ 37,672	\$ 32,177	\$ 35,053	\$ 35,324	\$ 33,660	\$ 33,978	\$ 44,623	\$ 24,855	\$ -	\$ -	\$ -	\$ 310,587
Total Operations & Maintenance	\$ 128,086	\$ 87,258	\$ 81,974	\$ 86,548	\$ 94,382	\$ 100,857	\$ 81,037	\$ 109,282	\$ 96,639	\$ -	\$ -	\$ -	\$ 866,063
Capital Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 161,518	\$ 97,849	\$ 95,696	\$ 98,226	\$ 105,101	\$ 108,704	\$ 94,954	\$ 122,899	\$ 114,220	\$ -	\$ -	\$ -	\$ 999,168
Excess (Deficiency) of Revenues over Expenditures	\$ (153,556)	\$ (22,802)	\$ 1,214,185	\$ (92,626)	\$ (55,602)	\$ (88,443)	\$ (73,664)	\$ (113,137)	\$ (108,781)	\$ -	\$ -	\$ -	\$ 505,575
Other Financing Sources/Uses:													
Transfer In	\$ 100,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175,000
Transfer (Out)	-	-	-	(175,000)	-	-	-	-	-	-	-	-	(175,000)
Total Other Financing Sources/Uses	\$ 100,000	\$ 75,000	\$ -	\$ (175,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (53,556)	\$ 52,198	\$ 1,214,185	\$ (267,626)	\$ (55,602)	\$ (88,443)	\$ (73,664)	\$ (113,137)	\$ (108,781)	\$ -	\$ -	\$ -	\$ 505,575

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 June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 1,928,685	\$ 1,937,822	\$ 9,136
Interest Income	10,000	10,000	46,518	36,518
Total Revenues	\$ 1,938,685	\$ 1,938,685	\$ 1,984,340	\$ 45,654
Expenditures:				
<u>2020A-1</u>				
Interest 11/1	\$ 246,219	\$ 246,219	\$ 246,219	\$ -
Principal Prepayment 11/1	-	-	10,000	(10,000)
Interest 5/1	246,219	246,219	245,969	250
Principal 5/1	1,045,000	1,045,000	1,040,000	5,000
<u>2020A-2</u>				
Interest 11/1	84,550	84,550	84,550	-
Interest 5/1	84,550	84,550	84,550	-
Principal 5/1	255,000	255,000	255,000	-
Total Expenditures	\$ 1,961,538	\$ 1,961,538	\$ 1,966,288	\$ (4,750)
Excess (Deficiency) of Revenues over Expenditures	\$ (22,852)	\$ (22,852)	\$ 18,052	\$ 40,904
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (22,852)	\$ (22,852)	\$ 18,052	\$ 40,904
Fund Balance - Beginning	\$ 652,744		\$ 1,288,221	
Fund Balance - Ending	\$ 629,892		\$ 1,306,273	

Aberdeen
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 133,250	\$ 133,250	\$ 134,337	\$ 1,087
Interest Income	5,000	3,750	3,673	(77)
Total Revenues	\$ 138,250	\$ 137,000	\$ 138,011	\$ 1,010
Expenditures:				
Interest 11/1	\$ 44,958	\$ 44,958	\$ 44,958	\$ -
Principal Prepayment 11/1	-	-	5,000	(5,000)
Interest 5/1	44,958	44,958	44,830	128
Principal 5/1	40,000	40,000	40,000	-
Principal Prepayment 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 129,915	\$ 129,915	\$ 139,788	\$ (9,873)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,335	\$ 7,085	\$ (1,777)	\$ (8,862)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 113	\$ 113
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 113	\$ 113
Net Change in Fund Balance	\$ 8,335	\$ 7,085	\$ (1,664)	\$ (8,749)
Fund Balance - Beginning	\$ 54,303		\$ 123,690	
Fund Balance - Ending	\$ 62,639		\$ 122,027	

Aberdeen
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Capital Reserve Funding	\$ 70,000	\$ -	\$ -	\$ -
Impact fees	-	-	20,259	20,259
Interest	10,000	10,000	11,958	1,958
Total Revenues	\$ 80,000	\$ 10,000	\$ 32,217	\$ 22,217
Expenditures:				
Capital Outlay	\$ 100,000	\$ 75,000	\$ -	\$ 75,000
Repair and Replacements	100,000	75,000	17,892	57,108
Other Current Charges	1,000	1,000	10,261	(9,261)
Total Expenditures	\$ 201,000	\$ 151,000	\$ 28,153	\$ 122,847
Excess (Deficiency) of Revenues over Expenditures	\$ (121,000)	\$ (141,000)	\$ 4,064	\$ (100,630)
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)		\$ 4,064	
Fund Balance - Beginning	\$ 528,153		\$ 559,550	
Fund Balance - Ending	\$ 407,153		\$ 563,614	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Actual	
	Thru 06/30/26	
Revenues		
Interest Income	\$	3
Total Revenues	\$	3
Expenditures:		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	3
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$	(113)
Total Other Financing Sources (Uses)	\$	(113)
Net Change in Fund Balance	\$	(110)
Fund Balance - Beginning	\$	110
Fund Balance - Ending	\$	-

Aberdeen
Community Development District
Long Term Debt Report

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

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

Series 2018 Special Assessment Revenue Refunding Bonds	
Interest Rate:	4%-5.1%
Maturity Date:	5/1/2049
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$ 65,273
Reserve Fund Balance	65,273
Bonds Outstanding: 11/1/2018	\$ 2,065,000
Less: Principal Prepayment - 2/1/20	(5,000)
Less: Principal Payment - 5/1/20	(30,000)
Less: Principal Prepayment - 8/1/20	(5,000)
Less: Principal Prepayment - 11/1/20	(5,000)
Less: Principal Payment - 5/1/21	(35,000)
Less: Principal Prepayment - 5/1/21	(5,000)
Less: Principal Payment - 5/1/22	(35,000)
Less: Principal Prepayment - 5/1/22	(5,000)
Less: Principal Payment - 5/1/23	(35,000)
Less: Principal Prepayment - 8/1/23	(5,000)
Less: Principal Prepayment - 11/1/23	(5,000)
Less: Principal Payment - 5/1/24	(40,000)
Less: Principal Prepayment - 5/1/24	(5,000)
Less: Principal Prepayment - 11/1/24	(5,000)
Less: Principal Prepayment - 2/1/25	(5,000)
Less: Principal Payment - 5/1/25	(40,000)
Less: Principal Prepayment - 5/1/25	(5,000)
Less: Principal Prepayment - 11/1/25	(5,000)
Less: Principal Payment - 5/1/26	(40,000)
Less: Principal Prepayment - 5/1/26	(5,000)
Current Bonds Outstanding	\$ 1,745,000

C.

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2020 DEBT ASMT	SERIES 2018 DEBT ASMT	O&M ASMT
NET ASSESSMENTS TAX ROLL	50,936	3,555,644.72	1,942,646.44	134,671.52	1,478,326.77
TAX ROLL RECEIVED		3,546,813.92	1,937,821.69	134,337.05	1,474,655.18
BALANCE DUE		7,102,458.64	3,880,468.13	269,008.57	2,952,981.95

Units include 49,000 square feet of Commercial

SUMMARY OF TAX ROLL RECEIPTS					
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2020 DEBT RECEIPTS	SERIES 2018 DEBT RECEIPTS	O&M RECEIPTS
1	11/5/2024	18,051.31	9,862.43	683.70	7,505.18
2	11/18/2025	82,880.57	45,282.26	3,139.14	34,459.17
3	11/21/2025	96,949.56	52,968.94	3,672.00	40,308.62
4	12/16/2025	115,928.56	63,338.22	4,390.84	48,199.50
5	12/21/2025	184,499.94	100,802.58	6,988.01	76,709.35
6	01/14/2026	2,846,715.44	1,555,318.95	107,820.53	1,183,575.96
7	01/27/2026	7,732.96	4,224.95	292.89	3,215.12
8	02/15/2026	109,700.16	59,935.30	4,154.94	45,609.92
9	03/6/2026	34,969.57	19,105.82	1,324.49	14,539.26
10	04/6/2026	3,118.73	1,703.94	118.12	1,296.67
11	04/24/2026	40,474.73	22,113.60	1,533.00	16,828.13
12	05/10/2026	-	-	-	-
TAX CERT	06/5/2026	5,792.39	3,164.70	219.39	2,408.30
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		3,546,813.92	1,937,821.69	134,337.05	1,474,655.18
PERCENT COLLECTED TAX ROLL		99.75%	99.75%	99.75%	99.75%

D.

Aberdeen

Community Development District

Check Run Summary

June 30, 2026

Check	Check No.	Amount
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General Fund - Wells Fargo

Payroll	6/24/26	51076-51079	\$	738.80
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Total			\$	738.80
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General Fund - Wells Fargo

Accounts Payable

6/5/26	5547-5552	\$	40,228.02
6/16/26	5553-5562		35,581.86
6/25/26	5563-5576		24,469.53
6/29/26	5577-5585		24,606.97

\$ 124,886.38

Capital Reserve Fund - Wells Fargo

Accounts Payable

\$ -

\$ -

Total			\$	124,886.38
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Autopayments - Wells Fargo

6/8/26	Comcast	\$	623.20
6/11/26	JEA Utilities		11,610.84
6/16/26	Comcast		536.77
6/22/26	GFL Environmental		1,490.91
6/24/26	Comcast		293.95
6/29/26	WF Credit Card March Charges		5,929.76

Total			\$	20,485.43
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*Autopayment invoices and Wells Fargo Credit Card invoices are available upon request.

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51076	17	HARRIET S CLARKE	184.70	6/24/2026
51077	15	LAUREN Q EGLESTON	184.70	6/24/2026
51078	19	RICHARD A PEREZ	184.70	6/24/2026
51079	16	THOMAS G MARMO	184.70	6/24/2026
TOTAL FOR REGISTER			738.80	

ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 06.23.26

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

District Manager:

Mandy Hill June 23, 2026

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 #
6/05/26	00259	6/01/26	11153894	202606 320-53800-45921	JUN MANAGEMENT FEE	*	1,244.00		
		6/01/26	11153894	202606 320-53800-45921	JUN GEN MGR PHONE BILL	*	50.00		
		6/01/26	11153894	202606 320-53800-45921	JUN MAINT SUPV PHONE BILL	*	50.00		
FIRST SERVICE RESIDENTIAL								1,344.00	005547
6/05/26	00213	2/27/26	93729	202602 320-53800-46100	FEB LAKE MAINTENANCE	*	2,675.00		
		5/29/26	94971	202605 320-53800-46100	JUN LAKE MAINTENANCE	*	2,675.00		
FUTURE HORIZONS, INC								5,350.00	005548
6/05/26	00309	6/01/26	JAK06260	202606 320-53800-45927	JUN JANITORIAL SERVICES	*	1,632.00		
JANI-KING OF JACKSONVILLE								1,632.00	005549
6/05/26	00079	6/01/26	13129563	202606 320-53800-45507	JUN POOL CHEMICALS	*	3,210.48		
POOLSURE								3,210.48	005550
6/05/26	00319	5/29/26	839149	202605 320-57200-46000	MAY WIRE WORK/CONTROLLER1	*	1,177.00		
		5/29/26	839162	202605 320-57200-46000	GRANDHOLM MONUMENT SIGN	*	504.93		
		5/31/26	837940	202606 320-53800-46200	JUN LANDSCAPE MAINTENANCE	*	22,859.61		
RUPPERT LANDSCAPE LLC								24,541.54	005551
6/05/26	00323	5/29/26	4663	202605 320-53800-46300	TREE REMOVAL	*	1,100.00		
		5/29/26	4664	202605 320-53800-46300	TREE REMOVAL	*	650.00		
		5/29/26	4665	202605 320-53800-46300	TREE REMOVAL	*	1,500.00		
		5/29/26	4666	202605 320-53800-46300	TREE REMOVAL	*	900.00		
TREE WORK BY MITCH DRAKE & SONS								4,150.00	005552
6/16/26	00259	6/05/26	11155300	202606 320-53800-45918	JUN GENERAL MANAGER	*	3,999.20		
		6/05/26	11155300	202606 320-53800-45915	JUN FRONT DESK	*	2,881.69		
		6/05/26	11155300	202606 320-53800-45506	JUN JANITORIAL	*	1,870.73		

ABER ABERDEEN TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/05/26	11155300	202606 320-53800-46000	JUN SUPVSR BUILDING MAINT	*	3,200.66		
		6/05/26	11155300	202606 320-53800-45917	JUN BUILDING MAINT	*	2,206.10		
					FIRST SERVICE RESIDENTIAL			14,158.38	005553
6/16/26	00017	6/01/26	737	202606 310-51300-34000	JUN MANAGEMENT FEES	*	5,190.67		
		6/01/26	737	202606 310-51300-35100	JUN INFO TECH	*	177.00		
		6/01/26	737	202606 310-51300-31300	JUN DISSEM AGENT SRVCS	*	766.83		
		6/01/26	737	202606 310-51300-51000	OFFICE SUPPLIES	*	.87		
		6/01/26	737	202606 310-51300-42000	POSTAGE	*	267.30		
		6/01/26	737	202606 310-51300-42500	COPIES	*	115.50		
		6/01/26	737	202606 310-51300-41000	TELEPHONE	*	13.03		
					GOVERNMENTAL MANAGEMENT SERVICES			6,531.20	005554
6/16/26	00339	6/01/26	813157	202606 320-53800-46200	JUN LANDSCAPE MAINTENANCE	*	12,350.19		
					THE GREENERY INC			12,350.19	005555
6/16/26	00301	6/01/26	443660	202606 320-53800-45400	JUN SECURITY SERVICES	*	895.99		
		6/02/26	443223	202606 320-53800-45905	PROXCARD-CLAMSHELL SMART	*	480.00		
					HI TECH SYSTEM ASSOCIATES INC			1,375.99	005556
6/16/26	00311	6/03/26	22790	202606 320-57200-46000	RPL GFI OUT SHETLAND SIGN	*	188.11		
					LIN'S ELECTRIC INC			188.11	005557
6/16/26	00312	6/04/26	195229	202605 310-51300-31100	MAY ENGINEERING SERVICES	*	300.00		
					MATTHEWS DESIGN GROUP LLC			300.00	005558
6/16/26	00060	6/09/26	62235347	202606 320-53800-45926	JUN PEST CONTROL	*	119.55		
		6/09/26	62235492	202606 320-53800-45926	JUN PEST CONTROL AMENITY	*	108.44		
					TURNER PEST CONTROL LLC			227.99	005559
					ABER ABERDEEN				
					TLEE				

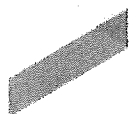
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6/16/26	00221	5/01/26 3221	202605 320-53800-45919	MAY MAINT & NEWS LETTER	*	150.00	
				ROBERTA G NAGLE			150.00 005560
6/16/26	00221	5/01/26 3224	202605 320-53800-45919	CALENDAR RENEWAL	*	150.00	
				ROBERTA G NAGLE			150.00 005561
6/16/26	00221	6/01/26 3227	202606 320-53800-45919	JUN MAINT & NEWS LETTER	*	150.00	
				ROBERTA G NAGLE			150.00 005562
6/25/26	00207	6/11/26 6993-C10	202606 320-57200-46000	MOTOR SEALS AND BRACKET	*	1,943.49	
				BIG Z POOL SERVICE, LLC			1,943.49 005563
6/25/26	00308	5/01/26 6162	202605 320-57200-46000	POOL COPING REPAIR	*	1,050.00	
				C BUSS ENTERPRISES INC			1,050.00 005564
6/25/26	00308	6/17/26 6446	202606 320-57200-46000	PAVER REPAIR	*	725.00	
				C BUSS ENTERPRISES INC			725.00 005565
6/25/26	00271	6/11/26 3760765	202603 310-51300-31500	MAR GENERAL SERVICES	*	3,140.00	
		6/11/26 3760765A	202604 310-51300-31500	APR GENERAL SERVICES	*	2,188.00	
		6/11/26 3760789	202603 310-51300-31500	MAR MONTHLY MEETING	*	1,709.51	
		6/11/26 3760789A	202604 310-51300-31500	APR MONTHLY MEETING	*	1,709.50	
				KUTAK ROCK LLP			8,747.01 005566
6/25/26	00275	3/24/25 CINV-102	202510 320-57200-46000	CARDIOVASCULAR/TREADMILL	*	411.00	
				HEARTLINE FITNESS PRODUCTS INC			411.00 005567
6/25/26	00275	4/30/25 CINV-112	202510 320-57200-46000	GOLD PREVENTATIVE MAINT	*	411.00	
				HEARTLINE FITNESS PRODUCTS INC			411.00 005568
6/25/26	00275	6/27/25 CINV-127	202510 320-57200-46000	FITNESS EQUIPMENT EQUIP	*	307.36	
				HEARTLINE FITNESS PRODUCTS INC			307.36 005569
				ABER ABERDEEN	TLEE		

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
6/25/26	00275	8/25/25 CINV-139	202510 320-57200-46000			GOLD PREVENTATIVE MAINT	*	411.00		
						HEARTLINE FITNESS PRODUCTS INC			411.00	005570
6/25/26	00275	9/19/25 CINV-142	202510 320-57200-46000			FITNESS EQUIPMENT REPAIR	*	1,597.29		
						HEARTLINE FITNESS PRODUCTS INC			1,597.29	005571
6/25/26	00275	3/10/26 CINV-169	202603 320-57200-46000			QURTLY PREVENTATIVE MAINT	*	429.00		
						HEARTLINE FITNESS PRODUCTS INC			429.00	005572
6/25/26	00275	3/27/26 CINV-173	202603 320-57200-46000			FITNESS EQUIPMENT REPAIR	*	1,024.32		
						HEARTLINE FITNESS PRODUCTS INC			1,024.32	005573
6/25/26	00275	4/30/26 CINV-184	202604 320-57200-46000			FITNESS EQUIPMENT REPAIR	*	227.53		
						HEARTLINE FITNESS PRODUCTS INC			227.53	005574
6/25/26	00082	5/31/26 97	202605 320-53800-45913			MAY LIFEGUARD SERVICES	*	5,384.53		
						RIVERSIDE MANAGEMENT SERVICES INC			5,384.53	005575
6/25/26	00319	4/29/26 828638A	202603 320-57200-46000			MAR CONTROLLER GEN RPR	*	1,801.00		
						RUPPERT LANDSCAPE LLC			1,801.00	005576
6/29/26	00219	6/25/26 36692	202606 320-53800-46900			BACKFLOW TEST	*	135.00		
						P3 SERVICES OF FL LLC			135.00	005577
6/29/26	00259	6/19/26 11156370	202606 320-53800-45918			JUN GENERAL MANAGER	*	4,099.20		
							*	2,952.22		
							*	1,721.83		
							*	3,204.93		
							*	2,206.10		
						FIRST SERVICE RESIDENTIAL			14,184.28	005578
6/29/26	00301	6/10/26 80277	202606 320-57200-46000			CCTV SYSTEM-AMENITY CNTR	*	95.00		
						HI TECH SYSTEM ASSOCIATES INC			95.00	005579

				ABER ABERDEEN	TLEE					

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/29/26	00250	6/08/26 360 7/4 3HR	202606 320-57200-49400 DJ/MC SERVICES	HIGH DEFINITION MUSIC ENT LLC	*	500.00	500.00 005580
6/29/26	00316	6/16/26 06162026 7/4 ALL BEEF 8/1	202606 320-57200-49400 HOT DOGS	TOBY K'S LLC	*	2,300.00	2,300.00 005581
6/29/26	00331	6/12/26 1174 SPUD NUT - REPLACEMENT	202606 320-57200-46000	LOCAL PLUMBER OF JACKSONVILLE LLC	*	525.00	525.00 005582
6/29/26	00319	6/28/26 799971 DEDICATED FLOWER ZONE	202606 320-53800-46300	RUPPERT LANDSCAPE LLC	*	1,023.00	1,023.00 005583
6/29/26	00323	6/09/26 4705 TREE REMOVAL	202606 320-53800-46300	TREE WORK BY MITCH DRAKE & SONS	*	1,400.00	1,400.00 005584
6/29/26	00040	6/25/26 8227636 FY26 SE2020A1A2 TRUSTEE1	202606 310-51300-32300		*	1,031.25	
		6/25/26 8227636 FY27 SE2020A1A2 TRUSTEE2	202606 300-15500-10000		*	3,093.75	
		6/25/26 8227636 INCIDENTAL EXPENSES	202606 310-51300-32300		*	319.69	
			US BANK				4,444.69 005585
TOTAL FOR BANK A						124,886.38	
TOTAL FOR REGISTER						124,886.38	

ABER ABERDEEN TLEE



FirstService
RESIDENTIAL

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

INVOICE

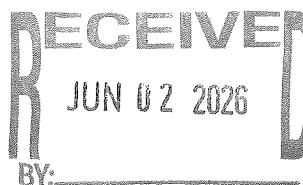
Invoice Number 11153894
Invoice Date 6/1/2026
Terms 15 ePay ACH BP
Service Period 6/1/2026
Customer 100-0SNC

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

Description	Total
Management Fee 320.53800.45912	\$1,244.00
Allowance	\$100.00
Cell Phone Allowance for General Manager & Maintenance Supervisor	

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

205



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: 93729
Invoice Date: Feb 27, 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		3/29/26

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

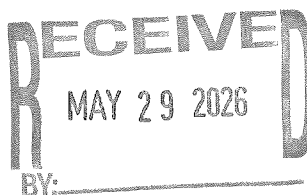
Future Horizons, Inc

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

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

INVOICE

Invoice Number: 94971
Invoice Date: May 29, 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		6/28/26

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



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

Invoice

Date
Invoice#

6/1/2026
131295635465

Terms	Net 20
Due Date	6/21/2026
PO #	

Bill To

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

Ship To

Aberdeen CCD
110 Flowers of Scotland
Jacksonville FL 32259

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$3,063.42
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	\$10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$137.06

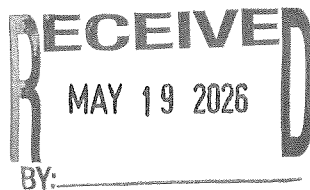
Subtotal \$3,210.48

Tax \$0.00

Total \$3,210.48

Amount Paid/Credit Applied \$0.00

Balance Due \$3,210.48



[Click Here to Pay Now](#)



131295635465

**INVOICE**

Date	Invoice#
May 29, 2026	839149

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:

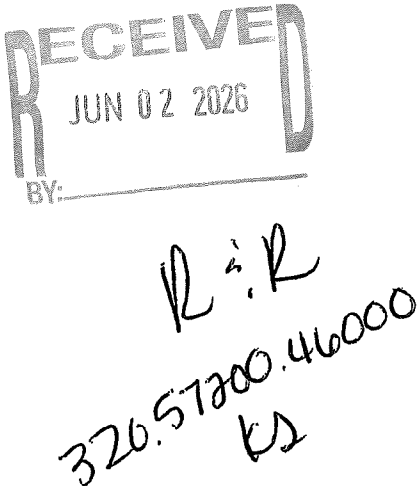
Aberdeen CDD

475 W Town Place

#114

St. Augustine, FL 32092

Property Name	Terms	Due Date	Order Number
Aberdeen CDD (261012)	Net 30 Days	Jun 28, 2026	4905708

Description	Price	Total
Wire Work Controller 1 (1) Labor tracing line finding fault (1) Materials solenoid, wire slice kit, direct burial caps 	\$1,177.00	\$1,177.00

For billing questions contact Colleen Ryan Tel: 904-778-1030

For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

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

Subtotal:	\$1,177.00
Sales Tax:	\$0.00
Amount Due:	\$1,177.00

**INVOICE**

Date	Invoice#
May 29, 2026	839162

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	Jun 28, 2026	4936856

Description	Price	Total
Grandholm Monument Sign Remove the Juniper and Mulch the area where existing plantings were. (2) yds Shredded Brown Mulch Juniper Removal	\$504.93	\$504.93
<i>R. R.</i> <i>370.57200 46000</i> <i>CS</i> RECEIVED JUN 02 2026 BY: _____		

For billing questions contact Colleen Ryan Tel: 904-778-1030

For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

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

Subtotal:	\$504.93
Sales Tax:	\$0.00
Amount Due:	\$504.93



INVOICE

Date	Invoice#
May 31, 2026	837940

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	Jun 30, 2026	

Description	Price	Total
Landscape Management For May As Per Contract, Due Jun 30, 2026	\$22,859.61	\$22,859.61
RECEIVED MAY 29 2026 BY: _____ Contract 320.53800.46200 ES		

For billing questions contact Colleen Ryan Tel: 904-778-1030

For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

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

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



Tree Work
by Mitch Drake & Sons LLC

INVOICE #4663

ISSUED:

May 29, 2026

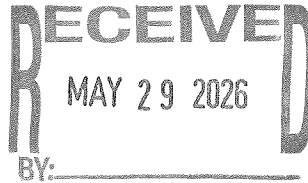
DUE:

Jun 28, 2026

RECIPIENT:

Aberdeen CDD Community

1032 Wilmot Place
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
May 28, 2026				
Tree Removal	Cut down and leave in woods 2 large dead pines	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

Pay Now



INVOICE #4664

ISSUED:

May 29, 2026

DUE:

Jun 28, 2026

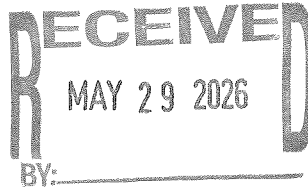
RECIPIENT:

Aberdeen CDD Community

191 Scotland Yard Boulevard

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
May 28, 2026				
Tree Removal	Cut down and leave in woods pine leaning over fence	1	\$650.00	\$650.00

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	\$650.00
Account balance	\$1,750.00

Pay Now



INVOICE #4665

ISSUED:

May 29, 2026

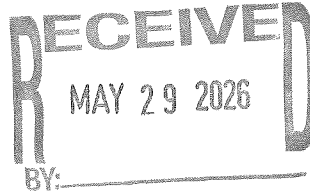
DUE:

Jun 28, 2026

RECIPIENT:

Aberdeen CDD Community

629 Melrose Abbey Lane
Fruit Cove, Florida 32259
Phone: (904) 303-7366



662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819

Email: mitchdrake04@yahoo.com

Website:

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
May 28, 2026				
Tree Removal	Manually rig down and leave in woods 2 dead or hazardous trees behind home (there is not enough space to drop trees).	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	\$3,250.00

Pay Now



Tree Work 
by Mitch Drake & Sons LLC

INVOICE #4666

ISSUED:

May 29, 2026

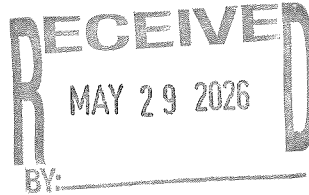
DUE:

Jun 28, 2026

RECIPIENT:

Aberdeen CDD Community

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



662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819

Email: mitchdrake04@yahoo.com

Website:

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

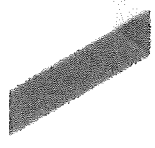
For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
May 28, 2026				
Tree Removal	Cut down and leave in woods 2 dead pieces pictured.	1	\$900.00	\$900.00

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

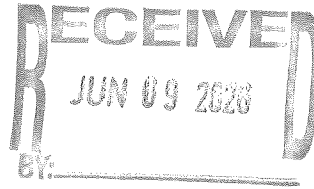
Total	\$900.00
Account balance	\$4,150.00

Pay Now


FirstService

RESIDENTIAL

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



INVOICE

Invoice Number 11155300
Invoice Date 6/5/2026
Terms 15 ePay ACH BP
Period Start 5/16/2026
Period End 5/29/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$14,158.38

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%	Moxley, Ashley	8.00 HOLIDAY	\$21.00	\$210.00
Staff, Front Desk	25.00%	Moxley, Ashley	6.00 PTO	\$21.00	\$157.50
Staff, Front Desk	25.00%	Moxley, Ashley	66.73 REG	\$21.00	\$1,751.68
Staff, Front Desk	25.00%	Orozco, Hailey	36.97 REG	\$16.50	\$762.51
				Subtotal	\$2,881.69
Staff, Janitorial	25.00%	Oliver, Jason E	8.00 HOLIDAY	\$17.86	\$178.59
Staff, Janitorial	25.00%	Oliver, Jason E	75.80 REG	\$17.86	\$1,692.14
				Subtotal	\$1,870.73
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$30.11	\$301.13
Supervisor, Building Maint	25.00%	Parker, Jay	77.03 REG	\$30.11	\$2,899.53
				Subtotal	\$3,200.66
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

INVOICE

FirstService

RESIDENTIAL

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

Invoice Number 11155300
Invoice Date 6/5/2026
Terms 15 ePay ACH BP
Period Start 5/16/2026
Period End 5/29/2026
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$14,158.38

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

Subtotal \$14,158.38
Tax \$0.00
Total \$14,158.38

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	\$2,881.69
Staff, Janitorial	320.53800.45506	\$1,870.73
Supervisor, Building Maint	320.53800.46000	\$3,200.66

FS

Governmental Management Services, LLC

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

Invoice

Invoice #: 737

Invoice Date: 6/1/26

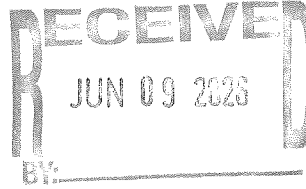
Due Date: 6/1/26

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 - June 2026		5,190.67	5,190.67
Information Technology - June 2026		177.00	177.00
Dissemination Agent Services - June 2026		766.83	766.83
Office Supplies		0.87	0.87
Postage		267.30	267.30
Copies		115.50	115.50
Telephone		13.03	13.03
Total			\$6,531.20
Payments/Credits			\$0.00
Balance Due			\$6,531.20



PO Box 6569
Hilton Head Island, SC 29938

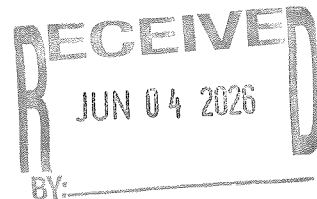
Bill To
GMS 475 w Town PL Ste 114 St Augustine , FL 32092

Invoice 813157	
Date	PO/Contract#
06/01/26	89588
Account Manager	Terms
LISA PAXTON	Net 30
Total Amount	\$12,350.19
Property Address	
Aberdeen CDD 110 Flower of Scotland Ave Fruit Cove, FL 32259	

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

Description	Amount
#92288 - Aberdeen CDD- JUNE 2026 Maintenance June 2026	\$12,350.19
Total	\$12,350.19

**New*
LM
Contract
320.57200.46000*



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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$12,350.19	\$0.00	\$0.00	\$0.00	\$0.00

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



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

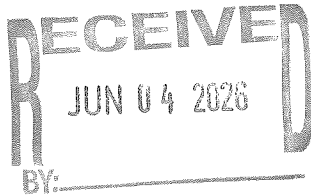
Bill to:

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

Invoice #: 443223
Invoice Date: 06/02/2026
Completed: 06/02/2026
Terms: Due On Receipt
Bid#: 0
Job: 10526-1
475 West Town Place

HiTechFlorida.com

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



R:R
320.57200.46000
(S)

Tech Resolution Note:

Access Cards

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

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

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

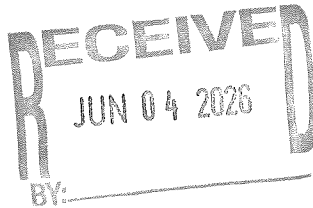


Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Bill to:

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



Invoice #: 443660
Invoice Date: 06/01/2026
Completed: 06/02/2026
Terms: Due On Receipt
Bid#:

475 West Town Place

R.O.R
320.57200.46000
100

HiTechFlorida.com

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

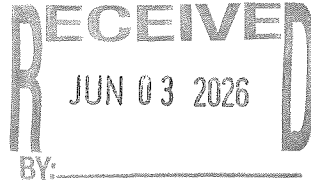
Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

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



INVOICE

Invoice Date: 06/03/2026

Invoice # 22790

Total Due **\$188.11**

Bill To:

Aberdeen CDD

475 West Town Place

Suite 114

St. Augustine, FL 32092

3862378444

okuzmuk@gmsnf.com tpolvere@gmsnf.com

Jay.Parker@fsresidential.com

Site Address:

Aberdeen CDD

Jay Parker

110 Flower Of Scotland Avenue

Fruit Cove, FL 32259

M- 9043037366 H- W-

jay.parker@FSresidential.com okuzmuk@gmsnf.com

kate.trivelpiece@fsresidential.com

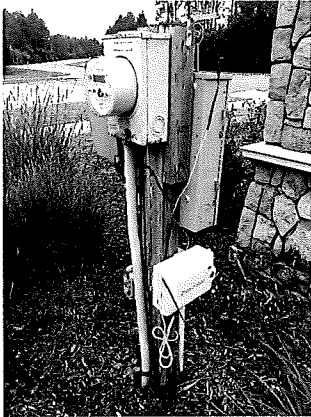
Service Date 4/27/2026

Description	Qty	Amount	Total
Services			
Labor Rates Replace GFI out at Shetland sign- not sure which one- Check in with Mr. Parker upon arrival	1.00	155.00	\$155.00
Work Performed Arrived on site to troubleshoot and repair a GFCI that was causing the rain bird to have issues. We began by checking the existing GFI for voltage, when we confirmed that existing had no voltage and began removing the old GFI and found that it was water damaged so we replaced it for a new GFI After getting new GFI was installed we confirmed proper voltage			
Sub Total Services			\$155.00
GFI outlet 20 AMP Water Resistant with outlet plate cover (White, ivory, almond) (each)	1.00	33.11	\$33.11
Sub Total Materials			\$33.11
Total for Service Date 4/27/2026			\$188.11
Total Due			\$188.11

Payments

Total Payments \$0.00

04/27/26 12:04:15



04/27/26 12:04:15



04/27/26 12:04:17



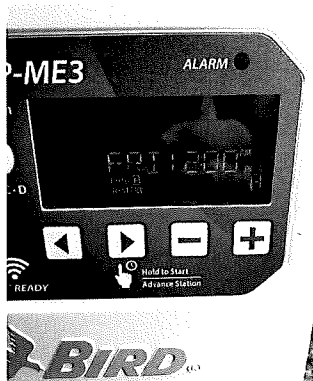
04/27/26 12:05:44



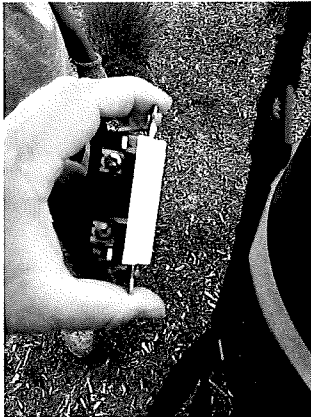
04/27/26 12:05:45



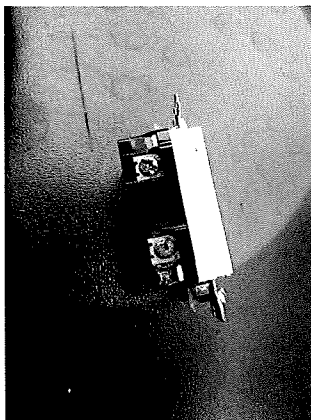
04/27/26 12:05:46



04/27/26 12:05:47



04/27/26 12:05:48



Total Due \$188.11

Project Manager Michael Williams

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

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

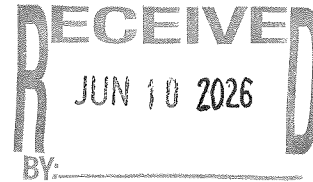
June 04, 2026

Invoice # 195229

Project 0000021848.0000 23254.00 - Aberdeen CDD

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

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



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

Professional Services through May 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
CAD Designer III	2.00	150.00	300.00	
Total Labor				300.00
		Total Due:		300.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	300.00	26,851.25	27,151.25
Expense	0.00	451.71	451.71
Unit	0.00	2.13	2.13
Totals	300.00	27,305.09	27,605.09

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

LICENSE #26535, LB8590, LA6666877

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.



Turner
Pest Control

turnerpest.com

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

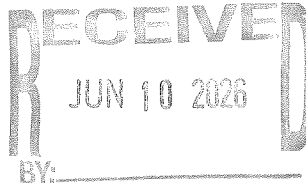
Service Slip/Invoice

INVOICE: 622353479
DATE: 06/09/2026
ORDER: 622353479

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

Work Location: [139845] 904-626-0375

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



Work Date	Time	Target Pest	Technician	Time In
06/09/2026	08:43 AM			08:43 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/09/2026	121:C5	09:22 AM

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

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

PLEASE PAY FROM THIS INVOICE



Turner Pest Control

turnerpest.com

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

Service Slip/Invoice

INVOICE: 622354924
DATE: 06/09/2026
ORDER: 622354924

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

RECEIVED
JUN 10 2026
RV

Work Date	Time	Target Pest	Technician	Time In
06/09/2026	08:44 AM	ANTS, FIRE ANT, ROA		08:44 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/09/2026		09:22 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.

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

PLEASE PAY FROM THIS INVOICE

Invoice

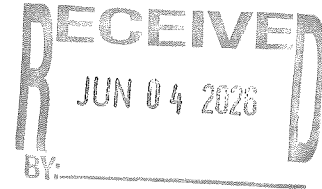


P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
5/1/2026	3221

Bill To

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



P.O. No.	Terms	Project

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



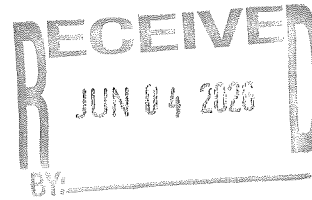
P.O. Box 762,
Middleburg, FL 32050

Invoice

Date	Invoice #
5/1/2026	3224

Bill To

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



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	CALENDAR RENEWAL	150.00	150.00
		Total	\$150.00

Invoice



P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
6/1/2026	3227

Bill To

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

RECEIVED
JUN 04 2026
BY: _____

P.O. No.	Terms	Project

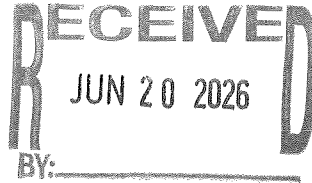
Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - ABERDEEN CDD	150.00	150.00
Total			\$150.00

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



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

Invoice Number 6993-C1Q
Date of Issue 06/11/2026
Due Date 06/21/2026
Reference Pump#2 Motor Seals
Amount Due (USD) \$1,943.49



Description	Rate	Qty	Line Total
RE: Motor seals and bracket Please note that this is an attempt, but when on site this week, Zach attempted to flood the sump to see if there was an air leak on the stand, but could not find any evidence of an air leak there. We can attempt to replace the bracket and seals on the motor, along with a new vacuum gauge, to see if that corrects the problem.	\$0.00	1	\$0.00
10hp Motor Bracket	\$529.21	1	\$529.21
Complete Seal Kit for C-Series Pump motor seal, paper gasket and shaft sleeve	\$460.00	1	\$460.00
Vacuum gauge 2" liquid-filled, with 1/4" tubing and new fittings	\$54.28	1	\$54.28
Labor	\$875.00	1	\$875.00
Fuel Surcharge	\$25.00	1	\$25.00
Subtotal			1,943.49
Tax			0.00
Total			1,943.49
Amount Paid			0.00
Amount Due (USD)			\$1,943.49

Notes
Job completed: 06/11/26. Thank you for your business!

Terms

The due date is reflected in the top right hand corner of the invoice.

Late Payment Fee: Overdue payments for pool service are subject to a \$70.00 late fee and repair, remodel, material based, or service calls are subject to a 3.5% late fee on the total outstanding balance. The late fee applies once the payment is past the net terms and the additional 5-day grace period we allot for mail delivery delays. Payments delayed due to discrepancies not disclosed prior to the payment being late and the fee assessed will not be waived.

Acceptance: Estimate accepted online

Preferred Payment Methods:

Cash

Check

Credit Cards: We accept credit cards; however, a 3.9% surcharge fee applies if that feature is enabled for the invoice.

Legal Considerations:

State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.

Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.

Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.

Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.

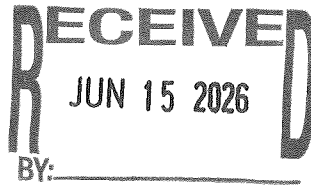
INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to
Aberdeen
110 Flower of Scotland Ave
Saint Johns, FL 32259



Ship to
Aberdeen
110 Flower of Scotland Ave
Saint Johns, FL 32259

Invoice details

PO: LAP POOL

Invoice no.: 6162
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL COPING REPAIR	RESET/REPAIR LOOSE COPING ALONG POOL PERIMETER. APPROX 5 LFT.	1	\$800.00	\$800.00
2.	COMMERCIAL DIAGNOSTIC SERVICE FEE	-CUSTOMER STATED AIR BUBBLES WERE GOING INTO POOL FROM FLOOR RETURNS. -DIAGNOSE SUCTION SIDE LEAK ON REC POOL PUMP. -TIGHTEN LOOSE FLANGE BOLTS	1	\$250.00	\$250.00

Ways to pay

BANK

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

Total **\$1,050.00**

Overdue 05/31/2026

View and pay

INVOICE

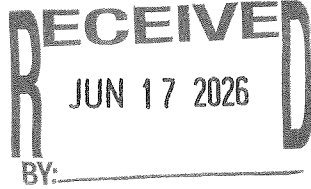
C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to

Aberdeen
110 Flower of Scotland Ave
Saint Johns, FL 32259



Ship to

Aberdeen
110 Flower of Scotland Ave
Saint Johns, FL 32259

Invoice details

PO: FUN POOL

Invoice no.: 6446
Terms: Net 30
Invoice date: 06/17/2026
Due date: 07/17/2026

#	Product or service	Description	Qty	Rate	Amount
1.	PAVER REPAIR	RESET APPROX. 15 LFT OF LOOSE COPING; REPLACE BROKEN COPING PIECES	1	\$725.00	\$725.00

Total

\$725.00

Ways to pay

BANK

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

View and pay

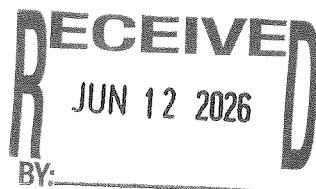
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 11, 2026



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

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3760765

Client Matter No. 223-1

Notification Email: eftgroup@kutakrock.com

Invoice No. 3760765
223-1

Re: General

For Professional Legal Services Rendered

03/08/26	G. Lovett	0.50	140.00	Monitor legislative process relating to matters impacting special districts
03/10/26	K. Magee	1.70	450.50	Review and respond to correspondence regarding vending machine commission fiscal year dates; review and respond to correspondence regarding district agreements; research guidance regarding District website requirements
03/11/26	K. Magee	0.50	132.50	Continue research regarding website requirements for District in regards to lifestyle website proposal
03/12/26	K. Magee	0.30	79.50	Call with district manager regarding community website proposal
03/13/26	K. Magee	1.90	503.50	Review JEA easement application and documentation; continue drafting of project completion resolution
03/16/26	K. Magee	1.30	344.50	Finalize Series 2018 Project Completion Resolution

KUTAK ROCK LLP

Aberdeen CDD

June 11, 2026

Client Matter No. 223-1

Invoice No. 3760765

Page 2

03/17/26	K. Magee	0.70	185.50	Draft correspondence to District Engineer regarding Engineer's Certificate for Project Completion
03/19/26	W. Haber	0.30	87.00	Review correspondence and confer with Magee regarding Jani-King agreement
03/20/26	K. Jusevitch	0.10	14.50	Correspond with district manager regarding budget and election schedule
03/20/26	K. Magee	0.70	185.50	Review Jani-king agreement and amendment for renewal; call with District Manager regarding agreement
03/21/26	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
03/23/26	K. Magee	0.40	106.00	Review bond documents regarding supplemental engineer's report
03/25/26	A. Cox	0.50	72.50	Prepare resolution approving FY 2027 proposed budget and setting hearing
03/25/26	K. Magee	0.60	159.00	Review district records and correspondence regarding Series 2018 Project Completion
03/27/26	K. Magee	1.40	371.00	Draft addendum for landscape RFP regarding questions received from proposers; call with District Manager regarding addendum
03/30/26	A. Cox	0.80	116.00	Prepare resolution approving FY 2027 proposed budget and setting hearing and resolution adopting FY 2027 budget
04/10/26	A. Cox	0.40	58.00	Review and revise resolution approving FY 2027 proposed budget and setting hearing
04/13/26	K. Magee	0.90	238.50	Review Offering Memorandum and respond to correspondence from District engineer regarding project completion resolution
04/14/26	K. Magee	0.30	79.50	Review and respond to correspondence from District manager

KUTAK ROCK LLP

Aberdeen CDD

June 11, 2026

Client Matter No. 223-1

Invoice No. 3760765

Page 3

04/20/26	K. Magee	0.90	238.50	Review plats and documents regarding fencing blockage of drainage easement
04/21/26	K. Magee	0.20	53.00	Review and respond to correspondence from District manager regarding rules of procedure
04/22/26	K. Magee	0.20	53.00	Review signed Engineer's Certificate for Project Completion
04/24/26	W. Haber	0.40	116.00	Review and revise audit and confer with Kuzmuk regarding same
04/24/26	K. Magee	1.80	477.00	Review District records for Braewick HOA landscaping agreement; call with Haber regarding District HOA landscaping; research District website advertising
04/27/26	K. Magee	1.60	424.00	Continue research regarding District advertising and website requirements
04/29/26	K. Magee	1.70	450.50	Draft Notices of Intent to Award for Landscape RFP

TOTAL HOURS 20.60

TOTAL FOR SERVICES RENDERED \$5,328.00

TOTAL CURRENT AMOUNT DUE \$5,328.00

KUTAK ROCK LLP

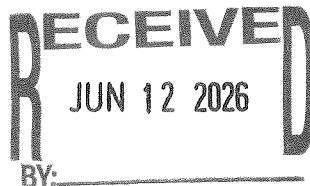
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 11, 2026

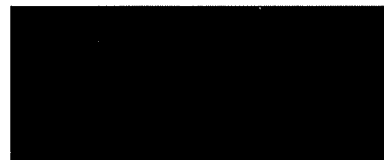


Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3760789

Client Matter No. 223-2

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3760789

223-2

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

03/13/26	K. Magee	Participate in staff agenda call for monthly meeting
03/18/26	W. Haber	Review agenda and related items for March meeting
03/24/26	K. Magee	Prepare for and attend Board of Supervisors meeting via phone; call with district manager and district engineer regarding project completion
03/25/26	W. Haber	Review follow up notes and correspondence regarding same
04/20/26	K. Magee	Prepare for and attend staff call regarding meeting agenda
04/28/26	K. Magee	Travel, preparation and in-person attendance at Board of Supervisors meeting
04/29/26	W. Haber	Review meeting follow-up

TOTAL FOR SERVICES RENDERED

\$3,000.00

DISBURSEMENTS

Travel Expenses

419.01

KUTAK ROCK LLP

Aberdeen CDD

June 11, 2026

Client Matter No. 223-2

Invoice No. 3760789

Page 2

TOTAL DISBURSEMENTS

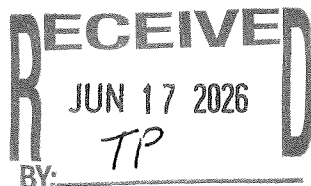
419.01

TOTAL CURRENT AMOUNT DUE

\$3,419.01



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



Bill To:

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

INVOICE

Invoice Number: CINV-102134
Invoice Date: March 24, 2025
Due Date: April 23, 2025
Terms: Net 30
Work Order # 109336
Salesperson: Demetria Cross
Amount Due: USD 411.00

Ship To:

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

Description	Quantity	Unit Price	Amount
299CL; 299CL - Test cardiovascular equipment for proper operation. - Clean cardiovascular equipment per manufacturer recommendation. - Inspect treadmill belts and decks for signs of wear. - Remove treadmill motor shrouds and vacuum internally.	1	411.00	411.00
Memo: JOB DETAILS: ; MEMO: 45725.5104166667	0	Subtotal	411.00
		Total Tax	0.00
		Invoice Total	411.00
		Payment/CR	0.00
		Amount Due	411.00

Mail Checks to:

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

Electronic Payments

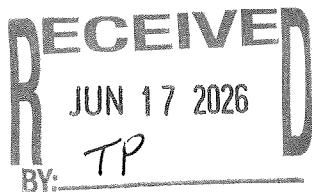
JP Morgan Chase Bank NA
4 New York Plaza
Routing No. 071000013
Checking Account: 225839791
Remittance: accountingusa@livunltd.com



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Damascus, MD 20872
+1 844-338-9900

Bill To:

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



INVOICE

Invoice Number: CINV-112461
Invoice Date: April 30, 2025
Due Date: May 30, 2025
Terms: Net 30
Work Order # 120705
Salesperson: Zach Brown
Amount Due: USD 411.00

Ship To:

Aberdeen CDD
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: —			
	0	Subtotal	411.00
		Total Tax	0.00
		Invoice Total	411.00
		Payment/CR	0.00
		Amount Due	411.00

Mail Checks to:

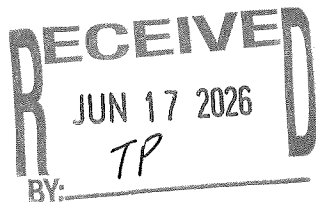
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Bill To:

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

INVOICE

Invoice Number: CINV-127103
Invoice Date: June 27, 2025
Due Date: July 27, 2025
Terms: Net 30
Quote Number: 00074101
Work Order # 133037
Salesperson: Alvaro Figares
Amount Due: USD 307.36

Ship To:

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

Description	Quantity	Unit Price	Amount
8371201; CLIP, OS TOWER	1	3.79	3.79
8370801; Shroud, OS Tower	1	139.57	139.57
299FH; First Hour Labor	1	149.00	149.00
Service Shipping; Service Shipping	1	15.00	15.00
Memo:			
	0	Subtotal	307.36
		Total Tax	0.00
		Invoice Total	307.36
		Payment/CR	0.00
		Amount Due	307.36

Mail Checks to:

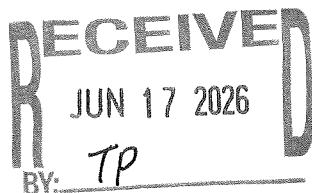
LIVUN LTD.
P.O. Box 239
Damascus, MD 20872

Electronic Payments

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4 New York Plaza
Routing No. 071000013
Checking Account: 225839791
Remittance: accountingusa@livunltd.com



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Bill To:

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

INVOICE

Invoice Number: CINV-139035
Invoice Date: August 25, 2025
Due Date: September 24, 2025
Terms: Net 30
Work Order # 152590
Salesperson: Eileen Avila
Amount Due: USD 411.00

Ship To:

Aberdeen CDD
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:			
	0	Subtotal	411.00
		Total Tax	0.00
		Invoice Total	411.00
		Payment/CR	0.00
		Amount Due	411.00

Mail Checks to:

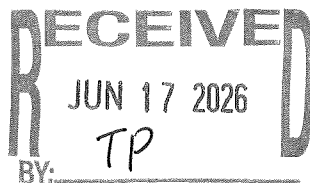
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Damascus, MD 20872

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Routing No. 071000013
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Bill To:

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

INVOICE

Invoice Number: CINV-142963
Invoice Date: September 19, 2025
Due Date: October 19, 2025
Terms: Net 30
Quote Number: 00084447
Work Order # 231495
Salesperson: Alvaro Figares
Amount Due: USD 1,597.29

Ship To:

Aberdeen CDD
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
299L; SERVICE LABOR	5	72.00	360.00
SERVICE SHIPPING; SERVICE SHIPPING	1	130.00	130.00
7316510; SHAFT, 25MM X 2.500	1	26.48	26.48
AK66-00047-0701; PEDAL ASSY: W/STRAP, STANDARD, RIGHT, BLACK	1	43.25	43.25
AK66-00048-0701; PEDAL ASSY: W/STRAP, STANDARD, LEFT, BLACK	1	43.25	43.25
7357901; sit up bench SADB- Shaft Collar	1	33.00	33.00
1025150-0001; KIT: INT CUPHOLDER W/ ADHESIVE	3	29.00	87.00
1004417-0001; BELT: DRIVE	1	29.22	29.22
0K65-01002-0000; BELT: WALKING NP7131 21.5" WIDE	1	713.09	713.09

Memo:

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Subtotal	1,597.29
Total Tax	0.00
Invoice Total	1,597.29
Payment/CR	0.00
Amount Due	1,597.29

Mail Checks to:

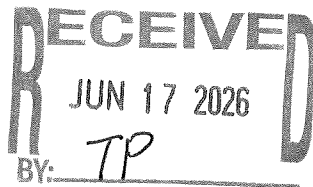
LIVUN LTD.
P.O. Box 239
Damascus, MD 20872

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4 New York Plaza
Routing No. 071000013
Checking Account: 225839791
Remittance: accountingusa@livunltd.com



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Damascus, MD 20872
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Bill To:

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

INVOICE

Invoice Number: CINV-169840
Invoice Date: March 10, 2026
Due Date: April 9, 2026
Terms: Net 30
Quote Number: 00086034
Work Order #: 278882
Salesperson: Joe Dalzell
Amount Due: USD 429.00

Ship To:

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

Description	Quantity	Unit Price	Amount
299CL - Preventative Maint.; 299CL - Preventative Maint. Quarterly	1	429.00	429.00
Memo: Date of Service: 3/10/2026 Completed maintenance visit Life fitness ARC trainer S#ZAD101865: needs heart rate grips Life fitness ARC trainer S #ZAD101871 needs heart rate grips Optimum a series leg press M #OSTWR 2 - LP S #NA Needs front cover, floating cable, and increment weight Note: padding for the following three units are at end of life from life fitness, part numbers are from full circle padding Hammer strength, FW - UB 75 S #FW - UB750121-8012 Needs a new backpack pad Hammer strength, FW - FB S #FW - FB01218020 Needs back pad LA fitness optimum series adjustable bench #102040M 07410: needs back pad replaced Quote to follow, there are no other issues to report at this time		Subtotal	429.00
	0	Total Tax	0.00
		Invoice Total	429.00
		Payment/CR	0.00
		Amount Due	429.00

Mail Checks to:

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

Electronic Payments

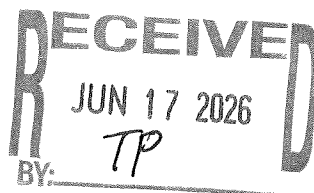
JP Morgan Chase Bank NA
4 New York Plaza
Routing No. 071000013
Checking Account: 225839791
Remittance: accountingusa@livunltd.com



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Bill To:

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



INVOICE

Invoice Number: CINV-173881
Invoice Date: March 27, 2026
Due Date: April 26, 2026
Terms: Net 30
Quote Number: 00098905
Work Order # 290252
Salesperson: Michael Agostini
Amount Due: USD 1,024.32

Ship To:

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

Description	Quantity	Unit Price	Amount
8370801; SHROUD, OS TOWER	1	99.06	99.06
8562601; Cable, OSLP, Floating Pulley	1	67.80	67.80
8504301; ASSEMBLY, INCREMENT WEIGHT 7LBS	1	110.00	110.00
1018402-0001; KIT: KEYPAD/GRIP, HANDLE, ARC TRAINER, LH, FEATURED	2	80.96	161.92
1018403-0001; KIT: KEYPAD/GRIP, HANDLE, ARC TRAINER, RH, FEATURED	1	78.54	78.54
299FH; FIRST HOUR LABOR	1	165.00	165.00
299L; SERVICE LABOR	2	100.00	200.00
SERVICE SHIPPING; SERVICE SHIPPING	1	142.00	142.00

Memo: Date of Service: 3/26/2026 Technician replaced increment weight and floating cable as well as tower cover on life fitness optima series leg press. Tested OK Technician replaced two sets of heart rate sensors on Cybex ARC trainers tested OK Note: two back pads are on backorder, they did not get installed today. Manufacturer has a release date of April 4/15/26.

Subtotal 1,024.32

0	Total Tax	0.00
	Invoice Total	1,024.32
	Payment/CR	0.00
	Amount Due	1,024.32

Mail Checks to:

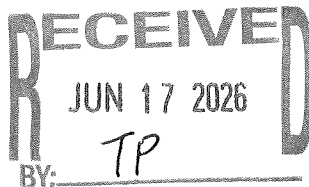
LIVUN LTD.
P.O. Box 239
Damascus, MD 20872

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



Bill To:

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

INVOICE

Invoice Number: CINV-184211
Invoice Date: April 30, 2026
Due Date: May 30, 2026
Terms: Net 30
Quote Number: 00098905
Work Order # 294173
Salesperson: Michael Agostini
Amount Due: USD 227.53

Ship To:

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

Description	Quantity	Unit Price	Amount
299L; SERVICE LABOR	1	0.00	0.00
HAM083; Back Pad with Four M10 x 30mm Hex Head Bolts	1	80.17	80.17
LF354BBLACK; BACK PAD IN TEXTURED BLACK	1	147.36	147.36
Memo: Date of Service: 4/29/2026 Replaced special order padding on adjustable bench in Roman chair all tested OK		Subtotal	227.53
	0	Total Tax	0.00
		Invoice Total	227.53
		Payment/CR	0.00
		Amount Due	227.53

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

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

Invoice

Invoice #: 97
Invoice Date: 5/31/2026
Due Date: 5/31/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services - May 2026 001. 320. 53800. 45913	234.11	23.00	5,384.53
RECEIVED JUN 15 2026 BY: <u>Alison Moring</u> 6-15-26			

Total	\$5,384.53
Payments/Credits	\$0.00
Balance Due	\$5,384.53

ABERDEEN CDD

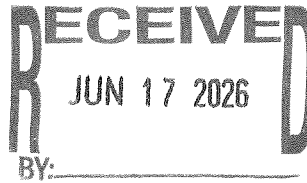
**RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARD INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
234.11	Lifeguard Services for Aberdeen	\$ 23.00	\$ 5,384.53
	Covers May 2026		
	GL # 001.320.53800.45913		
	TOTAL DUE:		<u>\$ 5,384.53</u>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/2/26	6.85	D.G.	Lifeguarding
5/2/26	6.97	K.H.	Lifeguarding
5/2/26	6.83	L.M.	Lifeguarding
5/3/26	6.92	D.G.	Lifeguarding
5/3/26	6.8	O.H.	Lifeguarding
5/3/26	4.3	L.M.	Lifeguarding
5/3/26	4.25	D.W.	Lifeguarding
5/9/26	3.8	D.G.	Lifeguarding
5/9/26	4.13	B.M.	Lifeguarding
5/9/26	6.75	L.M.	Lifeguarding
5/9/26	3.85	J.P.	Lifeguarding
5/9/26	3.83	D.W.	Lifeguarding
5/10/26	3.8	R.C.	Lifeguarding
5/10/26	6.63	O.H.	Lifeguarding
5/10/26	3.93	B.M.	Lifeguarding
5/10/26	3.9	G.W.	Lifeguarding
5/16/26	3.73	K.B.	Lifeguarding
5/16/26	6.83	K.H.	Lifeguarding
5/16/26	3.75	O.H.	Lifeguarding
5/16/26	6.67	J.P.	Lifeguarding
5/16/26	3.83	G.W.	Lifeguarding
5/17/26	3.87	K.H.	Lifeguarding
5/17/26	3.72	O.H.	Lifeguarding
5/17/26	4.02	B.M.	Lifeguarding
5/17/26	6.77	L.M.	Lifeguarding
5/17/26	3.78	D.W.	Lifeguarding
5/23/26	4.02	K.B.	Lifeguarding
5/23/26	3.8	D.G.	Lifeguarding
5/23/26	3.93	K.H.	Lifeguarding
5/23/26	6.78	L.M.	Lifeguarding
5/23/26	3.53	J.P.	Lifeguarding
5/24/26	4.13	R.C.	Lifeguarding
5/24/26	4.17	K.H.	Lifeguarding
5/24/26	4.22	B.M.	Lifeguarding
5/24/26	6.9	L.M.	Lifeguarding
5/24/26	4.02	G.W.	Lifeguarding
5/25/26	4.13	D.G.	Lifeguarding
5/25/26	4.05	B.M.	Lifeguarding
5/25/26	6.97	L.M.	Lifeguarding
5/25/26	3.07	J.P.	Lifeguarding
5/25/26	3.82	G.W.	Lifeguarding
5/30/26	1.7	R.C.	Lifeguarding
5/30/26	4.75	L.M.	Lifeguarding
5/30/26	3.33	J.P.	Lifeguarding
5/30/26	4.68	G.W.	Lifeguarding
5/31/26	6.85	D.G.	Lifeguarding
5/31/26	4.1	K.H.	Lifeguarding
5/31/26	6.85	L.M.	Lifeguarding
5/31/26	3.8	E.W.P.	Lifeguarding

TOTAL	<u><u>234.11</u></u>
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INVOICE

Date	Invoice#
Apr 29, 2026	828638

Please Remit Payment to:

Ruppert Landscape LLC
P.O. Box 780912
Philadelphia, PA 19178-0912

Was processed and mailed out on 5/28/26 with check #5546.
But, was never cashed. Needs to be reissued.
TP 6/17/26

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

Agreement with:

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

Property Name	Terms	Due Date	Order Number
Aberdeen CDD (261012)	Net 30 Days	May 29, 2026	4864773

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

*Duplicate?
RJR
320.572.4600*

RECEIVED
MAY 22 2026
BY: _____

For billing questions contact Colleen Ryan Tel: 904-778-1030

For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

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

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

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

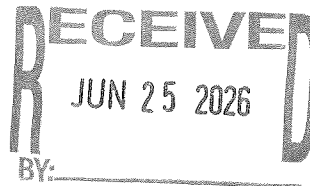
Fax # (904) 292-4403

INVOICE

36692

Invoice Date

6/25/2026



Bill To

Aberdeen CDD
c/o GMS/Governmental Mgmt Svcs Inc
475 West Town Place Suite 114
St Augustine, FL 32092

Job Location

Aberdeen CDD
Various Address
Saint Johns, FL 32259

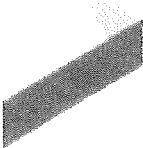


P.O. Number	Terms	Due Date
	Net 30	7/25/2026

Serviced	Description	Quantity	Price Each	Amount
6/24/2026	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 110 Flower of Scotland Ave 1-1/2" Wilkins 975XL2 Serial # 4294997 - FAILED 1-1/2" Wilkins 975XL2 Serial # 4823943 - PASSED 96 Bush Pl 2" Watts 919QT Serial # 35376 - PASSED Proposal will follow for repairs needed to be in compliance with water utility provider.	3	45.00	135.00

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$135.00
Payments/Credits	\$0.00
Balance Due	\$135.00



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11156370
Invoice Date 6/19/2026
Terms 15 ePay ACH BP
Period Start 5/30/2026
Period End 6/12/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$14,184.28

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$43.47	\$3,999.20
General Manager, Property Oper	0.00%	Trivelpiece, Katherine	AUTO	\$100.00	\$100.00
				Subtotal	\$4,099.20
Staff, Front Desk	25.00%	Arnold, Demetric E	8.27 REG	\$22.70	\$234.65
Staff, Front Desk	25.00%	Moxley, Ashley	1.62 OT	\$31.50	\$63.79
Staff, Front Desk	25.00%	Moxley, Ashley	80.00 REG	\$21.00	\$2,100.00
Staff, Front Desk	25.00%	Orozco, Hailey	26.85 REG	\$16.50	\$553.78
				Subtotal	\$2,952.22
Staff, Janitorial	25.00%	Oliver, Jason E	77.13 REG	\$17.86	\$1,721.83
				Subtotal	\$1,721.83
Supervisor, Building Maint	25.00%	Parker, Jay	4.03 OT	\$45.17	\$227.54
Supervisor, Building Maint	25.00%	Parker, Jay	77.77 REG	\$30.11	\$2,927.39
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
				Subtotal	\$3,204.93
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$22.06	\$2,206.10
				Subtotal	\$2,206.10

FirstService

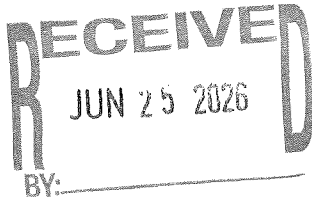
RESIDENTIAL

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

INVOICE

Invoice Number 11156370
Invoice Date 6/19/2026
Terms 15 ePay ACH BP
Period Start 5/30/2026
Period End 6/12/2026
Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$14,184.28

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$14,184.28
				Tax	\$0.00
				Total	\$14,184.28
General Manager, Property Oper	320.53800.45506		\$4,099.20		
Staff, Building Maint	320.53800.45917		\$2,206.10		
Staff, Front Desk	320.53800.45915		\$2,952.22		
Staff, Janitorial	320.53800.45506		\$1,721.83		
Supervisor, Building Maint	320.53800.46000		\$3,204.93		





Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 80277
Invoice Date: 06/10/2026
Completed: 06/10/2026
Terms: Due On Receipt
Bid#: 80277
Service Ticket: 80277

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 - Gym - 96 BUSH PL, Saint Johns, FL			
Minimum Service Call Charge	1.00	\$95.00	95.00
Sales Tax			0.00

RECEIVED
JUN 25 2026
BY: _____

R & M
370.572.46000
15

Tech Resolution Note:

Electrical issue not related to anything we did.

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

• High Definition Music Entertainment LLC.
Anthony Birchenough
653 Fort William Drive
Saint Johns, FL 32259
Phone (904) 806-1161



INVOICE 360

6/8/2026

BILL TO

FirstService Residential
Management
KATE TRIVELPIECE
Aberdeen CDD 110 Flower of Scotland Ave | Saint Johns, FL 32259

Saint Johns, FL 32259 c/o Amenity Center

QUANTITY	DESCRIPTION	TOTAL
1	DJ/MC 1 services (4 th of July) from 12:00pm-3:00pm on 7/4/2026.	\$500.00

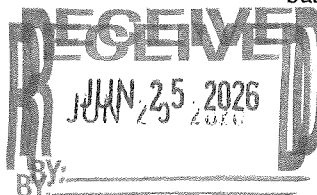
SUBTOTAL \$500.00

SALES TAX \$0.00

TOTAL DUE BY 5/31/21 \$500.00

Thank you
for your
business!

*Pick Up
Check



special
events
320.572.49400



Hot Diggity Dawgs and More

DATE: 6/16/2026

RECEIPT # []

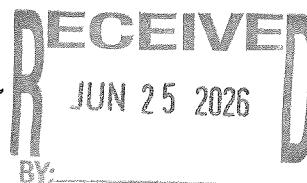
SOLD Aberdeen CDD
TO c/o Kate Trivelpiece
110 Flowers of Scotland Ave
St. Johns, FL 32250

PAYMENT METHOD	CHECK NO.	JOB
YTBD		7/4/2026

QTY	ITEM #	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
500	Nathans	All beef 8/1 hot dogs			

TOTAL DISCOUNT

Pickup Check



SUBTOTAL	\$2300.00
SALES TAX	Exempt
GRATUITY 15%	NA
TOTAL	\$2300.00

Thank you for your business!

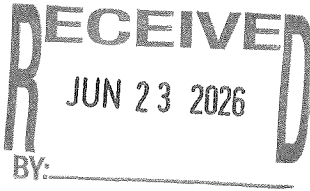
Special Events
320.572.49400



LocalPro of Jacksonville

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

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



INVOICE	#1174
SERVICE DATE	Jun 12, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Jun 18, 2026
AMOUNT DUE	\$525.00

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

CONTACT US
10713 Gelding Dr
Jacksonville, FL 32257

(904) 855-7333
zack@tampabayplumber.com

Service completed by: Nadav Gahanian

INVOICE

SERVICE	QTY	Unit Price	Amount
Spud Nut - Replacement This price includes replacing the existing spud nut that was leaking. Supply and install new spud nut. Tested with no leaks	1.0	\$525.00	\$525.00
Subtotal			\$525.00
Job Total			\$525.00
Amount Due			\$525.00

See our Terms & Conditions

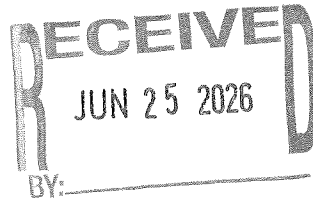


RUPPERT

LANDSCAPE

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

INVOICE

Date	Invoice #
Jan 28,2026	799971

Property Name	Terms	Due Date	Order Number
Aberdeen CDD (261012)	Net 30 Days	Feb 27,2026	4682720

QTY	Description	Price	Total
1	Please see attachment	\$1,023.00	\$1,023.00

For billing questions contact Colleen Ryan Tel: 904-778-1030

For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Subtotal:	\$1,023.00
Sales Tax:	\$0.00
Amount Due:	\$1,023.00

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.



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

Dedicated Flower Zone

Scope of Work: Install a new, independent irrigation zone to properly water flower beds separately from

existing turf rotor zones at Grand Holm Point

Work to include:

- Tap into existing irrigation mainline
- Install (1) Hunter NODE battery-operated controller
- Install (1) new electric solenoid
- Install (6) 6" spray heads, properly spaced for flower bed coverage
- Configure spray nozzles for low-flow, plant-appropriate irrigation
- Adjust heads to prevent overspray onto hardscapes and turf areas
- Program Hunter NODE with a schedule separate from turf zones to prevent overwatering
- Test system for proper operation, coverage, and leaks
- Restore disturbed soil and turf areas as needed

Purpose of work:

- Prevent flower beds from being overwatered by high-flow rotor zones
- Improve plant health and water efficiency
- Allow independent scheduling for flowers and landscape plantings

Controller 1

Zone 1

(1) Hunter BT One Station NODE Battery Controller

Zone 6

(6) Broken 6" Spray Head, Premium with MP Nozzle

INVOICE

Date	Invoice #
Jan 28,2026	799971



INVOICE #4705

ISSUED:

Jun 24, 2026

DUE:

Jul 09, 2026

RECIPIENT:

Aberdeen CDD Community

5040 Longleaf Pine Parkway

Fruit Cove, Florida 32259

Phone: (904) 303-7366

662 Nottingham Forest Circle

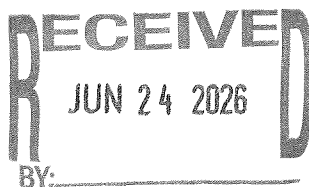
St Johns, FL 32259

Phone: (904) 287-3819

Email: mitchdrake04@yahoo.com

Website:

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



For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jun 23, 2026				
Tree Removal	Cut down and haul hazardous partially fallen pine tree. Cut down and haul dead tree on fence.	1	\$1,400.00	\$1,400.00

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 **\$1,400.00**

Account balance **\$5,550.00**

Pay Now



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

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

8227636
[REDACTED]
06/25/2026
Schuhle, Scott A
(954)-938-2476

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

Aberdeen Community Development District Special Assessment Revenue Refunding Bonds, Senior
Series 2020A-1 and Subordinate Series 2020A-2

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

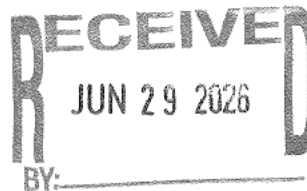
STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,444.69

All invoices are due upon receipt.



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

Aberdeen Community Development District Special
Assessment Revenue Refunding Bonds, Senior
Series 2020A-1 and Subordinate Series 2020A-2

Invoice Number:	8227636
Current Due:	\$4,444.69
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

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





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

3/3

Invoice Number: 8227636
Invoice Date: 06/25/2026

Aberdeen Community Development District Special
Assessment Revenue Refunding Bonds, Senior
Series 2020A-1 and Subordinate Series 2020A-2

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

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	\$4,125.00
Subtotal Administration Fees - In Advance 06/01/2026 - 05/31/2027				\$4,125.00
Incidental Expenses 06/01/2026 to 05/31/2027	4,125.00	0.0775		\$319.69
Subtotal Incidental Expenses				\$319.69
TOTAL AMOUNT DUE				\$4,444.69





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

8227636



000001550 02 SP 106481931790932 P

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

