

Aberdeen
Community Development District

October 27, 2026

AGENDA

Aberdeen Community Development District

475 West Town Place
Suite 114

St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

October 20, 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, October 27, 2026 at 4:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*
- III. Consideration of Current Collectives Agreement
- IV. Discussion of Easement Encroachment
 - A. 140 Flower of Scotland
 - B. 160 Flower of Scotland
 - C. 164 Flower of Scotland
- V. Ratification of Agreements:
 - A. KCJ for Monument Sign Repairs
 - B. M&G for Holiday Lighting Installation Services
- VI. Consideration of Resident Request for Roof-Drain Outlet within Lake Maintenance Easement
- VII. Staff Reports
 - A. Attorney
 - B. Engineer

C. Manager - Fiscal Year 2026 Goals and Objectives Report

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 September 22, 2026 Meeting

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

C. Assessment Receipt Schedule

D. Approval of Check Register

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

XI. Adjournment

Board Oversight

Landscape Maintenance: *Supervisor Fogel*

Amenity Center: *Supervisor Egleston*

Security: *Supervisor Marmo*

Pond Maintenance: *Supervisor Perez*

Finance & Accounting: *Supervisor Clarke*

THIRD ORDER OF BUSINESS

CLIENT SERVICE

AGREEMENT PACKET

Harbor CMX Community Platform Services

Service Provider	Northern Helm Solutions, LLC, d/b/a The Current Collectives ("Northern Helm")
Client	Aberdeen Community Development District
Community	Aberdeen community within the Aberdeen Community Development District, St. Johns County, Florida
Effective Date	November 1, 2026
Initial Term	1 year with recurring annual renewals

Packet Contents

- Client Service Agreement
- Exhibit A - Client and Commercial Terms
- Exhibit B - Scope of Services

CLIENT SERVICE AGREEMENT

This Client Service Agreement (this "Agreement") is entered into as of November 1, 2026 (the "Effective Date") by and between Northern Helm Solutions, LLC, a Florida limited liability company doing business as The Current Collectives ("Northern Helm"), and Aberdeen Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("Client"). Northern Helm and Client may each be a "Party" and together the "Parties."

1. Agreement Structure and Order of Precedence

This Agreement includes its exhibits, schedules, and signed change orders. Exhibit A identifies the Client, community, term, fees, and commercial selections. Exhibit B describes the services, responsibilities, implementation approach, and advertising framework.

Order of precedence. If documents conflict, the following order applies unless a later signed amendment expressly states otherwise: (a) a signed amendment; (b) this Agreement; (c) Exhibit A; (d) Exhibit B; and (e) a signed change order, solely for the services addressed by that change order. Notwithstanding clauses (b) through (e), a Community-specific term expressly stated in Exhibit A or in Section 9 of Exhibit B controls over a conflicting general provision of this Agreement or Exhibit B.

2. Definitions

Defined Term	Meaning
Client Materials	Content, data, logos, photographs, documents, schedules, trademarks, and other materials supplied or authorized by Client.
Community	The residential community, district, association, or service area identified in Exhibit A.
Platform	The applicable Harbor CMX environment, community website, and enabled modules identified in Exhibit A or Exhibit B.
Services	The implementation, licensing, support, publication, content, and related services described in Exhibit B and any signed change order.
Third-Party Services	Hosting, website builders, payment providers, integrations, applications, or other products and services not owned by Northern Helm.

3. Services and Standard of Performance

Northern Helm will provide the Services materially in accordance with Exhibit B using commercially reasonable care and skill. The Parties acknowledge that the Platform will be implemented and improved through a phased roadmap and that functionality may depend on Client cooperation, technical readiness, and Third-Party Services.

No implied services. Services not expressly included in Exhibit B or a signed change order are outside scope.

4. Term, Renewal, and Termination

Initial term. The initial term begins on the Effective Date and continues for the period stated in Exhibit A, unless terminated earlier under this Agreement.

Renewal. The Agreement will renew for the renewal period stated in Exhibit A unless either Party gives written non-renewal notice within the notice period stated in Exhibit A.

Termination for convenience. Either Party may terminate this Agreement without cause by giving the advance written notice stated in Exhibit A.

Termination for cause. Either Party may terminate for a material breach that remains uncured thirty (30) days after written notice describing the breach. If a breach cannot reasonably be cured within thirty (30) days, the cure period may be extended by an additional thirty (30) days if the breaching Party begins cure promptly and diligently continues it.

5. Fees, Invoicing, and Taxes

Fees. Client will pay the fees stated in Exhibit A and any signed change orders. A \$0.00 platform fee means the core Platform is provided without a licensing charge; it does not require Northern Helm to provide out-of-scope services or third-party purchases without charge.

Invoices and payment. Unless Exhibit A states otherwise, undisputed invoices are due within thirty (30) days after the invoice date. Client must notify Northern Helm of a good-faith invoice dispute within fifteen (15) days after receipt and timely pay the undisputed portion.

Online Payment Processing. Northern Helm will integrate, maintain, and support a payment portal on the Platform in compliance with section 501.171, Florida Statutes, and all other applicable law and data-security standards, that enables residents and users to register and pay for Client events and other Client-authorized purposes electronically via the Platform.

Payment portal requirements. The payment portal is intended to provide Client a method for accepting payment online consistent with section 215.322, Florida Statutes, as amended by chapter 2026-169, Laws of Florida. In providing the payment portal, Northern Helm must:

- (a) use only a payment processor approved by Client in writing, and cause all payments made through the payment portal to settle directly into a merchant or depository account established in Client's name;
- (b) not hold, commingle, offset, or deduct any amount from payments made to Client through the payment portal, which are public funds of Client and are not revenue subject to any revenue share under this Agreement;
- (c) maintain, and cause its payment processor to maintain, compliance with the current Payment Card Industry Data Security Standard (PCI DSS); not store full card or bank account numbers on the Platform; and deliver to Client the applicable PCI DSS attestation of compliance upon execution of this Agreement and annually thereafter;
- (d) not impose any convenience fee, surcharge, or other charge on Client or any payor unless approved in advance by Client in writing and permitted by section 215.322, Florida Statutes;
- (e) provide Client transaction-level reports sufficient for Client's District Manager, or an authorized representative assigned by the District Manager, to reconcile each deposit, and process refunds, voids, and chargebacks only as directed by Client; and
- (f) not accept live payments until Client confirms in writing that the merchant account, processor approval, PCI DSS documentation, and reconciliation process are in place.

The payment portal is part of the Services, and Northern Helm will not charge Client any fee for it other than payment-processor fees approved by Client in writing.

Taxes. Fees exclude applicable sales, use, excise, or similar taxes. Client will provide Northern Helm with a valid tax-exemption certificate upon request. Northern Helm will not charge or collect taxes from which Client is exempt, provided Client has furnished a valid exemption certificate.

Expenses. Reasonable out-of-pocket expenses and approved Third-Party Service costs may be invoiced to Client only with prior written authorization from an authorized Client representative identifying the estimated amount. Northern Helm will provide reasonable supporting documentation with each expense invoice.

No unilateral modification. Fees and commercial terms may be changed only by a writing signed by authorized representatives of both Parties.

Annual appropriation. Client is a Florida special district whose payment obligations are payable solely from funds lawfully appropriated by its Board of Supervisors for each fiscal year. Client's obligations beyond the current fiscal year are contingent upon annual appropriation. If sufficient funds are not appropriated for any fiscal year, Client may terminate this Agreement effective September 30 of the then-current fiscal year upon written notice, without penalty, termination charge, or further obligation other than payment for Services properly performed through the termination date. This Agreement does not constitute a general obligation, debt, or pledge of the faith, credit, or taxing power of Client.

Prompt payment. Payment of undisputed invoices is governed by the Local Government Prompt Payment Act, sections 218.70 through 218.80, Florida Statutes ("Act"). To the extent any payment or invoice-dispute provision of this Agreement conflicts with that Act, the Act controls.

Additional services and enhancements. Advanced features, premium modules, white labeling, custom domains, custom development, integrations, expanded support, Third-Party Services, and any other services or deliverables not expressly included in Exhibit B are outside the standard scope of Services and may require additional fees. Northern Helm will not perform or charge Client for such services unless the Parties first agree in writing to the applicable scope, responsibilities, fees, payment terms, and implementation schedule through a mutually executed addendum, amendment, or change order. Client's continued use of the Platform or participation in operational discussions will not, by itself, constitute approval of additional fees.

6. Advertising and Revenue Sharing

Advertising and revenue sharing will be governed exclusively by the applicable selections and definitions in Exhibits A and B.

No guaranteed revenue. Northern Helm does not guarantee advertising sales, sponsor participation, resident adoption, website traffic, or any minimum revenue-share payment.

7. Client Responsibilities

Client will:

- designate authorized contacts who may provide instructions and approvals;
- provide accurate, timely, and legally usable Client Materials, schedules, decisions, and corrections;
- review deliverables and provide consolidated feedback within mutually reasonable timeframes;
- obtain permissions, consents, and rights necessary for Northern Helm to use Client Materials;
- support reasonable awareness of the Platform through official communication channels available to Client;
- avoid knowingly directing Northern Helm to publish unlawful, misleading, infringing, or unauthorized content; and
- cooperate in good faith with implementation, platform adoption, and community communication planning.

Effect of delay. Northern Helm is not responsible for delays, defects, or missed planning targets caused by incomplete, inaccurate, untimely, or conflicting Client instructions, materials, approvals, or access.

8. Development Roadmap and Change Control

Roadmap and product decisions. Northern Helm retains authority over the Platform roadmap and all product, feature, design, development, prioritization, sequencing, technology, and release decisions. Client may provide operational information, requests, suggestions, or feedback, and Northern Helm will give good-faith consideration to such input, but final product decisions remain with Northern Helm. Northern Helm will consult with Client before

implementing material changes that would substantially alter Client's use of the Platform for Community purposes. Unless expressly identified as binding in a signed writing, roadmap dates, features, and release targets are good-faith planning estimates and may be modified by Northern Helm.

Changes. A material change affecting scope, fees, timing, responsibilities, or commercial terms must be documented in a signed change order or amendment before implementation.

9. Support, Maintenance, and Platform Changes

Support. Northern Helm will provide the support described in Exhibit B during its normal business operations. The Parties may identify additional support contacts and escalation procedures.

Maintenance. Northern Helm may perform maintenance, security updates, remediation, and platform improvements. Northern Helm will use reasonable efforts to minimize material service disruption.

Platform evolution. Northern Helm may modify the Platform's design, workflows, or underlying technology provided the modification does not materially diminish or eliminate the core Services purchased by Client. Northern Helm will provide Client with reasonable advance notice of material Platform changes.

No service-level guarantee. Unless a signed service-level schedule states otherwise, Northern Helm does not guarantee uninterrupted or error-free availability or a particular response or resolution time. Notwithstanding the foregoing, Northern Helm will use commercially reasonable efforts to maintain Platform availability of at least 99.5% measured monthly, excluding scheduled maintenance windows communicated to Client with at least twenty-four (24) hours' advance notice. If the Platform is materially unavailable for more than seventy-two (72) consecutive hours due to causes within Northern Helm's reasonable control, Client may terminate this Agreement upon written notice.

10. License and Intellectual Property

Northern Helm technology. Northern Helm and its licensors retain all right, title, and interest in the Platform, Harbor CMX, software, architecture, templates, workflows, documentation, know-how, improvements, analytics methods, and related intellectual property.

Client license. During the Term, Northern Helm grants Client a limited, non-exclusive, non-transferable, non-sublicensable license to access and use the Platform solely for the Community and purposes described in this Agreement.

Restrictions. Client will not copy, sell, sublicense, reverse engineer, scrape, circumvent access controls, create derivative competing technology from, or permit unauthorized access to the Platform, except where applicable law expressly prohibits a restriction.

Feedback. Client may provide suggestions and feedback. Northern Helm may incorporate non-confidential feedback into the Platform and its products and services without additional payment, provided it does not identify Client or disclose Client's Confidential Information. Nothing in this paragraph transfers ownership of Client's intellectual property to Northern Helm.

11. Client Materials and Permitted Use

License to Northern Helm. Client grants Northern Helm a non-exclusive, royalty-free license during the Term to host, reproduce, display, format, adapt, distribute, and otherwise use Client Materials as reasonably necessary to provide and support the Services for the Community.

Client name and Community names. Notwithstanding Section 2 and the license granted above, Client grants no trademark, service mark, trade name, fictitious name, domain-name, or other proprietary right in Client's legal name, the name "Aberdeen," or any community, subdivision, neighborhood, or project name, logo, or mark associated with the Community (each, a "Community Name"). Northern Helm acknowledges that a Community Name may be owned or controlled by a developer, homebuilder, property owners' association, or other third party and not by Client, and

that Client makes no representation that it owns or may license any Community Name. Northern Helm may use Client's legal name only to identify Client as the source of Official District Content and as permitted under "Portfolio use" below. Northern Helm is solely responsible for obtaining any permission required from the owner of a Community Name, and will not register or apply to register any trademark, trade name, fictitious name, domain name, application name, or social-media identifier that contains Client's legal name or a Community Name without Client's prior written consent. Northern Helm will promptly stop using a Community Name upon termination of this Agreement or upon written notice from Client or the owner of that name.

Client assurances. Client represents that, to its knowledge, it has all rights and permissions needed for the authorized use of Client Materials and that the materials and instructions it provides do not violate law or third-party rights. This representation does not extend to any Community Name. Client will promptly notify Northern Helm if Client becomes aware that any Client Material may infringe or violate a third party's intellectual-property rights.

Portfolio use. Northern Helm may identify Client as a customer and display Client's name and logo (only to the extent Client owns the logo) in Northern Helm's portfolio materials, provided Client may withdraw this permission upon thirty (30) days' written notice. Use of Client testimonials requires Client's prior written approval.

Ownership. Client retains ownership of Client Materials. For clarity, Client Materials do not include Northern Helm Branded Assets, Platform technology, Northern Helm proprietary software, templates, or design systems, solely because they reference or are used in connection with the Community. However, content created by Northern Helm that is substantially derived from Client-provided information and specific to the Community (such as community newsletters, event descriptions, and facility information) will be deemed Client Materials for purposes of this Agreement.

12. Content, Editorial Control, and Acceptable Use

Editorial and layout control. Northern Helm may determine the final formatting, organization, placement, and technical presentation of Platform content and advertising while using reasonable efforts to honor Client branding and approved requirements.

Content removal. Northern Helm may decline, suspend, or remove content that it reasonably believes is unlawful, infringing, unsafe, misleading, technically harmful, inconsistent with Platform standards, or likely to expose either Party to liability.

Official District Content. Notwithstanding the preceding paragraphs, Northern Helm will not edit, remove, suspend, relocate, or decline to publish any meeting notice, agenda, budget, audit, rule, policy, or other information that Client designates as official District content or that Client must post on its official website under section 189.069, Florida Statutes, or other law (collectively, "Official District Content"), without Client's prior written consent, except to temporarily disable content that presents an immediate security threat, in which case Northern Helm will notify Client the same business day and restore the content as soon as practicable. Northern Helm will publish Official District Content supplied by Client within one (1) business day after receipt, or sooner if needed to meet a posting deadline that Client identifies.

Advertising standards. Advertising, sponsored placements, and Current Recommends designations must not state or imply that Client endorses any business, product, service, candidate, or cause; must not promote any candidate, political committee, or ballot measure; and must not appear within or alongside Official District Content in a manner that a reasonable viewer could confuse with a Client communication. Upon Client's written request, Northern Helm will promptly remove any advertisement that Client reasonably determines is inconsistent with this paragraph or with Client's governmental obligations.

Community moderation. Unless expressly included in Exhibit B, Northern Helm does not guarantee moderation of independent social-media pages, resident conduct, or third-party communications.

Current Recommends. Northern Helm retains editorial control over Current Recommends designations within the Complete Business Index.

Publication partnerships. Northern Helm may establish, maintain, modify, or discontinue editorial, promotional, content-sharing, distribution, advertising, sponsorship, or other collaborative relationships with local or regional print and digital publications. Northern Helm retains sole discretion regarding the selection of publication partners, content placement, editorial format, distribution strategy, commercial terms, and duration of any collaboration. Northern Helm may repurpose or distribute Northern Helm-created content through such collaborations and may use Client Materials only within the scope of the license granted under this Agreement and with prior written notice to Client identifying the publication partner. Client may object in writing within ten (10) business days if a proposed use of Client Materials is inconsistent with Client's governmental obligations, and Northern Helm will not use Client Materials through that partnership unless the objection is resolved. No publication collaboration creates an exclusive relationship, guarantees Client or Community coverage, obligates Northern Helm to incur unreimbursed third-party costs, or grants Client approval or veto rights over Northern Helm's publication partnerships that do not involve Client Materials. Any revenue attributable to the Community will be treated in accordance with the advertising and revenue-sharing provisions of this Agreement.

13. Confidentiality

Confidential Information. "Confidential Information" means nonpublic business, technical, financial, security, customer, and strategic information disclosed by one Party ("Discloser") to the other ("Recipient") that is marked confidential or reasonably should be understood as confidential.

Protection and use. Recipient will use Confidential Information only to perform or exercise rights under this Agreement, protect it with at least reasonable care, and disclose it only to personnel, contractors, advisors, and service providers who need to know and are bound by confidentiality duties. Notwithstanding any provision of this Agreement, Client's obligations under this paragraph are subject to the requirements of Chapter 119, Florida Statutes (the Florida Public Records Act), and Client will not be deemed in breach of this Agreement for disclosures required by applicable public-records law.

Exclusions. Confidential Information does not include information Recipient can document was already lawfully known, becomes public without breach, is received lawfully without duty, or is independently developed without use of the Discloser's information.

Required disclosure. Recipient may disclose information when legally required after providing prompt notice, if permitted, and reasonable assistance at Discloser's expense.

Duration. Confidentiality obligations continue for three (3) years after disclosure; trade-secret obligations continue while the information remains a trade secret under applicable law.

14. Data, Privacy, and Security

Compliance. Each Party will comply with privacy and data-protection laws applicable to its own activities under this Agreement.

Client data. Client is responsible for determining what personal information it is authorized to provide or direct Northern Helm to process. Northern Helm will use personal information only as reasonably necessary to provide and secure the Services or as required by law. Northern Helm will not sell, rent, or disclose personal information of residents or other users obtained through the Platform, or use that information for advertising targeting or any purpose unrelated to the Services, except as required by law or with Client's prior written consent.

Security. Northern Helm will maintain commercially reasonable administrative, technical, and organizational safeguards appropriate to the nature of information it processes.

Security incidents. Northern Helm must notify Client's designated contact in writing without unreasonable delay, and in no event more than forty-eight (48) hours, after Northern Helm discovers any unauthorized access to, acquisition of, use of, or disclosure of Client Materials or personal information in Northern Helm's possession or control. Northern Helm must provide Client with the information reasonably necessary for Client to satisfy its obligations under section

501.171, Florida Statutes, and other applicable law, must cooperate with Client's investigation and any required notifications, and must remediate the incident at its own cost to the extent the incident resulted from Northern Helm's acts, omissions, personnel, or systems. Northern Helm may not notify affected individuals, the media, or any regulator concerning an incident involving Client Materials without first coordinating with Client, except where notice is independently required of Northern Helm by law.

Additional terms. If the Services require regulated, sensitive, or materially expanded data processing, the Parties will execute an appropriate data-processing or security addendum before that processing begins.

Aggregated information. Northern Helm may use de-identified and aggregated usage information to operate, secure, analyze, and improve its products and services, provided the information does not identify Client or an individual.

15. Third-Party Services

The Platform may use or link to Third-Party Services. Northern Helm will use commercially reasonable efforts to select Third-Party Services that are suitable for the intended purpose and maintain reasonable security practices. However, Northern Helm is not responsible for third-party terms, pricing, availability, changes, or performance beyond Northern Helm's reasonable control. Client's use of Third-Party Services may be governed by separate terms. Northern Helm will not purchase a chargeable Third-Party Service for Client without Client's prior written authorization.

16. Representations and Warranties

Mutual authority. Each Party represents that it is duly organized, has authority to enter into this Agreement, and that the signer is authorized to bind it.

Service warranty. Northern Helm warrants that it will perform the Services in a professional and workmanlike manner. If Services fail to conform to this warranty, Client will provide written notice describing the nonconformity within thirty (30) days after discovery, and Northern Helm will re-perform the nonconforming Services at no additional cost. If Northern Helm fails to cure the nonconformity within thirty (30) days after notice, Client will be entitled to a proportional credit or refund of fees paid for the nonconforming Services.

17. Disclaimers

EXCEPT FOR THE EXPRESS WARRANTIES IN THIS AGREEMENT AND TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PLATFORM AND SERVICES ARE PROVIDED "AS IS" AND "AS AVAILABLE." NORTHERN HELM DISCLAIMS IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. NORTHERN HELM DOES NOT WARRANT UNINTERRUPTED OR ERROR-FREE OPERATION, RESULTS FROM ADVERTISING, RESIDENT ADOPTION, OR THE ACCURACY OF CLIENT OR THIRD-PARTY CONTENT.

18. Indemnification

By Client. To the extent permitted by law, Client will defend, indemnify, and hold harmless Northern Helm and its affiliates, personnel, and contractors from third-party claims, damages, judgments, penalties, and reasonable attorneys' fees to the extent arising from (a) Client Materials that infringe a third party's intellectual-property rights where Client knew or reasonably should have known of the infringement, (b) Client instructions that direct Northern Helm to act in violation of applicable law, (c) Client's material breach of this Agreement, or (d) Client's use of the Platform outside the scope of the license granted herein.

By Northern Helm. Northern Helm will defend, indemnify, and hold harmless Client from third-party claims alleging that Northern Helm's proprietary Platform, when used as authorized, infringes a United States patent, copyright, trademark, or trade secret. Northern Helm may, at its option, modify or replace the affected element or obtain continued-use rights. If neither option is commercially practicable, Northern Helm may terminate the affected Service and refund prepaid unused fees for the terminated Service, provided Northern Helm first provides Client with a reasonable transition period of not less than ninety (90) days.

Payment portal and Client funds. Northern Helm will also defend, indemnify, and hold harmless Client from third-party claims, damages, judgments, penalties, fines (including card-brand and processor fines and assessments), and reasonable attorneys' fees to the extent arising from (a) Northern Helm's breach of the Online Payment Processing or Payment portal requirements provisions of Section 5 or of Section 14; (b) a security incident involving the payment portal or personal information in Northern Helm's possession or control; or (c) Northern Helm's failure to remit or properly safeguard any funds belonging to Client.

Exclusions. Northern Helm has no obligation under the preceding infringement indemnity for claims arising from Client Materials, Third-Party Services, unauthorized use, modifications not made by Northern Helm, combinations not supplied by Northern Helm, or continued use after notice of alleged infringement.

Procedure. The indemnified Party must promptly notify the indemnifying Party, allow it to control the defense and settlement, and provide reasonable cooperation. No settlement may admit fault by or impose nonmonetary obligations on the indemnified Party without its consent.

No waiver of sovereign immunity. Client is a Florida special district. Nothing in this Agreement constitutes or may be construed as a waiver of Client's sovereign immunity or of any other defense, immunity, limitation of liability, or statutory cap available to Client under section 768.28, Florida Statutes, or other law. Client's obligations under this Section, and any obligation of Client to defend, indemnify, hold harmless, or pay damages, penalties, costs, or attorneys' fees under this Agreement, are limited to the extent permitted by section 768.28, Florida Statutes, are subject to the monetary limitations stated in that section, and are subject to the annual appropriation of funds by Client's Board of Supervisors. This Agreement creates no rights in, and confers no benefit on, any person who is not a Party.

Accessibility claims. Northern Helm's obligations concerning digital-accessibility claims are limited to the obligations and exclusions expressly stated in Section 21.

19. Limitation of Liability

TO THE MAXIMUM EXTENT PERMITTED BY LAW, NEITHER PARTY WILL BE LIABLE FOR INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE, OR CONSEQUENTIAL DAMAGES, OR FOR LOST PROFITS, REVENUE, GOODWILL, OR DATA, ARISING FROM THIS AGREEMENT, EVEN IF ADVISED OF THE POSSIBILITY. EXCEPT FOR PAYMENT OBLIGATIONS (INCLUDING NORTHERN HELM'S OBLIGATION TO REMIT REVENUE SHARES AND ANY FUNDS BELONGING TO CLIENT), CONFIDENTIALITY BREACHES, INTELLECTUAL-PROPERTY MISUSE, INDEMNIFICATION OBLIGATIONS, FRAUD, GROSS NEGLIGENCE, OR WILLFUL MISCONDUCT, EACH PARTY'S AGGREGATE LIABILITY WILL NOT EXCEED THE GREATER OF (A) FEES PAID OR PAYABLE UNDER THIS AGREEMENT DURING THE TWELVE (12) MONTHS BEFORE THE EVENT GIVING RISE TO LIABILITY OR (B) ONE MILLION DOLLARS (\$1,000,000).

20. Insurance

Each Party will maintain insurance reasonably appropriate to its business and obligations. Northern Helm will maintain, at minimum, commercial general liability, professional liability (errors and omissions), technology/cyber liability, workers' compensation (as required by law), and automobile liability insurance in amounts no less than those stated in Exhibit A. Northern Helm will name Client as an additional insured on its commercial general liability policy and provide certificates of insurance upon execution and annually thereafter. Upon reasonable written request, a Party will provide evidence of applicable coverage. Northern Helm's commercial general liability policy will be primary and non-contributory as to Client, and each required policy will be issued by an insurer authorized to do business in Florida. Northern Helm will give Client at least thirty (30) days' prior written notice of cancellation or non-renewal of any required policy.

21. Compliance with Laws

Each Party will comply with laws applicable to its own performance. Client remains responsible for official public records, meeting notices, accessibility decisions, community-governance obligations, and regulated communications unless Exhibit B expressly assigns a specific task to Northern Helm.

Public records. Northern Helm is acting on behalf of Client, a Florida public agency, and must comply with section 119.0701, Florida Statutes. Northern Helm must: (a) keep and maintain public records required by Client to perform the Services; (b) upon request from Client's custodian of public records, provide Client with a copy of the requested public records, or allow the records to be inspected or copied within a reasonable time, at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public-records disclosure requirements are not disclosed except as authorized by law for the duration of the Term and following completion of this Agreement if Northern Helm does not transfer the records to Client; and (d) upon completion of this Agreement, transfer, at no cost, to Client all public records in Northern Helm's possession, or keep and maintain public records required by Client to perform the Services. If Northern Helm transfers all public records to Client upon completion of this Agreement, Northern Helm must destroy any duplicate public records that are exempt or confidential and exempt from public-records disclosure requirements. If Northern Helm keeps and maintains public records upon completion of this Agreement, Northern Helm must meet all applicable requirements for retaining public records. All records stored electronically must be provided to Client, upon request from Client's custodian of public records, in a format that is compatible with the information technology systems of Client.

Northern Helm's failure to comply with this paragraph is grounds for Client's immediate unilateral termination of this Agreement upon written notice.

Digital accessibility. To the extent Northern Helm develops, controls, or materially modifies the public-facing components of the Platform, Northern Helm will use commercially reasonable efforts to maintain those components in substantial conformance with the Web Content Accessibility Guidelines ("WCAG") 2.1 Level AA and applicable provisions of the Americans with Disabilities Act. Northern Helm will also use commercially reasonable efforts to select Third-Party Services that conform to WCAG 2.1 Level AA and will promptly notify Client of any known material accessibility deficiencies in Third-Party Services integrated into the Platform. Upon receiving written notice identifying a reproducible accessibility issue within a component controlled by Northern Helm, Northern Helm will evaluate the issue promptly and, where technically feasible, correct the issue within forty-eight (48) hours. If correction within forty-eight (48) hours is not technically feasible, Northern Helm will provide a reasonable temporary accommodation or remediation plan and will diligently pursue a permanent correction.

Northern Helm will defend, indemnify, and hold harmless Client from third-party claims, damages, judgments, penalties, and reasonable attorneys' fees to the extent directly resulting from Northern Helm's material failure to satisfy the obligations expressly stated in this paragraph. This obligation does not apply to accessibility issues caused by Client Materials, Client instructions, content or functionality supplied by Client, modifications not made or authorized by Northern Helm, or Client's continued use after Northern Helm provides a compliant replacement, correction, or reasonable accommodation. For Third-Party Services that Northern Helm selected, procured, or integrated into the Platform without Client's specific written direction to use that particular service, Northern Helm's indemnification obligation under this paragraph will apply to the extent the accessibility deficiency results from Northern Helm's failure to use commercially reasonable efforts to select an accessible alternative. The procedures in Section 18 apply to any claim under this paragraph.

Scrutinized companies. To the extent applicable under section 287.135, Florida Statutes, Northern Helm certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List; is not engaged in a boycott of Israel; and does not engage in business operations in Cuba or Syria. Northern Helm will promptly notify Client if any representation made under this paragraph becomes materially inaccurate during the Term. Client may exercise any termination right expressly provided by section 287.135, Florida Statutes, if Northern Helm submits a false certification or becomes subject to a statutory condition authorizing termination. Client may also terminate this

Agreement at its option if Northern Helm is placed on the Scrutinized Companies or Other Entities that Boycott Israel List, engages in a boycott of Israel, or has submitted a false certification under this paragraph.

Public entity crimes. Northern Helm certifies that neither Northern Helm nor any of its affiliates, principals, or officers has been placed on the convicted-vendor list maintained under section 287.133, Florida Statutes, and that Northern Helm is not otherwise disqualified from transacting business with a public entity under that section. Northern Helm must notify Client in writing within thirty (30) days after any change in this certification.

Foreign influence. To the extent applicable under section 286.101, Florida Statutes, Northern Helm certifies that it is in compliance with the disclosure requirements of that section concerning gifts and agreements with foreign countries of concern, and will submit any required disclosure to Client and the Florida Department of Financial Services. Northern Helm must notify Client within thirty (30) days after any event requiring disclosure.

Foreign countries of concern; personal identifying information. Northern Helm certifies that it does not meet any of the criteria in section 287.138(2)(a)-(c), Florida Statutes. Because the Services give Northern Helm access to individuals' personal identifying information, Northern Helm will deliver to Client, upon execution of this Agreement and upon any extension or renewal of this Agreement, an affidavit signed under penalty of perjury by an officer or representative of Northern Helm attesting that Northern Helm does not meet any of those criteria, as required by section 287.138(4), Florida Statutes.

Anti-human-trafficking certification. When this Agreement is executed, renewed, or extended with a Florida governmental entity, Northern Helm certifies that neither Northern Helm nor its principals use coercion for labor or services, as “coercion,” “labor,” and “services” are defined in section 787.06, Florida Statutes. Northern Helm will provide Client with an affidavit signed under penalty of perjury by an authorized officer or representative attesting that Northern Helm does not use coercion for labor or services. The affidavit will be executed in the form required by applicable law and delivered upon execution, renewal, or extension of this Agreement.

E-Verify. Northern Helm must register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work-authorization status of all newly hired employees, as required by section 448.095, Florida Statutes. Northern Helm must obtain from each subcontractor an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, must maintain a copy of each affidavit for the duration of this Agreement, and must provide evidence of compliance upon Client's request. Northern Helm must also require each of its subcontractors to register with and use the E-Verify system. If Client has a good-faith belief that Northern Helm has knowingly violated section 448.09(1), Florida Statutes, Client must terminate this Agreement. Termination on this ground is not a breach of contract by Client and may not be considered as such.

22. Relationship, Non-Solicitation, Non-Disparagement, and Competitive Proposals

Independent contractors. The Parties are independent contractors. This Agreement does not create a partnership, joint venture, fiduciary relationship, employment relationship, franchise, or agency.

Non-solicitation. During the Term and for twelve (12) months thereafter, neither Party will knowingly solicit for employment an employee of the other who was materially involved in the Services, except through general solicitations not targeted at that employee. This does not restrict hiring a person who independently applies or is referred without targeted solicitation.

Mutual non-disparagement. During the Term and for two (2) years thereafter, neither Party, through its authorized officers, directors, employees, or representatives acting on its behalf, will knowingly make or publish a false, misleading, or malicious statement concerning the other Party or its products, services, leadership, personnel, or business practices that is reasonably likely to damage the other Party's reputation or commercial relationships. This provision does not prohibit truthful statements; good-faith communications made to enforce or defend legal or contractual rights; confidential communications with attorneys, accountants, insurers, auditors, or other professional advisors; testimony or disclosures required by law; reports to governmental, regulatory, or law-enforcement authorities; statements made during public meetings or in response to public-records requests under

Florida law; or statements otherwise protected by applicable law. Nothing in this provision requires either Party to make a positive statement or prevents either Party from declining to comment.

Right to discuss competing proposals. Client will give Northern Helm notice and a reasonable opportunity to discuss or propose alternative terms before Client engages another provider for substantially similar community-platform services, except where Client is conducting a procurement process required by applicable law. This clause does not require Client to accept Northern Helm's proposal or delay any legally required procurement process.

23. Effects of Termination

Accrued rights. Termination does not affect rights or payment obligations accrued before termination.

Access and transition. Upon termination, Northern Helm will provide Client a transition period of not less than sixty (60) days, or any longer period the Parties agree to in writing, during which Client's access continues for the purpose of exporting Client Materials and Official District Content. If the Platform hosts Client's official website, Northern Helm will keep Official District Content publicly available, or redirect visitors to Client's successor website, throughout the transition period so that Client's required website postings are not interrupted. During the transition period, Client will have the right to export all Client Materials in a standard, machine-readable format through available reporting tools or other reasonable means. Northern Helm will provide reasonable cooperation and assistance with data export at no additional charge. Requests for data-migration assistance beyond standard export may be subject to a mutually agreed fee.

Deletion and retention. Northern Helm may delete Client Materials after 90 days following termination, except where retention is required by law, backup practices, security needs, or dispute preservation. Notwithstanding the foregoing, Northern Helm will not delete any Client Materials that constitute public records under Chapter 119, Florida Statutes, until Client has confirmed in writing that all applicable retention periods established under Florida law (including General Records Schedules published by the Division of Library and Information Services) have been satisfied or that Client has exported or otherwise preserved the records. Northern Helm will cooperate with Client to identify and preserve such records prior to any deletion.

Survival. Provisions concerning payment, ownership, confidentiality, data, disclaimers, indemnification, liability, dispute resolution, and other terms intended by their nature to survive will survive termination.

Northern Helm Branded Assets. As between the Parties, Northern Helm retains all right, title, and interest in and to: (a) any domain name, subdomain, social-media identifier, application name, or digital property containing, incorporating, or derived from Northern Helm's name, The Current Collectives, Harbor CMX, or any other Northern Helm registered trademark, trade name, brand, or proprietary designation (excluding generic uses of the word "current" unrelated to Northern Helm's branding); provided, however, that Northern Helm acquires no right in Client's legal name or any Community Name by including it in any such domain name, subdomain, identifier, or application name, and any use of Client's legal name or a Community Name remains subject to Section 11; (b) the Platform and any Northern Helm-branded website or mobile application, including its source code, object code, architecture, design system, interfaces, workflows, functionality, software builds, application-store materials, templates, and associated technology; and (c) original editorial, promotional, photographic, graphic, audiovisual, and website content created by Northern Helm, excluding identifiable Client Materials and third-party materials. Client will retain a perpetual, non-exclusive, royalty-free license to use and reproduce any content described in clause (c) that was created specifically for and about the Community, solely for Client's governmental and community-communication purposes.

No Northern Helm Branded Asset will be deemed a work made for hire or transferred to Client unless Northern Helm expressly assigns that asset in a separate writing signed by an authorized Northern Helm representative. Notwithstanding the foregoing, community-specific content, photographs, and materials created by Northern Helm at Client's direction and expense that are not generic Platform templates or Northern Helm proprietary technology will be subject to the perpetual license granted above in this Section 23. Client receives only the limited license expressly granted under this Agreement. Client's ownership of Client Materials does not grant Client any ownership interest in

the Platform, a Northern Helm-branded domain, Northern Helm-created content, or a Northern Helm mobile application.

Client domains. Any domain name that consists of Client's legal name or that serves as Client's official website under section 189.069, Florida Statutes, is and remains Client's property, will be registered in Client's name or transferred to Client upon request, and is not a Northern Helm Branded Asset.

24. Force Majeure and Excused Delay

Neither Party is liable for delay or failure caused by events beyond its reasonable control, including natural disasters, severe weather, epidemic, war, terrorism, civil disturbance, labor disruption, governmental action, utility or internet failure, cyberattack not caused by failure to use reasonable safeguards, vendor outage, or Third-Party Service interruption. The affected Party will use reasonable efforts to mitigate and resume performance.

25. Dispute Resolution; Governing Law

Good-faith escalation. Before filing a claim, authorized representatives will meet and attempt in good faith to resolve the dispute. This does not prevent either Party from seeking urgent injunctive or equitable relief.

Governing law. This Agreement is governed by the laws of the State of Florida, without regard to conflict-of-law rules.

Venue. The state courts located in St. Johns County, Florida, will have exclusive jurisdiction, except that any action within the jurisdiction of the federal courts must be brought in the United States District Court for the Middle District of Florida, Jacksonville Division, and each Party consents to personal jurisdiction and venue there.

Attorneys' fees. In any litigation, arbitration, or other proceeding arising out of or relating to this Agreement, the substantially prevailing Party will be entitled to recover its reasonable attorneys' fees and costs from the other Party.

26. Notices

Legal notices must be in writing and delivered by personal delivery, nationally recognized overnight courier, certified mail with return receipt, or email with confirmation of receipt, to the notice contacts in Exhibit A. A Party may update its notice information by written notice.

Except as otherwise provided in this Agreement, a notice is deemed received only upon actual delivery at the address set forth in Exhibit A. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day are 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 is extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government are not business days. Counsel for the Client and counsel for Northern Helm may deliver notice on behalf of the Client and Northern Helm.

27. Miscellaneous

Assignment. Except as otherwise provided in this paragraph, neither Party may assign this Agreement without the other's prior written consent, not to be unreasonably withheld. Northern Helm may not assign this Agreement in connection with a merger, reorganization, sale of substantially all assets, or change of control without Client's prior written consent, not to be unreasonably withheld; Client may terminate this Agreement upon sixty (60) days' written notice if consent is withheld. Client may assign this Agreement without Northern Helm's consent in connection with a governmental reorganization, merger, or consolidation under Florida law, provided the successor entity assumes Client's obligations.

Entire agreement. This Agreement is the entire agreement concerning its subject matter and supersedes prior or contemporaneous proposals, discussions, and understandings on that subject.

Amendments and waiver. An amendment or waiver must be in writing and signed by authorized representatives of each Party. A delay or failure to enforce a right is not a waiver.

Severability. If a provision is unenforceable, it will be modified to the minimum extent necessary to be enforceable, and the remaining provisions will continue.

No third-party beneficiaries. This Agreement benefits only the Parties and their permitted successors and assigns.

Counterparts and electronic signatures. The Parties may sign in counterparts and electronically; each counterpart is deemed an original and together they form one instrument.

Headings and construction. Headings are for convenience only. “Including” means “including without limitation.”
The Agreement will be construed fairly and not against either Party as drafter.

[Signatures on following page.]

Signatures

The Parties have executed this Agreement through their duly authorized representatives.

NORTHERN HELM SOLUTIONS, LLC

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

By: _____

By: _____

Name/Title: _____

Name/Title: _____

Date: _____

Date: _____

EXHIBIT A

CLIENT AND COMMERCIAL TERMS

Commercial Field	Selected Term
Client Legal Name	Aberdeen Community Development District
Entity Type / State	An independent local unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by Chapter 42NN-1 of the Florida Administrative Code.
Community	Aberdeen community within the Aberdeen Community Development District, St. Johns County, Florida
Platform URL	AberdeenCurrent.com
Effective Date	November 1, 2026
Initial Term	1 year
Renewal Term	Automatic successive one (1)-year renewal terms, subject to the Non-Renewal Notice and Convenience Termination Notice below. Notwithstanding Section 4 of the Agreement, Client may terminate this Agreement upon written notice if Northern Helm fails to cure a material breach within five (5) business days after Client's written notice of the breach.
Non-Renewal Notice	60 days before term expiration
Convenience Termination Notice	30 days
Monthly Platform Fee	\$0.00
Payment Terms	Within 30 days after receipt of a proper invoice
Revenue-Share Percentage - Advertising	10% of Qualifying Advertising Revenue
Revenue-Share - App Registration	50% of Registration Fees (as defined in Section 9 of Exhibit B)
Revenue-Share - Merchandise and Vendor Sales	TBD
Reporting Frequency	Quarterly (calendar quarters), for all revenue-share streams
Revenue-Share Payment Timing	Within 15 days after reporting-period end, for all revenue-share streams

Commercial Field	Selected Term
Portfolio Logo Use	PERMITTED
Insurance Requirements	\$1 million professional liability (errors & omissions), \$1 million commercial general liability (per occurrence), \$1 million technology/cyber liability (including network security, privacy, and payment-card liability), Comprehensive Automobile Liability insurance for all vehicles used by Northern Helm’s personnel, whether owned or hired, with a combined single limit of \$1,000,000.00 Statutory workers’ compensation
Post-Termination Data Request Period	90 days

Authorized Operational Contacts

Northern Helm Contact	Victoria Abolafia, CX, Victoria@northernhelm.co , 561-859-1192
District Manager	Marilee Giles, District Manager, Mgiles@gmsnf.com ; 904.940-5850 x412
Onsite General Management Contact	Kate Trivelpiece, General Manager, kate.trivelpiece@fsresidential.com ; 904-217-0925
District’s Legal Counsel	Wes Haber, District Counsel, Wesley.Haber@KutakRock.com ; 850-692-7300

Legal Notice Information

Northern Helm	95 Wild Sage Drive, St. Johns, Florida 32259; northernhelmsolutions@gmail.com
Client	Aberdeen Community Development District, c/o 475 West Town Place, Suite 114, St. Augustine, Florida 32092; mgiles@gmsnf.com ; with a copy to District Counsel at Wesley.Haber@KutakRock.com

Communities Covered

1. Aberdeen Community Development District

Exhibit A Acceptance

By signing below, the Parties agree that this Exhibit A is incorporated into the Agreement.

NORTHERN HELM SOLUTIONS, LLC

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

By: _____

By: _____

Name/Title: _____

Name/Title: _____

Date: _____

Date: _____

EXHIBIT B

SCOPE OF SERVICES

Service Provider	Northern Helm Solutions, LLC, d/b/a The Current Collectives ("Northern Helm")
Client	Aberdeen Community Development District ("Client")
Community	Aberdeen community within the Aberdeen Community Development District, St. Johns County, Florida
Community Platform	AberdeenCurrent.com and the applicable Harbor CMX environment (the "Platform")
Effective Date	November 1, 2026

Relationship to Agreement. This Exhibit B is incorporated into the Client Service Agreement between Northern Helm and Client. Capitalized terms not defined here have the meanings stated in the Agreement.

1. Purpose and Service Objective

Northern Helm will provide and support a community-focused digital platform designed to consolidate official community information, programs, events, resources, resident engagement opportunities, and local business information. Services will be delivered through a phased implementation roadmap and may evolve based on Northern Helm's product strategy and priorities, technical readiness, third-party dependencies, and any scope changes documented in a signed change order.

2. Included Services

Service Area	Included Scope
Platform access and licensing	Access to Northern Helm's proprietary Harbor CMX environment for neighborhood community use, including hosting and domain support applicable to AberdeenCurrent.com.
Configuration and implementation	Initial configuration, phased deployment, content organization, and reasonable updates based on information and approvals supplied by Client.
Community content management	Publication and maintenance support for calendars, notices, amenity information, documents, resources, groups or forums, and other enabled modules.
Complete Business Index	A consolidated business-discovery feature containing standard listings, Current Recommends designations, premium profiles, and sponsored placements. Complimentary listings and unpaid recommendations do not, by themselves, establish advertising revenue.

Service Area	Included Scope
Digital publication support	Editorial, design, and content support for community stories, resident programs, events, sponsors, and strategic initiatives, subject to Northern Helm's editorial and layout discretion. Northern Helm may support these activities directly or through local or regional print and digital publication partners selected by Northern Helm.
Support and maintenance	Reasonable client-service and technical support, including issue triage, routine maintenance, and coordination regarding Platform improvements determined by Northern Helm.
Temporary or third-party solutions	When reasonably needed, configuration or use of a third-party website builder or integration as a temporary or supplemental solution, subject to the provider's availability, terms, and limitations.

3. Enabled Platform Modules

The following modules are included only if marked or listed in the completed version of this Exhibit:

- Community calendar and events
- Community notices and alerts
- Amenities and operating information
- Documents and community resources
- Groups, forums, and resident programs to be administered by Client's District Manager
- Complete Business Index
- Photo galleries and editorial features
- Maintenance or concern submissions
- Payments, reservations, or point-of-sale integrations (subject to the Online Payment Processing and Payment portal requirements provisions of Section 5 of the Agreement)
- Newsletter or digital-publication features
- Other: Mobile application for resident use

4. Implementation and Service Delivery

- Northern Helm retains authority over the Platform roadmap and all product, feature, design, development, prioritization, sequencing, technology, and release decisions.
- Client may provide requests, suggestions, and feedback and Northern Helm will give good-faith consideration to such input, but final product decisions remain with Northern Helm.
- Northern Helm may prioritize and modify roadmap work based on product strategy, operational need, technical readiness, available resources, resident adoption, platform dependencies, and other business considerations. Northern Helm will consult with Client before implementing material changes that would substantially alter Client's use of the Platform for Community purposes.
- Target dates are planning estimates unless expressly identified as binding milestones in a signed writing.
- Timelines may be reasonably adjusted for development transitions, remediation work, vendor or integration delays, platform dependencies, scope changes, delayed Client input, or circumstances outside Northern Helm's reasonable control.
- Northern Helm does not guarantee resident registration, website traffic, business participation, advertising sales, or revenue.

5. Client Responsibilities and Community Coordination

Client will reasonably cooperate by:

- designating authorized operational and approval contacts;
- providing accurate and timely content, branding materials, schedules, notices, documents, approvals, and corrections;
- confirming that, to Client's knowledge, supplied materials may lawfully be published and do not infringe third-party rights;
- providing reasonable access to applicable vendors, systems, and community information needed for approved Services;
- supporting awareness of the Platform through official communication channels available to Client; and
- participating in good-faith coordination regarding resident-led programs, events, sponsors, and community communications.

Resident-operated social channels. Independent Facebook groups and other resident-operated channels may remain important sources of community discussion and business promotion. Client is not responsible for controlling independent groups; however, where practicable, Client will support good-faith outreach and coordination to improve awareness of AberdeenCurrent.com, reduce unnecessary duplication, and encourage a complementary communication strategy.

6. Fees and Platform Arrangement

Platform fee. Client's monthly licensing fee is the amount selected in Exhibit A. A \$0.00 fee means the core Platform is complimentary under the current arrangement and will remain so unless changed by a signed amendment.

Complimentary promotion. Northern Helm may provide complimentary listings, sponsor recognition, trial placements, or promotional visibility to support adoption. Complimentary promotion may be extended, modified, or discontinued at Northern Helm's discretion and does not constitute paid advertising revenue.

7. Advertising and Revenue Share

Qualifying Advertising Revenue. "Qualifying Advertising Revenue" means the gross fees actually received and retained by Northern Helm for premium business profiles, sponsored placements, advertisements, or other paid promotional services specifically attributable to the Community Platform. It excludes complimentary placements, Complete Business Index standard listings, unpaid Current Recommends designations, organic editorial content, resident-generated recommendations, barter or in-kind arrangements, taxes, refunds, chargebacks, pass-through production costs, third-party processing fees, and revenue attributable to other communities, publications, platforms, or services. Client will have the right, upon thirty (30) days' written notice and no more than once per calendar year, to engage an independent certified public accountant to audit Northern Helm's books and records solely to verify the accuracy of Qualifying Advertising Revenue calculations and revenue-share payments for the preceding twenty-four (24) months, at Client's expense unless the audit reveals an underpayment of more than five percent (5%), in which case Northern Helm will bear the reasonable cost of the audit.

Revenue share. Client will receive the percentage selected in Exhibit A. No amount accrues before Northern Helm actually receives the applicable advertising payment. If no Qualifying Advertising Revenue is received for a reporting period, the amount due for that period is \$0.00.

Reporting and payment. Northern Helm will provide the summary and remit any amount due according to the frequency and timing selected in Exhibit A. A summary may identify the advertiser, period, qualifying amount received, adjustments, and share due. Northern Helm will provide a statement without charge within five (5) calendar days after a written request but need not disclose revenue unrelated to the Community Platform.

Program development. Sustainable advertising depends on resident awareness, engagement, measurable audience activity, market interest, and coordinated promotion. Revenue share is an opportunity tied to actual Qualifying

Advertising Revenue and is not a guaranteed payment, minimum return, vendor fee, licensing credit, or obligation to fund Client operations.

8. Out-of-Scope Services

Additional services and enhancements. Advanced features, premium modules, white labeling, custom domains, custom development, integrations, expanded support, Third-Party Services, and other offerings not expressly included in this Exhibit are outside the standard scope and may result in additional fees. No such work or fee will be authorized unless the Parties first execute a written addendum, amendment, or change order stating the agreed scope, responsibilities, fees, payment terms, and implementation schedule.

Unless separately approved in writing, the following are outside scope:

- custom software development or integrations not expressly included in this Exhibit or a signed change order;
- paid media, printing, photography, video production, event staffing, or third-party subscriptions;
- legal, accounting, records-retention, accessibility-certification, or regulatory-compliance services;
- guaranteed moderation or control of independent social-media groups; and
- guaranteed marketing services, advertising sales, sponsorship revenue, resident participation, or business conversion.

9. Service-Specific Assumptions and Exclusions

- Northern Helm will pay Client fifty percent (50%) of all “Registration Fees” associated with the Harbor CMX mobile application for the Community, reported and remitted in accordance with the Reporting Frequency and Revenue-Share Payment Timing stated in Exhibit A. A Registration Fee is a one-time fee paid by a resident of the Client, through the Harbor CMX mobile application, to register a resident account for the Community’s Platform environment. The Registration Fee is charged per resident account, may not exceed \$10.00, and may be charged only once for each resident account. Client’s share is calculated on the gross Registration Fee, without deduction for payment-processing, application-store, or other transaction fees. Northern Helm will not charge residents any fee to download the Harbor CMX mobile application, or any recurring, subscription, or renewal fee for a registered resident account, unless the Parties first agree by signed amendment. No Registration Fee or other charge may be imposed as a condition of accessing Official District Content or the payment portal described in Section 5 of the Agreement, each of which must remain available without charge through the Platform website.
- Northern Helm will pay Client ten percent (10%) of all Qualifying Advertising Revenue (as defined in Section 7 of this Exhibit B) received by Northern Helm that is attributable to the Community Platform, reported and remitted in accordance with the Reporting Frequency and Revenue-Share Payment Timing stated in Exhibit A.
- Northern Helm represents and warrants that it receives no fee, commission, kickback, rebate, or other compensation from FirstService Residential or any of its subsidiaries, employees, or consultants (“FSR”), and that no portion of any fee or revenue share payable to the Client under this Exhibit B is reduced, offset, or otherwise affected by Northern Helm’s arrangement with FSR. Further, Northern Helm represents and warrants that FSR receives no fee, commission, kickback, rebate, or other compensation from Northern Helm as part of its engagement with Northern Helm.
- Northern Helm will collect all Registration Fees, merchandise and vendor revenue, and Qualifying Advertising Revenue generated under this Agreement (excluding payments made through the payment portal under Section 5 of the Agreement, which settle directly to Client) and will remit to Client the portion of those revenues to which Client is entitled under Exhibit A and this Section 9, in accordance with the Reporting Frequency and Revenue-Share Payment Timing stated in Exhibit A. Northern Helm acknowledges that Client’s share of those revenues constitutes public funds held in trust for Client. Northern Helm must hold Client’s share in an account separate from all other business accounts owned, operated, or otherwise controlled by Northern Helm. Northern Helm must maintain a full accounting of those funds at all times, and Client reserves the right, upon reasonable notice, to audit or engage a third party to audit Northern Helm’s compliance with the requirements of this Agreement.

10. Milestones and Deliverables

Deliverable	Target	Dependencies / Acceptance
App Goes Live for Client Usage	November 1, 2026 (planning estimate)	Client's written acceptance after testing; no live payments through the payment portal until Client's written confirmation under Section 5 of the Agreement

11. Review and Governance

- The Parties will identify primary operational contacts and use reasonable efforts to address content, adoption, support, and advertising issues through scheduled working sessions.
- Northern Helm may provide roadmap or release information at its discretion for planning and coordination purposes. Except for Northern Helm's consultation obligation under Section 8 of the Agreement, any such information is informational only and does not grant Client approval, consultation, decision-making, or veto rights.
- The Parties may periodically discuss community-engagement strategy and document operational action items in meeting notes, project plans, or change orders.
- Operational discussions, emails, or meeting notes do not amend the Agreement unless expressly incorporated into a writing signed by authorized representatives of each Party.

12. Exhibit B Acceptance

By signing below, the Parties agree that this Exhibit B is incorporated into the Agreement.

NORTHERN HELM SOLUTIONS, LLC	ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
By: _____	By: _____
Name/Title: _____	Name/Title: _____
Date: _____	Date: _____

FOURTH ORDER OF BUSINESS

A.

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

October 16, 2026

FedEx and U.S. Mail

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

Re: Final Demand Letter regarding Drainage Easement Encroachments

Dear Ms. Foreacre:

This letter shall serve as formal and final notice regarding your unauthorized encroachment on the 20-foot-wide Drainage Easement on the south side of your property, as shown on the Plat of ABERDEEN (D.R. HORTON ~ PHASE 1) recorded in Map Book 60 Page 71 of the Official Records of St. Johns County, Florida. As stated in my previous correspondence, certain fencing and/or other improvements on your lot encroach upon easement areas and are impeding the District's ability to operate and maintain its stormwater improvements located adjacent to your property. Improvements that block access to the Easement, such as fences and other structures, are prohibited.

To resolve this matter, you are required to remove all fencing and other improvements from the drainage easement area and restore the property to its original condition of this letter. Alternatively, the District is willing to accommodate a 5-foot variance within the Easement. The attached Variance Agreement for Installation of Improvements Within Aberdeen Community Development District Easement would allow for fencing within the Easement, provided that 5-feet of space from the boundary of your property within the Easement is left unobstructed to ensure District access to the stormwater improvements.

Please provide me with the executed Variance Agreement. Once received, the District would request that the fencing be moved to the 5-foot measured from the boundary of your property within the Easement by December 1, 2026. Alternatively, please inform me if you intend to completely remove the obstruction. The Board of Supervisors of the District will be discussing this matter at their October 27th meeting to determine potential further action. This may include removal of the obstructions at your expense or result in the initiation of legal proceedings to enforce compliance. Please either return the executed Variance Agreement or inform me of your intention to remove the obstructions prior to this date. Nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. If you have any questions, please contact me at via phone at (904) 940-5850 or email mgiles@gmsnf.com. We would appreciate your cooperation in this matter.

Sincerely,

Marilee Giles

Marilee Giles, District Manager

cc: Kyle Magee, District Counsel

Exhibit A: Variance Agreement

Exhibit B: Approximate Variance Area

Exhibit A

After recording, please return to:
Aberdeen Community Development District
c/o Governmental Management Services, L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Parcel Identification No.: 0097622220

VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS WITHIN ABERDEEN COMMUNITY DEVELOPMENT DISTRICT EASEMENT

This Non-Exclusive, Revocable Variance Agreement for Installation of Improvements within Aberdeen Community Development District Easement (“**Agreement**”) is made effective as of the ____ day of _____ 20__, by and among **Christina D. Foreacre** (“**Owner**”), residing at 140 Flower of Scotland Avenue, St. Johns, Florida 32259 and the **Aberdeen Community Development District** (“**District**”), a local unit of limited special purpose government created pursuant to Chapter 190, *Florida Statutes*, as amended.

WITNESSETH:

WHEREAS, Owner is the owner of Lot 222, according to the plat (**Plat**) titled ABERDEEN (D.R. HORTON ~ PHASE 1) recorded in Map Book 60 Page 71 of the Official Records of St. Johns County, Florida (“**Property**”); and

WHEREAS, a twenty (20) foot wide Drainage Easement (“**Easement**”) runs partially inside the property boundary of the Property, as depicted in **Exhibit B**, attached hereto, and provides the District access to and operate and maintain stormwater improvements within the Easement; and

WHEREAS, Owner desires to erect certain improvements described and limited to a fence (“**Improvement**”) within certain portions of the District Easement located on Lot 222 (“**Easement Area**”), as shown on the Plat and the plans attached hereto as **Exhibit B**; and

WHEREAS, due to the District’s legal interests in the Easement, among other reasons, Owner requires the District’s consent before constructing the Improvement within the Easement Area; and

WHEREAS, the District has agreed to consent to the installation of the Improvement within the Easement Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of \$10.00 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

- 1. Recitals.** The above recitals are true and correct, and are incorporated herein by reference.
- 2. Easement for Improvement Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner a revocable, non-exclusive variance agreement to encroach into and use the Variance Area, which shall not exceed 5-feet measured from the boundary of the Easement, as depicted on the site plan attached hereto as **Exhibit B**.
- 3. Owner Responsibilities.** The Owner has the following responsibilities:

a. The Owner shall be fully responsible for the installation and maintenance of the Improvement.

b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvement are conducted in compliance with all applicable laws, including but not limited to, building codes, set back requirements, etc.

c. The District, by entering into this Agreement, does not represent or warrant that the District has authority to provide all necessary approvals for the installation of the Improvement. Instead, the Owner shall be responsible for obtaining and retaining any and all applicable permits and approvals relating to the Improvement, including but not limited to any approvals of any applicable homeowners' association, St. Johns County, and St. Johns River Water Management District, as well as any other necessary legal interests and approvals.

d. The Owner shall ensure that the installation and maintenance of the Improvement does not damage any property of District or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option, within thirty (30) days of written notice from the District.

e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement, including free and safe access to and from the stormwater easement, and Owner acknowledges that the District's use and maintenance rights shall take precedence over Owner's rights granted herein. For example, if the Improvement includes a fence, such fence shall be installed within the Easement a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvement shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Easement, or any utilities within the Utility Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall, at Owner's sole expense, engage a licensed and insured professional contractor to locate and mark any existing improvements and/or utilities prior to installation of the Improvement and shall provide written documentation of such marking to the District prior to beginning any work.

f. Upon completion of the installation, the Improvement will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvement and agrees to maintain the Improvement in good condition.

g. Additionally, the Owner shall keep the Easement Area 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 Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. Removal and/or Replacement of Improvement. The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District, to the fullest extent permitted by Florida law. Owner further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the Easement Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.

5. Indemnification. Owner agrees to indemnify, defend and hold harmless St. Johns County, the St. Johns River Water Management District, and the District, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages, expenses, attorney's fees, costs, and claims of any kind or nature resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder, including but not limited to any claims related to property damage, personal injury, or death.

6. Covenants Run with the Land. This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. Sovereign Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall be construed to extend the District's liability beyond the limits established in Section 768.28, *Florida Statutes*, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. Default. A default by either party under this Agreement – including but not limited to Owner's failure to meet its obligations under Section 3 above – 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 and/or specific performance.

9. Attorney's Fees & Costs. The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

10. Amendments. Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of St. Johns County, Florida.

11. Termination. The District may terminate this Agreement at any time, effective upon recording a Notice of Termination in the Official Records of St. Johns County, Florida.

12. Counterparts. This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS
WITHIN ABERDEEN COMMUNITY DEVELOPMENT DISTRICT EASEMENT]

Witnesses:

**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

Print Name

Chair/Vice Chair, Board of Supervisors

Address

By: _____

Print Name

Address

STATE OF FLORIDA)
COUNTY OF _____)

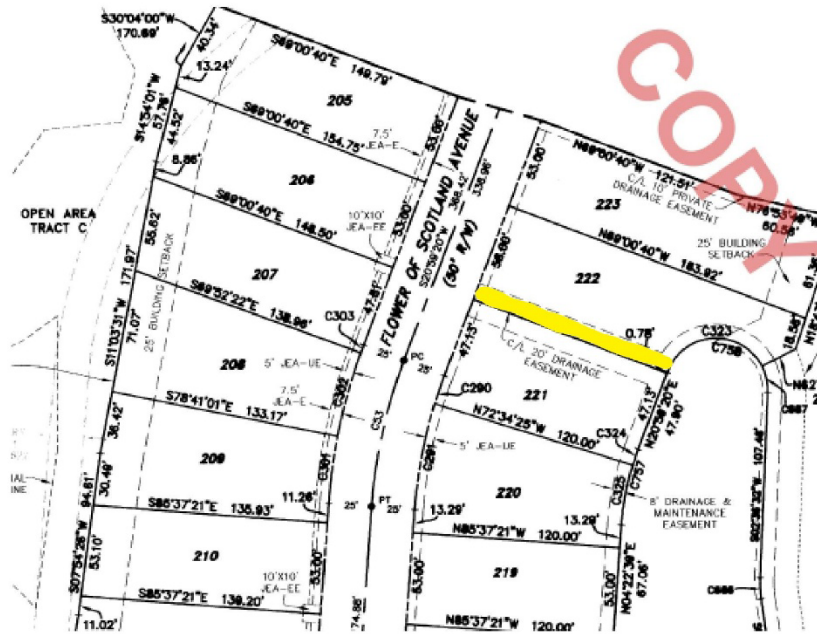
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2026, by _____, as Chair/Vice Chair of the Board of Supervisors of the Aberdeen Community Development District, on behalf of said district. The person ☐ is personally known to me or ☐ produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary
Public)

[END OF SIGNATURE PAGES]

Exhibit B
Approximate Variance Area



B.

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

October 16, 2026

FedEx and U.S. Mail

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

Re: Final Demand Letter regarding Drainage Easement Encroachments

Dear Mr. Cabrera and Mrs. Ricardo:

This letter shall serve as formal and final notice regarding your unauthorized encroachment on the 20-foot-wide Drainage Easement on the south side of your property, as shown on the Plat of ABERDEEN (D.R. HORTON ~ PHASE 1) recorded in Map Book 60 Page 71 of the Official Records of St. Johns County, Florida. As stated in my previous correspondence, certain fencing and/or other improvements on your lot encroach upon easement areas and are impeding the District's ability to operate and maintain its stormwater improvements located adjacent to your property. Improvements that block access to the Easement, such as fences and other structures, are prohibited.

To resolve this matter, you are required to remove all fencing and other improvements from the drainage easement area and restore the property to its original condition of this letter. Alternatively, the District is willing to accommodate a 5-foot variance within the Easement. The attached Variance Agreement for Installation of Improvements Within Aberdeen Community Development District Easement would allow for fencing within the Easement, provided that 5-feet of space from the boundary of your property within the Easement is left unobstructed to ensure District access to the stormwater improvements.

Please provide me with the executed Variance Agreement. Once received, the District would request that the fencing be moved to the 5-feet measured from the boundary of your property within the Easement by December 1, 2026. Alternatively, please inform me if you intend to completely remove the obstruction. The Board of Supervisors of the District will be discussing this matter at their October 27th meeting to determine potential further action. This may include removal of the obstructions at your expense or result in the initiation of legal proceedings to enforce compliance. Please either return the executed Variance Agreement or inform me of your intention to remove the obstructions prior to this date. Nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. If you have any questions, please contact me at via phone at (904) 940-5850 or email mgiles@gmsnf.com. We would appreciate your cooperation in this matter.

Sincerely,

Marilee Giles

Marilee Giles, District Manager

cc: Kyle Magee, District Counsel

Exhibit A: Variance Agreement

Exhibit B: Approximate Variance Area

Exhibit A

After recording, please return to:
Aberdeen Community Development District
c/o Governmental Management Services, L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Parcel Identification No.: 0097622180

VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS WITHIN ABERDEEN COMMUNITY DEVELOPMENT DISTRICT EASEMENT

This Non-Exclusive, Revocable Variance Agreement for Installation of Improvements within Aberdeen Community Development District Easement (“**Agreement**”) is made effective as of the ____ day of _____ 20__, by and among **Julio F. Cabrera and Madelaine Ricardo**, husband and wife (“**Owner**”), residing at 160 Flower of Scotland Avenue, St. Johns, Florida and the **Aberdeen Community Development District** (“**District**”), a local unit of limited special purpose government created pursuant to Chapter 190, *Florida Statutes*, as amended.

WITNESSETH:

WHEREAS, Owner is the owner of Lot 218, according to the plat (**Plat**) titled ABERDEEN (D.R. HORTON ~ PHASE 1) recorded in Map Book 60 Page 71 of the Official Records of St. Johns County, Florida (“**Property**”); and

WHEREAS, a twenty (20) foot wide Drainage Easement (“**Easement**”) runs partially inside the property boundary of the Property, as depicted in **Exhibit B**, attached hereto, and provides the District access to and operate and maintain stormwater improvements within the Easement; and

WHEREAS, Owner desires to erect certain improvements described and limited to a fence (“**Improvement**”) within certain portions of the District Easement located on Lot 218 (“**Easement Area**”), as shown on the Plat and the plans attached hereto as **Exhibit B**; and

WHEREAS, due to the District’s legal interests in the Easement, among other reasons, Owner requires the District’s consent before constructing the Improvement within the Easement Area; and

WHEREAS, the District has agreed to consent to the installation of the Improvement within the Easement Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of \$10.00 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The above recitals are true and correct, and are incorporated herein by reference.
2. **Easement for Improvement Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner a revocable, non-exclusive variance agreement to encroach into and use the Variance Area, which shall not exceed 5-feet measured from the boundary of the Easement, as depicted on the site plan attached hereto as **Exhibit B**.
3. **Owner Responsibilities.** The Owner has the following responsibilities:

a. The Owner shall be fully responsible for the installation and maintenance of the Improvement.

b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvement are conducted in compliance with all applicable laws, including but not limited to, building codes, set back requirements, etc.

c. The District, by entering into this Agreement, does not represent or warrant that the District has authority to provide all necessary approvals for the installation of the Improvement. Instead, the Owner shall be responsible for obtaining and retaining any and all applicable permits and approvals relating to the Improvement, including but not limited to any approvals of any applicable homeowners' association, St. Johns County, and St. Johns River Water Management District, as well as any other necessary legal interests and approvals.

d. The Owner shall ensure that the installation and maintenance of the Improvement does not damage any property of District or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option, within thirty (30) days of written notice from the District.

e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement, including free and safe access to and from the stormwater easement, and Owner acknowledges that the District's use and maintenance rights shall take precedence over Owner's rights granted herein. For example, if the Improvement includes a fence, such fence shall be installed within the Easement a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvement shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Easement, or any utilities within the Utility Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall, at Owner's sole expense, engage a licensed and insured professional contractor to locate and mark any existing improvements and/or utilities prior to installation of the Improvement and shall provide written documentation of such marking to the District prior to beginning any work.

f. Upon completion of the installation, the Improvement will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvement and agrees to maintain the Improvement in good condition.

g. Additionally, the Owner shall keep the Easement Area 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 Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. Removal and/or Replacement of Improvement. The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District, to the fullest extent permitted by Florida law. Owner further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the Easement Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.

5. Indemnification. Owner agrees to indemnify, defend and hold harmless St. Johns County, the St. Johns River Water Management District, and the District, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages, expenses, attorney's fees, costs, and claims of any kind or nature resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder, including but not limited to any claims related to property damage, personal injury, or death.

6. Covenants Run with the Land. This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. Sovereign Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall be construed to extend the District's liability beyond the limits established in Section 768.28, *Florida Statutes*, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. Default. A default by either party under this Agreement – including but not limited to Owner's failure to meet its obligations under Section 3 above – 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 and/or specific performance.

9. Attorney's Fees & Costs. The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

10. Amendments. Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of St. Johns County, Florida.

11. Termination. The District may terminate this Agreement at any time, effective upon recording a Notice of Termination in the Official Records of St. Johns County, Florida.

12. Counterparts. This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

Witnesses:

By: _____

Print Name

**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Chair/Vice Chair, Board of Supervisors

Address

By: _____

Chair/Vice Chair, Board of Supervisors

Address

STATE OF FLORIDA)
COUNTY OF)

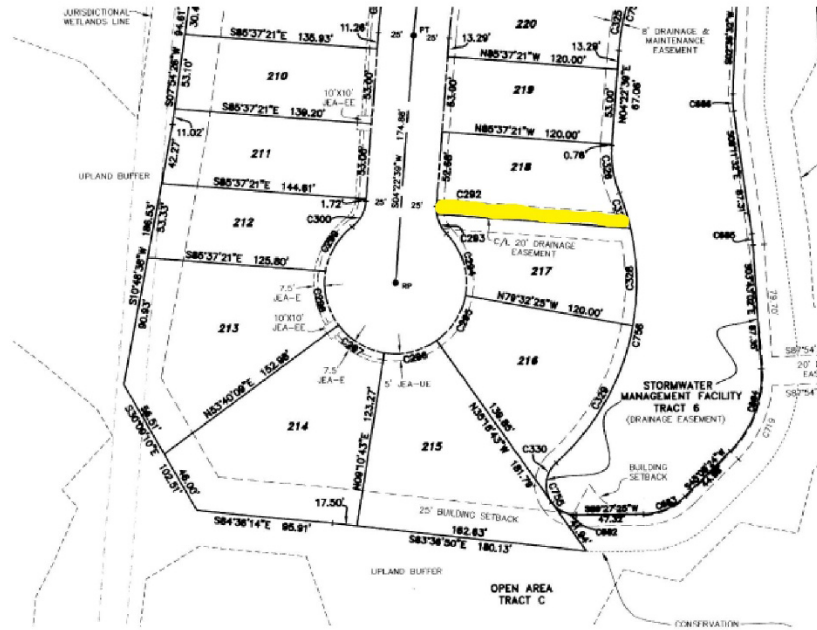
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2026, by _____, as Chair/Vice Chair of the Board of Supervisors of the Aberdeen Community Development District, on behalf of said district. The person ☐ is personally known to me or ☐ produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[END OF SIGNATURE PAGES]

Exhibit B
Approximate Variance Area



C.

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

October 16, 2026

FedEx and U.S. Mail

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

Re: Final Demand Letter regarding Drainage Easement Encroachments

Dear Mr. and Mrs. Olszewski:

This letter shall serve as formal and final notice regarding your unauthorized encroachment on the 20-foot-wide Drainage Easement on the north side of your property, as shown on the Plat of ABERDEEN (D.R. HORTON ~ PHASE 1) recorded in Map Book 60 Page 71 of the Official Records of St. Johns County, Florida. As stated in my previous correspondence, certain fencing and/or other improvements on your lot encroach upon easement areas and are impeding the District's ability to operate and maintain its stormwater improvements located adjacent to your property. Improvements that block access to the Easement, such as fences and other structures, are prohibited.

To resolve this matter, you are required to remove all fencing and other improvements from the drainage easement area and restore the property to its original condition of this letter. Alternatively, the District is willing to accommodate a 5-foot variance within the Easement. The attached Variance Agreement for Installation of Improvements Within Aberdeen Community Development District Easement would allow for fencing within the Easement, provided that 5-feet of space from the boundary of your property within the Easement is left unobstructed to ensure District access to the stormwater improvements.

Please provide me with the executed Variance Agreement. Once received, the District would request that the fencing be moved to the 5-feet measured from the boundary of your property within the Easement by December 1, 2026. Alternatively, please inform me if you intend to completely remove the obstruction. The Board of Supervisors of the District will be discussing this matter at their October 27th meeting to determine potential further action. This may include removal of the obstructions at your expense or result in the initiation of legal proceedings to enforce compliance. Please either return the executed Variance Agreement or inform me of your intention to remove the obstructions prior to this date. Nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. If you have any questions, please contact me at via phone at (904) 940-5850 or email mgiles@gmsnf.com. We would appreciate your cooperation in this matter.

Sincerely,



Marilee Giles, District Manager

cc: Kyle Magee, District Counsel

Exhibit A: Variance Agreement

Exhibit B: Approximate Variance Area

Exhibit A

After recording, please return to:
Aberdeen Community Development District
c/o Governmental Management Services, L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Parcel Identification No.: 0097622170

VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS WITHIN ABERDEEN COMMUNITY DEVELOPMENT DISTRICT EASEMENT

This Non-Exclusive, Revocable Variance Agreement for Installation of Improvements within Aberdeen Community Development District Easement (“**Agreement**”) is made effective as of the ____ day of _____ 20__, by and among **Richard Olszewski and Paula Olszewski**, husband and wife (“**Owner**”), residing at 164 Flower of Scotland Avenue, St. Johns, Florida and the **Aberdeen Community Development District** (“**District**”), a local unit of limited special purpose government created pursuant to Chapter 190, *Florida Statutes*, as amended.

WITNESSETH:

WHEREAS, Owner is the owner of Lot 217, according to the plat (**Plat**) titled ABERDEEN (D.R. HORTON ~ PHASE 1) recorded in Map Book 60 Page 71 of the Official Records of St. Johns County, Florida (“**Property**”); and

WHEREAS, a twenty (20) foot wide Drainage Easement (“**Easement**”) runs partially inside the property boundary of the Property, as depicted in **Exhibit B**, attached hereto, and provides the District access to and operate and maintain stormwater improvements within the Easement; and

WHEREAS, Owner desires to erect certain improvements described and limited to a fence (“**Improvement**”) within certain portions of the District Easement located on Lot 217 (“**Easement Area**”), as shown on the Plat and the plans attached hereto as **Exhibit B**; and

WHEREAS, due to the District’s legal interests in the Easement, among other reasons, Owner requires the District’s consent before constructing the Improvement within the Easement Area; and

WHEREAS, the District has agreed to consent to the installation of the Improvement within the Easement Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of \$10.00 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

- 1. Recitals.** The above recitals are true and correct, and are incorporated herein by reference.
- 2. Easement for Improvement Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner a revocable, non-exclusive variance agreement to encroach into and use the Variance Area, which shall not exceed 5-feet measured from the boundary of the Easement, as depicted on the site plan attached hereto as **Exhibit B**.
- 3. Owner Responsibilities.** The Owner has the following responsibilities:

a. The Owner shall be fully responsible for the installation and maintenance of the Improvement.

b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvement are conducted in compliance with all applicable laws, including but not limited to, building codes, set back requirements, etc.

c. The District, by entering into this Agreement, does not represent or warrant that the District has authority to provide all necessary approvals for the installation of the Improvement. Instead, the Owner shall be responsible for obtaining and retaining any and all applicable permits and approvals relating to the Improvement, including but not limited to any approvals of any applicable homeowners' association, St. Johns County, and St. Johns River Water Management District, as well as any other necessary legal interests and approvals.

d. The Owner shall ensure that the installation and maintenance of the Improvement does not damage any property of District or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option, within thirty (30) days of written notice from the District.

e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement, including free and safe access to and from the stormwater easement, and Owner acknowledges that the District's use and maintenance rights shall take precedence over Owner's rights granted herein. For example, if the Improvement includes a fence, such fence shall be installed within the Easement a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvement shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Easement, or any utilities within the Utility Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall, at Owner's sole expense, engage a licensed and insured professional contractor to locate and mark any existing improvements and/or utilities prior to installation of the Improvement and shall provide written documentation of such marking to the District prior to beginning any work.

f. Upon completion of the installation, the Improvement will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvement and agrees to maintain the Improvement in good condition.

g. Additionally, the Owner shall keep the Easement Area 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 Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. Removal and/or Replacement of Improvement. The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District, to the fullest extent permitted by Florida law. Owner further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the Easement Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.

5. Indemnification. Owner agrees to indemnify, defend and hold harmless St. Johns County, the St. Johns River Water Management District, and the District, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages, expenses, attorney's fees, costs, and claims of any kind or nature resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder, including but not limited to any claims related to property damage, personal injury, or death.

6. Covenants Run with the Land. This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. Sovereign Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall be construed to extend the District's liability beyond the limits established in Section 768.28, *Florida Statutes*, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. Default. A default by either party under this Agreement – including but not limited to Owner's failure to meet its obligations under Section 3 above – 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 and/or specific performance.

9. Attorney's Fees & Costs. The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

10. Amendments. Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of St. Johns County, Florida.

11. Termination. The District may terminate this Agreement at any time, effective upon recording a Notice of Termination in the Official Records of St. Johns County, Florida.

12. Counterparts. This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

Witnesses:

By: _____

Print Name

**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Chair/Vice Chair, Board of Supervisors

By: _____

Print Name

By: _____

Chair/Vice Chair, Board of Supervisors

Address

By: _____

Print Name

Address

STATE OF FLORIDA)
COUNTY OF)

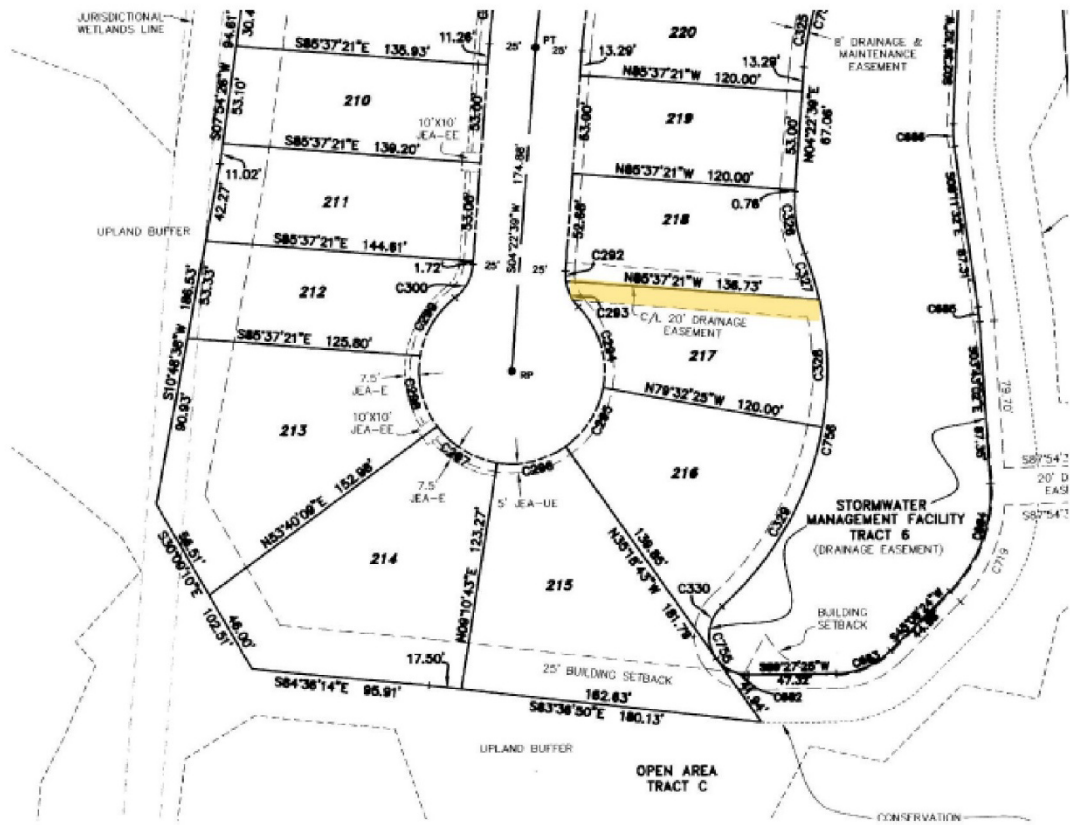
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2026, by _____, as Chair/Vice Chair of the Board of Supervisors of the Aberdeen Community Development District, on behalf of said district. The person ☐ is personally known to me or ☐ produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[END OF SIGNATURE PAGES]

Exhibit B Approximate Variance Area



FIFTH ORDER OF BUSINESS

A.

**AGREEMENT BETWEEN THE ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT AND KCJ PAINTING LLC,
FOR PRESSURE WASHING, EFIS REPAIR, AND PAINTING SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 2 day of October, 2026, by and between:

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

KCJ Painting LLC, a Florida limited liability company with a mailing address of 699 Shetland Dr, St. Johns, FL 32259 (“Contractor”, together with District, “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 the Board of County Commissioners of 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 pressure washing, EFIS repair, and painting services; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide pressure washing, EFIS repair, and painting services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); 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 Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

- A.** Contractor shall provide pressure washing, EFIS repair, and painting services, as described in **Exhibit A**. The Services 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 Services 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.** Services shall be completed within thirty (30) calendar days of commencement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 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 Services 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 Services.
- 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 Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- 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 Services, 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 RETAINAGE.

- A.** The District shall pay Contractor Forty Thousand Dollars (\$40,000.00) for the Services as identified in **Exhibit A** attached hereto and incorporated herein by reference. Contractor shall invoice the District for the Services pursuant to the terms of this Agreement. The District shall provide payment within forty-five (45) days of receipt of invoices. 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 Services.

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

- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

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 Services. If any of the materials or Services 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 One Million Dollars (\$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 One Million Dollars (\$1,000,000) per accident or disease.
 - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$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 Services 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: District Manager

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

B. If to the Contractor: KCJ Painting LLC
699 Shetland Dr,
St. Johns, FL 32259

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 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, 904-940-5850, MGILES@GMSNF.COM.

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”).

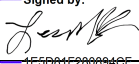
Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

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*.

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

**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

Signed by: 
Chairperson, Board of Supervisors

KCJ PAINTING LLC

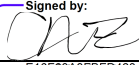
Signed by: 
By: Christian (KCJ)
Its: Owner

Exhibit A: Scope of Services

Exhibit A
Scope of Services

KCJ Painting

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



Aberdeen

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

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

This Bid Includes

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

Exclusions

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

KCJ Painting
CF.KCJPainting@gmail.com
904.403.1918

KCJ Painting

Notes

- Signs consist of
 - Sutherland Forest East side
 - All 4 Stirling Bridge
 - Eastwood
 - The Club
 - Highland Point
 - All 2 Stone Haven
 - Main Aberdeen Entrance
 - All 2 Grandholm point
 - All 4 Castlegate
 - All 2 Wellington Park
 - Seaton Manor

-20 Total signs

Aberdeen Association

Pressure Washing, EFIS Repair & Painting –

\$40,000.00

Thank you for the opportunity to bid your project:

Christian Fernandez / Owner

KCJ Painting

C: 904.403.1918

KCJ Painting
CF.KCJPainting@gmail.com
904.403.1918

B.

**AGREEMENT BETWEEN THE ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT AND M&G HOLIDAY LIGHTING
FOR LIGHTING INSTALLATION SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 2 day of October 2026, by and between:

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

A Beautiful Life Enterprises LLC, a Florida limited liability company, d/b/a **M&G Holiday Lighting**, with a mailing address of 52 Tuscan Way, #202-349, St. Augustine, Florida 32092 (“Contractor”, together with District, “Parties”).

RECITALS

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

WHEREAS, the District has a need to retain an independent contractor to provide for the installation of seasonal landscape lighting and enhancements (“Lighting”); and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide to the District those Lighting services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); 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 Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

A. Contractor shall provide the services as described in **Exhibit A**. The Services 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 Services 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.** Services shall commence after execution of this Agreement and be completed with all components installed and ready to be illuminated, on or before December 1, 2026. The removal of the Decorations shall commence no sooner than January 1, 2027, and be completed no later than January 30, 2027. This schedule may only be altered in writing by the District in its sole discretion.
- 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 Services 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 Services.
- 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 Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall respond to and resolve any reported lighting issue within forty-eight (48) hours following Contractor's being notified of the lighting issue.
- 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 Services, 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 RETAINAGE.

- A.** The District shall pay Contractor Five Thousand Seven Hundred Dollars and Fifteen Cents (**\$5700.15**) for the Services as identified in **Exhibit A** attached hereto and incorporated herein by reference. District shall pay Contractor the contract price upon completion of the Services and within 30 days of the District's receipt

of an invoice. 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 Services.

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

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 Services. If any of the materials or Services 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 Services 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: District Manager

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

B. If to the Contractor: A Beautiful Life Enterprises LLC
d/b/a M & G Holiday Lighting
52 Tuscan Way, #202-349
St. Augustine, Florida 32092
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 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, MGILES@GMSNF.COM, (904) 940-5850.

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

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*.

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

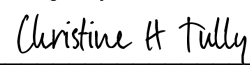
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**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

Signed by: 
1E5D81F280894CF

Chairperson, Board of Supervisors

**A BEAUTIFUL LIFE ENTERPRISES
LLC d/b/a
M & G HOLIDAY LIGHTING**

Signed by: 
1B2CEACC7A6248A

By: Christine H. Tully

Its: Vice President

Exhibit A: Scope of Services

Exhibit A**ESTIMATE**

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

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

**Bill to**

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

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

Ship to

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

Estimate details

Estimate no.: 1106

Estimate date: 08/04/2026

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

Ways to pay



Total **\$5,700.15**

Deposit due \$2,670.08

Accepted date

Accepted by

SIXTH ORDER OF BUSINESS

MAP SHOWING BOUNDARY SURVEY OF LOT 543 BLOCK — AS SHOWN ON MAP OF

ABERDEEN (D.R. HORTON - PHASE 1B)

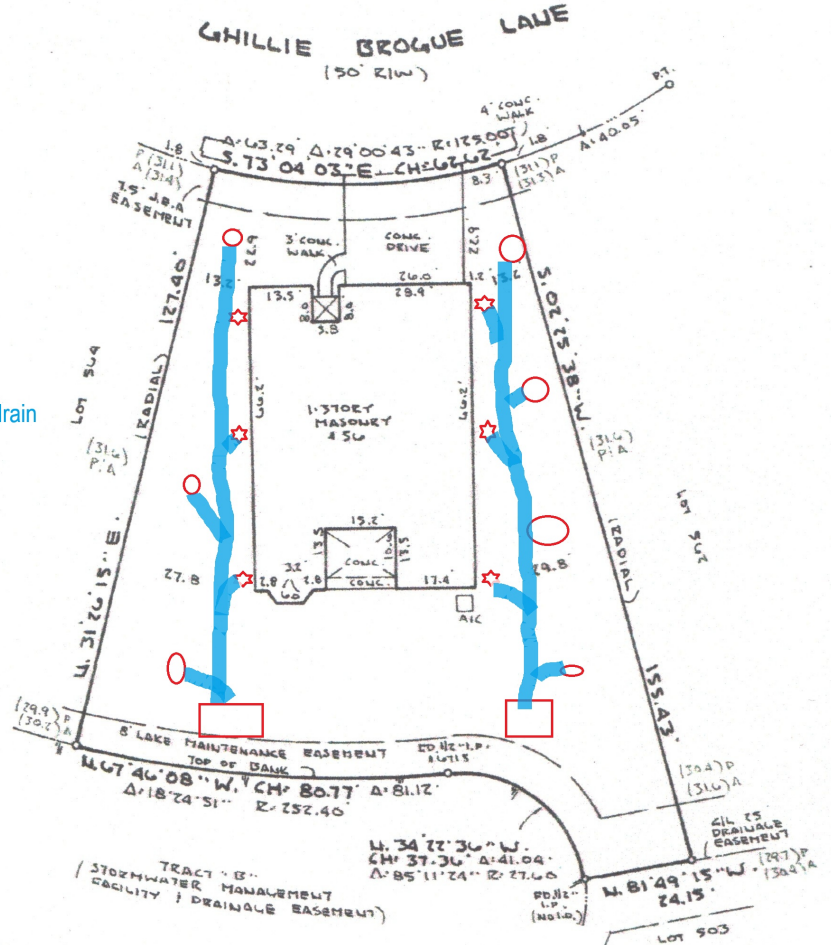
AS RECORDED IN MAP BOOK 78 PAGES 33-40 OF THE PUBLIC RECORDS OF ST. JOHNS CO., FL.

CERTIFIED TO: FERNANDO S. MALAMAH KENATA SALVADORI DHI MORTGAGE COMPANY

DHI TITLE COMPANY DID REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ELEVATIONS SHOWN THUS (20.0)
P-PROPOSED
A-ACTUAL

- ☆ Downspout
- Yard grate
- Outflow grate
- Storm water drain pipe



ALL PROPERTY CORNERS
PD, 1/2-1-P, & 1704 UNLESS
NOTED

ABERDEEN (D.R. HORTON - PHASE 1A)
MAP BOOK 78 PAGES 1-9

FINAL SURVEY: 6-9-2016: W.O. & 2016-86-5
SET LEASES: 6-3-2016: W.O. & 2016-86-4
FOUNDATION SURVEY: 3-2-2016: W.O. & 2016-86-3

PERRET AND ASSOCIATES, INC.

5627 ATLANTIC BOULEVARD SUITE #6 JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON 3.02' ES' 38" W. FOR THE ELY LINE OF LOT 543
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
- (4) THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE 'X'. AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 175147-0153W, DATED 9-2-04

LEGEND

- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- P.O.C. POINT ON CURVE
- P.C.P. PERMANENT CONTROL POINT
- B.R.L. BUILDING RESTRICTION LINE
- C/L CENTER LINE
- R/W RIGHT-OF-WAY
- O.R.V. OFFICIAL RECORDS VOLUME
- O/L ON LINE
- R RADIUS
- Δ or D DELTA (CENTRAL ANGLE)
- A or L ARC LENGTH
- C or CH CHORD
- CB CHORD BEARING
- (R) LINE RADIAL TO CURVE
- (R) AIR CONDITIONER
- CONC. CONCRETE
- FOUND FOUND
- I.P. IRON PIPE

SCALE 1" = 30'

2-19-2016
DATE OF FIELD SURVEY

Nathan P. Perret

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB ~ 6715

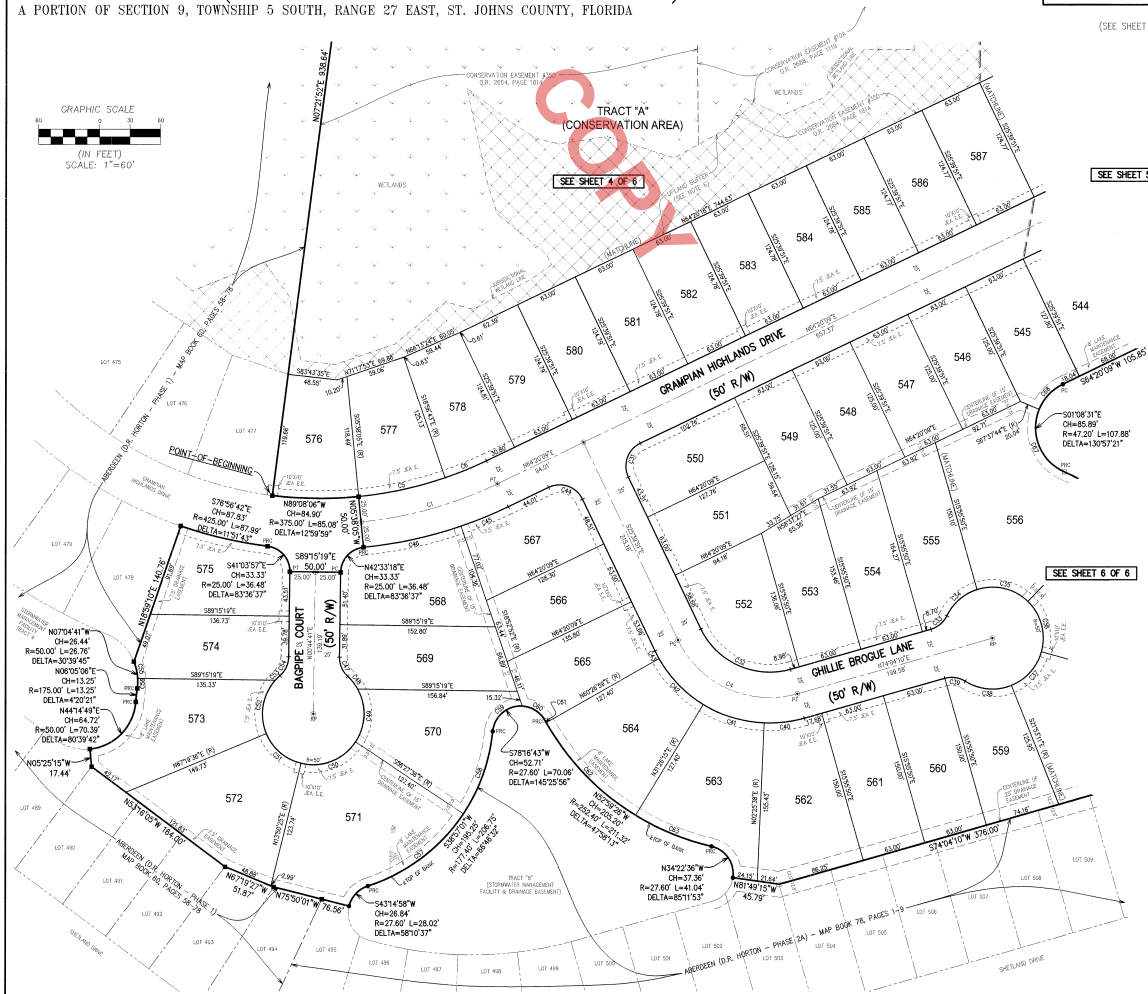
F.B. PG. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2016-86-3

ABERDEEN (D.R. HORTON-PHASE 2B)

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 18 PAGE 37

SHEET 3 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE				
CURVE	CHORD	BEARING	RADIUS	DELTA
C1	138.12	N87°15'11"E	488.00	73.81°
C2	138.12	S87°15'11"W	488.00	73.81°
C3	65.51	N74°42'30"E	275.00	81.12°
C4	65.51	S74°42'30"W	275.00	81.12°
C5	13.81	N87°14'57"E	57.00	14.98°
C6	25.36	S73°02'09"W	25.00	26.37°
C7	16.67	S63°54'57"W	25.00	18.07°
C8	24.41	N44°56'58"E	25.00	21.02°
C9	24.34	S45°03'37"W	25.00	42.46°
C10	17.94	N45°03'37"E	30.00	53.07°
C11	46.31	N81°16'47"E	50.00	45.99°
C12	46.31	S81°16'47"W	50.00	45.99°
C13	25.49	N80°03'00"E	25.00	88.12°
C14	25.49	S80°03'00"W	25.00	88.12°
C15	55.62	S73°04'53"E	143.00	83.29°
C16	62.67	S49°02'27"E	155.00	83.02°
C17	4.46	N72°39'25"E	15.00	8.49°
C18	35.46	N72°39'25"E	25.00	24.27°
C19	59.89	N67°52'38"E	45.00	55.31°
C20	59.89	S67°52'38"W	45.00	55.31°
C21	24.41	S23°59'57"E	25.00	21.02°
C22	16.67	N38°14'57"W	50.00	16.17°
C23	27.88	N62°14'47"E	50.00	34.24°
C24	53.57	N68°14'47"E	50.00	61.38°
C25	24.41	N45°03'37"E	25.00	53.07°
C26	16.67	N31°42'37"W	50.00	16.84°
C27	4.46	N67°14'57"E	15.00	8.49°
C28	35.46	N67°14'57"E	25.00	24.27°
C29	59.89	N62°37'37"E	50.00	55.31°
C30	59.89	S62°37'37"W	50.00	55.31°
C31	17.94	N45°03'37"E	30.00	53.07°
C32	17.94	S45°03'37"W	30.00	53.07°
C33	46.31	N81°16'47"E	50.00	45.99°
C34	46.31	S81°16'47"W	50.00	45.99°
C35	25.49	N80°03'00"E	25.00	88.12°
C36	25.49	S80°03'00"W	25.00	88.12°
C37	55.62	S73°04'53"E	143.00	83.29°
C38	62.67	S49°02'27"E	155.00	83.02°
C39	4.46	N72°39'25"E	15.00	8.49°
C40	35.46	N72°39'25"E	25.00	24.27°
C41	59.89	N67°52'38"E	45.00	55.31°
C42	59.89	S67°52'38"W	45.00	55.31°
C43	24.41	S23°59'57"E	25.00	21.02°
C44	16.67	N38°14'57"W	50.00	16.17°
C45	27.88	N62°14'47"E	50.00	34.24°
C46	53.57	N68°14'47"E	50.00	61.38°
C47	24.41	N45°03'37"E	25.00	53.07°
C48	16.67	N31°42'37"W	50.00	16.84°
C49	4.46	N67°14'57"E	15.00	8.49°
C50	35.46	N67°14'57"E	25.00	24.27°
C51	59.89	N62°37'37"E	50.00	55.31°
C52	59.89	S62°37'37"W	50.00	55.31°
C53	17.94	N45°03'37"E	30.00	53.07°
C54	17.94	S45°03'37"W	30.00	53.07°
C55	46.31	N81°16'47"E	50.00	45.99°
C56	46.31	S81°16'47"W	50.00	45.99°
C57	25.49	N80°03'00"E	25.00	88.12°
C58	25.49	S80°03'00"W	25.00	88.12°
C59	55.62	S73°04'53"E	143.00	83.29°
C60	62.67	S49°02'27"E	155.00	83.02°
C61	4.46	N72°39'25"E	15.00	8.49°
C62	35.46	N72°39'25"E	25.00	24.27°
C63	59.89	N67°52'38"E	45.00	55.31°
C64	59.89	S67°52'38"W	45.00	55.31°
C65	24.41	S23°59'57"E	25.00	21.02°
C66	16.67	N38°14'57"W	50.00	16.17°
C67	27.88	N62°14'47"E	50.00	34.24°
C68	53.57	N68°14'47"E	50.00	61.38°
C69	24.41	N45°03'37"E	25.00	53.07°
C70	16.67	N31°42'37"W	50.00	16.84°
C71	4.46	N67°14'57"E	15.00	8.49°
C72	35.46	N67°14'57"E	25.00	24.27°
C73	59.89	N62°37'37"E	50.00	55.31°
C74	59.89	S62°37'37"W	50.00	55.31°
C75	17.94	N45°03'37"E	30.00	53.07°
C76	17.94	S45°03'37"W	30.00	53.07°
C77	46.31	N81°16'47"E	50.00	45.99°
C78	46.31	S81°16'47"W	50.00	45.99°
C79	25.49	N80°03'00"E	25.00	88.12°
C80	25.49	S80°03'00"W	25.00	88.12°
C81	55.62	S73°04'53"E	143.00	83.29°
C82	62.67	S49°02'27"E	155.00	83.02°
C83	4.46	N72°39'25"E	15.00	8.49°
C84	35.46	N72°39'25"E	25.00	24.27°
C85	59.89	N67°52'38"E	45.00	55.31°
C86	59.89	S67°52'38"W	45.00	55.31°
C87	24.41	S23°59'57"E	25.00	21.02°
C88	16.67	N38°14'57"W	50.00	16.17°
C89	27.88	N62°14'47"E	50.00	34.24°
C90	53.57	N68°14'47"E	50.00	61.38°
C91	24.41	N45°03'37"E	25.00	53.07°
C92	16.67	N31°42'37"W	50.00	16.84°
C93	4.46	N67°14'57"E	15.00	8.49°
C94	35.46	N67°14'57"E	25.00	24.27°
C95	59.89	N62°37'37"E	50.00	55.31°
C96	59.89	S62°37'37"W	50.00	55.31°
C97	17.94	N45°03'37"E	30.00	53.07°
C98	17.94	S45°03'37"W	30.00	53.07°
C99	46.31	N81°16'47"E	50.00	45.99°
C100	46.31	S81°16'47"W	50.00	45.99°
C101	25.49	N80°03'00"E	25.00	88.12°
C102	25.49	S80°03'00"W	25.00	88.12°
C103	55.62	S73°04'53"E	143.00	83.29°
C104	62.67	S49°02'27"E	155.00	83.02°
C105	4.46	N72°39'25"E	15.00	8.49°
C106	35.46	N72°39'25"E	25.00	24.27°
C107	59.89	N67°52'38"E	45.00	55.31°
C108	59.89	S67°52'38"W	45.00	55.31°
C109	24.41	S23°59'57"E	25.00	21.02°
C110	16.67	N38°14'57"W	50.00	16.17°
C111	27.88	N62°14'47"E	50.00	34.24°
C112	53.57	N68°14'47"E	50.00	61.38°
C113	24.41	N45°03'37"E	25.00	53.07°
C114	16.67	N31°42'37"W	50.00	16.84°
C115	4.46	N67°14'57"E	15.00	8.49°
C116	35.46	N67°14'57"E	25.00	24.27°
C117	59.89	N62°37'37"E	50.00	55.31°
C118	59.89	S62°37'37"W	50.00	55.31°
C119	17.94	N45°03'37"E	30.00	53.07°
C120	17.94	S45°03'37"W	30.00	53.07°
C121	46.31	N81°16'47"E	50.00	45.99°
C122	46.31	S81°16'47"W	50.00	45.99°
C123	25.49	N80°03'00"E	25.00	88.12°
C124	25.49	S80°03'00"W	25.00	88.12°
C125	55.62	S73°04'53"E	143.00	83.29°
C126	62.67	S49°02'27"E	155.00	83.02°
C127	4.46	N72°39'25"E	15.00	8.49°
C128	35.46	N72°39'25"E	25.00	24.27°
C129	59.89	N67°52'38"E	45.00	55.31°
C130	59.89	S67°52'38"W	45.00	55.31°
C131	24.41	S23°59'57"E	25.00	21.02°
C132	16.67	N38°14'57"W	50.00	16.17°
C133	27.88	N62°14'47"E	50.00	34.24°
C134	53.57	N68°14'47"E	50.00	61.38°
C135	24.41	N45°03'37"E	25.00	53.07°
C136	16.67	N31°42'37"W	50.00	16.84°
C137	4.46	N67°14'57"E	15.00	8.49°
C138	35.46	N67°14'57"E	25.00	24.27°
C139	59.89	N62°37'37"E	50.00	55.31°
C140	59.89	S62°37'37"W	50.00	55.31°
C141	17.94	N45°03'37"E	30.00	53.07°
C142	17.94	S45°03'37"W	30.00	53.07°
C143	46.31	N81°16'47"E	50.00	45.99°
C144	46.31	S81°16'47"W	50.00	45.99°
C145	25.49	N80°03'00"E	25.00	88.12°
C146	25.49	S80°03'00"W	25.00	88.12°
C147	55.62	S73°04'53"E	143.00	83.29°
C148	62.67	S49°02'27"E	155.00	83.02°
C149	4.46	N72°39'25"E	15.00	8.49°
C150	35.46	N72°39'25"E	25.00	24.27°
C151	59.89	N67°52'38"E	45.00	55.31°
C152	59.89	S67°52'38"W	45.00	55.31°
C153	24.41	S23°59'57"E	25.00	21.02°
C154	16.67	N38°14'57"W	50.00	16.17°
C155	27.88	N62°14'47"E	50.00	34.24°
C156	53.57	N68°14'47"E	50.00	61.38°
C157	24.41	N45°03'37"E	25.00	53.07°
C158	16.67	N31°42'37"W	50.00	16.84°
C159	4.46	N67°14'57"E	15.00	8.49°
C160	35.46	N67°14'57"E	25.00	24.27°
C161	59.89	N62°37'37"E	50.00	55.31°
C162	59.89	S62°37'37"W	50.00	55.31°
C163	17.94	N45°03'37"E	30.00	53.07°
C164	17.94	S45°03'37"W	30.00	53.07°
C165	46.31	N81°16'47"E	50.00	45.99°
C166	46.31	S81°16'47"W	50.00	45.99°
C167	25.49	N80°03'00"E	25.00	88.12°
C168	25.49	S80°03'00"W	25.00	88.12°
C169	55.62	S73°04'53"E	143.00	83.29°
C170	62.67	S49°02'27"E	155.00	83.02°
C171	4.46	N72°39'25"E	15.00	8.49°
C172	35.46	N72°39'25"E	25.00	24.27°
C173	59.89	N67°52'38"E	45.00	55.31°
C174	59.89	S67°52'38"W	45.00	55.31°
C175	24.41	S23°59'57"E	25.00	21.02°
C176	16.67	N38°14'57"W	50.00	16.17°
C177	27.88	N62°14'47"E	50.00	34.24°
C178	53.57	N68°14'47"E	50.00	61.38°
C179	24.41	N45°03'37"E	25.00	53.07°
C180	16.67	N31°42'37"W	50.00	16.84°
C181	4.46	N67°14'57"E	15.00	8.49°
C182	35.46	N67°14'57"E	25.00	24.27°
C183	59.89	N62°37'37"E	50.00	55.31°
C184	59.89	S62°37'37"W	50.00	55.31°
C185	17.94	N45°03'37"E	30.00	53.07°
C186	17.94	S45°03'37"W	30.00	53.07°
C187	46.31	N81°16'47"E	50.00	45.99°
C188	46.31	S81°16'47"W	50.00	45.99°
C189	25.49	N80°03'00"E	25.00	88.12°
C190	25.49	S80°03'00"W	25.00	88.12°
C191	55.62	S73°04'53"E	143.00	83.29°
C192	62.67	S49°02'27"E	155.00	83.02°
C193	4.46	N72°39'25"E	15.00	8.49°
C194	35.46	N72°39'25"E	25.00	24.27°
C195	59.89	N67°52'38"E	45.00	55.31°
C196	59.89	S67°52'38"W	45.00	55.31°
C197	24.41	S23°59'57"E	25.00	21.02°
C198	16.67	N38°14'57"W	50.00	16.17°
C199	27.88	N62°14'47"E	50.00	34.24°
C200	53.57	N68°14'47"E	50.00	61.38°
C201	24.41	N45°03'37"E	25.00	53.07°
C202	16.67	N31°42'37"W	50.00	16.84°
C203	4.46	N67°14'57"E	15.00	8.49°
C204	35.46	N67°14'57"E	25.00	24.27°
C205	59.89	N62°37'37"E	50.00	55.31°
C206	59.89	S62°37'37"W	50.00	55.31°
C207	17.94	N45°03'37"E	30.00	53.07°
C208	17.94	S45°03'37"W	30.00	53.07°
C209	46.31	N81°16'47"E	50.00	45.99°
C210	46.31	S81°16'47"W	50.00	45.99°
C211	25.49	N80°03'00"E	25.00	88.12°
C212	25.49	S80°03'00"W	25.00	88.12°
C213	55.62	S73°04'53"E	143.00	83.29°
C214	62.67	S49°02'27"E	155.00	83.02°
C215	4.46	N72°39'25"E	15.00	8.49°
C216	35.46	N72°39'25"E	25.00	24.27°
C217	59.89	N67°52'38"E	45.00	55.31°
C218	59.89	S67°52'38"W	45.00	55.31°
C219	24.41	S2		

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”)

POLICIES FOR USE OF LAKES AND OTHER STORMWATER MANAGEMENT FACILITIES¹

1. The District lakes and other District stormwater management facilities primarily function as detention ponds to facilitate the District’s system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. For purposes of these policies, the definition of “District Lakes” and “District stormwater management facilities” shall include the sloped areas of the banks surrounding the lakes and/or stormwater management facilities.
2. Wading and swimming in District lakes and other District stormwater management facilities are prohibited.
3. Beware of water moccasins, alligators and other wildlife in and near District lakes.
4. Watercraft of any kind in District lakes or other District stormwater management facilities, including, but not limited to, boats, rafts or tubes, is prohibited.
5. Property owners, residents and patrons shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement, or regulation of any governmental entity relating to the District lakes and other District stormwater management facilities.
6. No docks or other structures, whether permanent or temporary, shall be constructed and placed in District lakes or other District stormwater management facilities, unless such structures are properly permitted and approved by the CDD and other applicable governmental agencies.
7. No foreign materials may be disposed of in the District lakes or other District stormwater management facilities, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the lake environment.
8. Easements through residential backyards along the District’s lakes or other District stormwater management facilities are for drainage and maintenance purposes only. Resident access via these easements is prohibited unless specifically granted by the owner of the property on which the easement is located.
9. Any hazardous condition concerning the District lakes or other District stormwater management facilities must immediately be reported to the District Manager and the proper authorities.
10. Property owners and residents are responsible for their tenants’, guests’, and invitees’ adherence to these policies.
11. Residents may fish from District Lakes. However, the District has a “catch and release” policy for all fish caught in these waters.

The Aberdeen Community Development District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of District lakes and/or other District stormwater management facilities.

¹ These Policies may be amended and/or updated as the District deems necessary (adopted 8/25/2015, updated 5/2/2022 and 6/25/24)

SEVENTH ORDER OF BUSINESS

C.

Aberdeen Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per Florida statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual Audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Aberdeen Community Development District

District Manager: _____

Date: _____

Print Name: _____

Aberdeen Community Development District

E.

Aberdeen CDD Operations, GM/LD Monthly Report – October 27, 2026

Operations Manager Update:

- Various areas around the Amenity Center have been pressure washed including the roundabout and the Fitness Center patio area. (Photos)
- Trees were taken down by Mitch and Sons at various addresses in the preserve.
- Water Filters were changed at the Fitness Center.
- Local Plumber can and repaired the flush valve on a toilet in the women's bathroom and repaired the pipe fitting for the back shower.
- Lins Electric repaired three lights, at the Amenity Center, Sterling Bridge and Grandholm Monuments.
- Glow bug repaired lights at the Amenity Center tower and reprogrammed the monument lights for the holiday.
- All the Monument signs have been pressure washed, repaired and painted. (Photo)
- Liv performed their quarterly maintenance and performed all current repairs. Everything is currently in working order.
- The Amenity Center has been decorated for the Fall /Halloween Season. (Photos)
- Two pool filter valves were repaired by Big Z Pools.
- Zero Rez came and cleaned the air ducts in both offices and the Social Hall due to large amounts of mold. (Photos)
- The barriers were repaired at Prince Albert.
- Several down trees were removed around the Amenity Center.
- The Greenery performed their quarterly flower changeout around the amenity Center and main tower. (Photos)

Current Operations Projects/ Areas of Concerns:

- Posey Fencing came and poured concrete behind the basketball court and poured a sidewalk from the existing one to prevent dirt and debris being brought on the court. (Photos)
Update: Completed
- The basketball court surface exhibits multiple structural cracks which may present future tripping hazards. Resurfacing in the near future is recommended.
Update: The Resurfacing is in progress.

GM/Lifestyle Update:

Facility Updates:

- There a large amount of irrigation repairs in progress with The Greenery.

Lifestyle Events Recap:

- The 50+ Group held their monthly social, Fall-o-ween on October 9, 2026. (Photos)
- We held our Community Wide Fall Yard Sale on October 10, 2026.

Lifestyle Upcoming Events:

- The Annual Fall Spooktacular Fall Festival will be held on October 31 from 12-3pm
- The Snow Time With Santa date will be December 13th from 2-5pm.

Operations & Facility Update



Pressure Washed Curbs, Sidewalks and Fitness Center Patio



Monument Signs Repaired & Painted

Mold in Air Ducts Cleaned By Zerorez



Flower Changeout

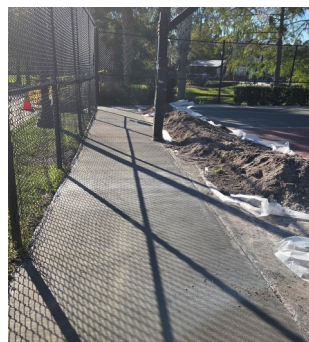


Halloween Decorations at the Amenity Center

Areas Of Concern:

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

Resurfacing Update: In Progress



Concrete Slab and Sidewalk Added around Basketball Court

Update: Completed



Join us for the 50+ Crew Social

FALLOWEEN POTLUCK

FRIDAY, OCTOBER 9TH

6:00PM

Amenity Center Social Hall

PLEASE BRING SPOOKY FOODS OR YOUR FAVORITE FALL DISH!
KIELBASA & "BAT" WINGS PROVIDED BY THE HOSTS.

PAPER PRODUCTS AND APPLE CIDER PROVIDED.



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

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Kyle Magee	District Counsel
Carl Allen	District Engineer by telephone
Kate Trivelpiece	First Service Residential
Jay Parker	First Service Residential
Allen Flannery	The Greenery

The following is a summary of the discussions and actions taken at the September 22, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

Mr. Duffy stated I gave you a letter giving the fence on 144 Flower of Scotland to her because it is on her property. They have come out and started to do lines in my yard to get to the back area to cut the grass. We are also going to take out the rest of the fence in the back, and the sides will be the way it is supposed to be. I don't want to have a fence on one side and not the

other. That will be done in the next few weeks. It is six-feet wide now and you will have 40-feet if needed.

Ms. Giles stated that will be made a part of the proceedings and will stay in the public record.

THIRD ORDER OF BUSINESS

Consideration of Updated Current Collectives Agreement

Mr. Magee stated I don't want to put this off for another month and if the board is comfortable with designating a board member to give authorization and sign it if I can get it to a place where I am comfortable with it outside of the meeting. We could bring it back for ratification instead of waiting another month. A few things that were added different from their last version, they do have a clause regarding non-disparagement of their company, which is kind of unusual. It doesn't cover factual statements, but it is something I haven't seen before, it is not typical in my experience. The other thing as well is the termination date, which is 120 days, which is longer than what we usually look for. My intention is to try to get that down lower to at least 60-days. If there is an issue, we want to give them time to remedy it, but 120-days is quite a bit of time.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor Supervisor Marmo was authorized to sign off on the agreement with Current Collectives once district counsel is satisfied with it and to bring it back to the next meeting to be ratified.

Mr. Magee stated the other new addition is a clause that the district needs to take steps to try to direct residents to the platform rather than utilizing Facebook and other methods. It is something new in there. It is not something I have seen in a district contract before.

FOURTH ORDER OF BUSINESS

Discussion of Easement Encroachment

- A. 140 Flower of Scotland**
- B. 144 Flower of Scotland**
- C. 160 Flower of Scotland**
- D. 164 Flower of Scotland**

Ms. Giles stated there are four addresses listed. We saw the letter where Mr. Duffy gifted the fence to his neighbor.

Ms. Egleston stated they need to have that notarized to have legal standing.

Mr. Magee stated it is an agreement. For real estate transfers you have to have that notarized, you have to have two witnesses. A fence I would say probably not would be my thought.

Ms. Egleston stated if he has gifted this over and she is saying it is on her property and he is doing that and then do we need that notarized for our protection.

Mr. Magee stated to me this is between Mr. Duffy and his neighbor. It is not really a district issue. The CDD is just trying to get the fence moved. If it is not your fence anymore, it is on her property. If we have to go to litigation over this I would run this by our litigators on staff who have just going through this issue in another district. As far as the public records request that we got prior to the last meeting we responded to that. Included in that were surveys, the plat for the district as well as the covenants and restrictions for the community as well, which does include Article 18 and 18.2 that specifically lays out the maintenance easement to the homeowners association as well as the CDD for ingress and egress onto areas that the stormwater management system, it does also include language that the district may take down fencing, trees, landscaping as necessary to exercise those easements and exercise the maintenance needed on the stormwater system. It is spelled out in there in the community documents. I feel like we are on good footing. I think the next step would be to send a final warning letter if we don't get a response from that I think we need to get our litigators involved if the board is looking to enforce those easements. We will need a court order to enforce the easement. We have two litigators who had this same situation in another district, and it was \$55,000 total, that included court fees, shade sessions. Given that there is potentially three homeowners it would be quite a bit less than \$55,000. My recommendation is to send out a final warning to the homeowners that the district will be pursuing litigation to enforce the easement if the fences are not removed by X date. We would include all the information we sent out so they have all the documentation.

Mr. Fogel asked have we received any response?

Ms. Giles stated one of them was at the last meeting, but nothing in writing, no comments.

Ms. Egleston asked how much are we asking from each homeowner?

Mr. Magee stated 5-feet from each and we can put that in the letter as well. We never go into this wanting to go to litigation; it is beneficial to everyone to work together on it.

Mr. Allen left the telephone conference at this time.

On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor district counsel was authorized to send a final warning letter to the homeowners at 140, 160 and 164 Flower of Scotland to have their fences moved back 5-feet to have a 10-foot clearance for maintenance vehicles and to include the surveys, plat, access easement agreement with a response due back no later than the next meeting.

Landscape Report

**This item was taken out of order.*

Mr. Parker stated Allen has been going around and started getting to the overhanging trees, they have done all the monuments, and they are starting to work on the proposals to get the monuments looking better. There was an \$8,000 credit given to the property and I'm looking to see if we can use some of that to get the junipers taken out put down mulch and flowers and make our community look better.

Mr. Flannery stated our operations team the last couple of months have been trying to correct some of the issues with the general landscaping. This past week they transitioned to the monuments and cleaned them up. They were in bad shape. Moving forward we have dedicated health care technician that is going to be cycling through here and applying products to keep everything under control. We are working on the \$8,000 credit and see how far that will get us.

Mr. Flannery left the meeting at this time.

FIFTH ORDER OF BUSINESS

Ratification of Basketball Court Resurfacing Agreement with Tennis Holdings Acquisition

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the agreement with Tennis Holdings Acquisition was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Monument Sign Proposals

A. KCI Painting

B. Royal Foam

Mr. Parker stated a couple of people from Braewick reported that kids were on top of the monument sign and snapped off a big chunk of it. I looked at it and all the other communities and apparently theirs was not in bad shape, the one across the street on Shetland was also in bad shape. I had someone from Royal Foam check all of our monuments and they sent me the proposal for

\$78,083 to get all the monuments cleaned and repaired. I reached out to a couple people at First Service and they told me about KCJ Painting and I wanted to see his work so I asked him to repair Braewick and Shetland and they look amazing and he did both jobs for \$2,000 each. I signed off on one, he got it fixed and did the other one and got that one fixed. I asked him to ride around to look at all the monuments and he said he could do each monument for \$2,000 each, some might be more some might be less and he gave me a lump sum to get them all repaired, power washed and painted for \$40,000, except for Presswood and Greenstone because they belong to the HOA. He can start right away and have them done in three weeks and comes with a one-year warranty.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in for the proposal from KCJ Painting in an amount not to exceed \$40,000 was approved and district counsel was authorized to prepare an agreement for this work.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Manager

There being no comments, the next item followed.

D. Operation Manager - Report

Mr. Parker reviewed the items outlined in the monthly memorandum, which was included in the agenda package.

E. Amenity Center Manager

1. Report

Ms. Trivelpiece gave an overview of the amenity center report and upcoming events.

2. Consideration of Holiday Lighting Proposal from M&G

On MOTION by Mr. Fogel seconded by Mr. Perez with all in favor the proposal from M&G Holiday Lighting in the amount of \$5,700.15 was approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the August 25, 2026 Meeting

On MOTION by Mr. Fogel seconded by Ms. Clarke with all in favor the minutes of the August 25, 2026 meeting were approved as presented.

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

C. Assessment Receipt Schedule

D. Approval of Check Register

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

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 27, 2026 @
4:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting is scheduled for October 27, 2026 at 4:00 p.m. in the same location.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Egleston seconded by Ms. Clarke with all in favor the meeting adjourned at 4:59 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Aberdeen
Community Development District

Unaudited Financial Reporting
September 30, 2026



Aberdeen
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 148,639	\$ -	\$ 81,474	\$ -	\$ 230,113
Investments:					
State Board of Administration (SBA)	941	-	581,835	-	582,776
Custody	942	-	-	-	942
Series 2020A					
Reserve A-1	-	378,625	-	-	378,625
Interest A-1	-	5,214	-	-	5,214
Prepayment A-1	-	1,750	-	-	1,750
Revenue	-	721,575	-	-	721,575
Reserve A-2	-	218,250	-	-	218,250
Interest A-2	-	3,006	-	-	3,006
Prepayment A-2	-	4,090	-	-	4,090
General Redemption	-	280	-	-	280
Series 2018					
Reserve	-	65,273	-	-	65,273
Revenue	-	53,232	-	-	53,232
Prepayment	-	2	-	-	2
Redemption	-	541	-	-	541
Prepaid Expenses	62,121	-	-	-	62,121
Total Assets	\$ 212,643	\$ 1,451,837	\$ 663,309	\$ -	\$ 2,327,789
Liabilities:					
Accounts Payable	\$ 41,274	\$ -	\$ 6,768	\$ -	\$ 48,042
Total Liabilities	\$ 41,274	\$ -	\$ 6,768	\$ -	\$ 48,042
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 62,121	\$ -	\$ -	\$ -	\$ 62,121
Restricted for:					
Debt Service - Series	-	1,451,837	-	-	1,451,837
Assigned for:					
Capital Reserve Fund	-	-	656,541	-	656,541
Unassigned	109,248	-	-	-	109,248
Total Fund Balances	\$ 171,369	\$ 1,451,837	\$ 656,541	\$ -	\$ 2,279,747
Total Liabilities & Fund Balance	\$ 212,643	\$ 1,451,837	\$ 663,309	\$ -	\$ 2,327,789

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 1,478,375	\$ 1,478,375	\$ 1,486,592	\$ 8,217
Interest Income	15,000	15,000	14,342	(658)
Amenities Revenue/Misc	15,000	15,000	27,342	12,342
Total Revenues	\$ 1,508,375	\$ 1,508,375	\$1,528,276	\$ 19,901
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 10,000	\$ 2,000
FICA Expense	918	918	765	153
Assessment Administration	5,899	5,899	5,899	-
Engineering Fees	10,000	10,000	9,309	691
Arbitrage	600	600	600	-
Dissemination Agent	9,202	9,202	9,602	(400)
Attorney Fees	27,000	27,000	39,221	(12,221)
Annual Audit	3,475	3,475	4,200	(725)
Trustee Fees	9,000	9,000	6,139	2,861
Management Fees	62,288	62,288	62,288	-
Information Technology	2,124	2,124	2,124	-
Telephone	500	500	321	179
Postage	2,000	2,000	2,752	(752)
Printing and Binding	1,000	1,000	2,496	(1,496)
Insurance	14,050	14,050	13,239	811
Legal Advertising	2,000	2,000	1,690	310
Office Supplies	200	200	55	145
Other Current Charges	100	100	836	(736)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 162,531	\$ 162,531	\$ 171,712	\$ (9,180)
<u>Operations & Maintenance</u>				
<u>Amenity Center</u>				
Insurance	\$ 57,064	\$ 57,064	\$ 51,666	\$ 5,398
Repairs & Replacements	75,000	75,000	67,376	7,624
Special Events	20,000	20,000	22,568	(2,568)
Staff Uniforms	1,000	1,000	736	264
Recreational Supplies	900	900	1,630	(730)
Recreational Passes	1,000	1,000	1,480	(480)
Other Current Charges	500	500	-	500
Permit Fees	800	800	717	83
Office Supplies	2,000	2,000	1,754	246
Credit Card Machine Fees	900	900	1,135	(235)
Pest Control	3,000	3,000	3,214	(214)
Pool Chemicals - Poolsure	33,000	33,000	37,560	(4,560)
Refuse Service	16,000	16,000	17,091	(1,091)
Security	10,752	10,752	10,777	(25)
Website	1,800	1,800	1,950	(150)
Holiday Decorations	7,000	7,000	6,901	99
Subscriptions	2,000	2,000	2,373	(373)

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

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Utilities				
Water & Sewer	\$ 21,000	\$ 21,000	\$ 20,001	\$ 999
Electric	39,600	39,600	35,204	4,396
Cable/Internet/Phone	20,000	20,000	17,071	2,929
Management Contracts				
Field Operations Management - FirstService	88,924	88,924	85,451	3,473
Pool Attendants/Lifeguards - RMS	52,000	52,000	37,577	14,423
Facility Management - FirstService	116,486	116,486	110,456	6,030
Janitorial Services - FirstService	59,472	59,472	51,532	7,940
General Facility Maintenance - FirstService	67,584	67,584	63,404	4,180
Resident Services Coordinator- FirstService	90,838	90,838	63,833	27,005
Management Fee - FirstService	14,928	14,928	14,928	-
Auto/Phone Allowance - FirstService	-	-	1,200	(1,200)
Fitness Center Cleaning - Jani King	19,584	19,584	19,584	-
Subtotal Amenity Center	\$ 823,132	\$ 823,132	\$ 749,170	\$ 73,962
Ground Maintenance				
Electric	\$ 16,000	\$ 16,000	\$ 14,314	\$ 1,686
Streetlighting	40,000	40,000	35,555	4,445
Lake Maintenance	35,000	35,000	33,435	1,565
Landscape Maintenance	271,653	271,653	256,288	15,364
Landscape Contingency	30,000	30,000	38,774	(8,774)
Common Area Maintenance	13,000	13,000	3,791	9,209
Reuse Water	38,000	38,000	36,427	1,573
Irrigation Repairs	9,060	9,060	1,136	7,924
Subtotal Ground Maintenance	\$ 452,713	\$ 452,713	\$ 419,720	\$ 32,992
Total Operations & Maintenance	\$ 1,275,844	\$ 1,275,844	\$ 1,168,890	\$ 106,954
Capital Reserve Funding	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Total Expenditures	\$ 1,508,375	\$ 1,508,375	\$ 1,410,602	\$ 97,774
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 117,675	\$ (77,873)
<u>Other Financing Sources/(Uses):</u>				
Transfer In	\$ -	\$ -	175,000	\$ (175,000)
Transfer (Out)	-	-	(175,000)	175,000
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 117,675	\$ (77,873)
Fund Balance - Beginning	\$ -		\$ 53,694	
Fund Balance - Ending	\$ -		\$ 171,369	

Aberdeen
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ 7,505	\$ 74,768	\$ 1,308,485	\$ 3,215	\$ 45,610	\$ 14,539	\$ 18,125	\$ -	\$ 2,408	\$ 11,937	\$ -	\$ -	\$ 1,486,592
Interest Income	172	8	104	194	1,649	2,427	2,290	2,183	1,823	1,526	1,160	806	14,342
Amenities Revenue/Misc	285	272	1,293	2,190	2,240	3,295	875	7,579	1,208	3,352	3,517	1,236	27,342
Total Revenues	\$ 7,962	\$ 75,047	\$ 1,309,882	\$ 5,600	\$ 49,499	\$ 20,261	\$ 21,290	\$ 9,763	\$ 5,439	\$ 16,816	\$ 4,677	\$ 2,042	\$ 1,528,276

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 10,000
FICA Expense	77	-	77	61	61	61	77	77	61	61	77	77	765
Assessment Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Engineering Fees	-	619	600	993	817	413	2,179	300	-	781	1,150	1,459	9,309
Arbitrage	-	-	-	-	-	-	-	-	-	600	-	-	600
Dissemination Agent	967	767	767	767	767	767	867	767	767	767	867	867	9,602
Attorney Fees	3,144	3,165	4,339	3,380	2,645	3,898	3,545	2,856	3,985	4,026	4,239	-	39,221
Annual Audit	-	-	-	-	-	-	4,200	-	-	-	-	-	4,200
Trustee Fees	3,438	-	1,351	-	-	-	-	-	1,351	-	-	-	6,139
Management Fees	5,191	5,191	5,191	5,191	5,191	5,191	5,191	5,191	5,191	5,191	5,191	5,191	62,288
Information Technology	177	177	177	177	177	177	177	177	177	177	177	177	2,124
Telephone	10	29	-	46	-	48	48	20	13	54	24	28	321
Postage	72	327	29	12	53	50	57	32	267	1,580	97	175	2,752
Printing and Binding	42	51	20	49	54	84	36	32	116	1,820	30	163	2,496
Insurance	13,239	-	-	-	-	-	-	-	-	-	-	-	13,239
Legal Advertising	-	240	-	74	70	205	70	-	-	756	-	274	1,690
Office Supplies	1	1	46	0	1	1	1	1	1	1	1	1	55
Other Current Charges	2	25	127	128	84	51	15	-	91	107	96	112	836
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 33,432	\$ 10,591	\$ 13,723	\$ 11,678	\$ 10,719	\$ 11,745	\$ 17,462	\$ 10,452	\$ 12,820	\$ 16,720	\$ 12,847	\$ 9,523	\$ 171,712

Operations & Maintenance

Amenity Center

Insurance	\$ 51,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,666
Repairs & Replacements	5,395	4,310	3,719	2,958	4,505	11,031	1,911	10,470	13,184	3,044	2,236	4,613	67,376
Special Events	1,180	984	2,422	2,807	45	5,804	2,838	104	2,876	835	684	1,988	22,568
Staff Uniforms	-	-	66	236	-	433	-	-	-	-	-	-	736
Recreational Supplies	-	-	-	-	-	-	-	-	1,000	630	-	-	1,630
Recreational Passes	-	-	-	-	345	175	-	-	480	-	480	-	1,480
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Permit Fees	-	-	-	-	-	-	-	-	717	-	-	-	717
Office Supplies	597	72	-	-	49	-	79	215	145	202	42	352	1,754
Credit Card Machine Fees	78	60	63	59	67	64	124	110	137	81	148	145	1,135
Pest Control	221	221	221	228	228	728	228	228	228	228	-	456	3,214
Pool Chemicals - Poolsure	3,016	3,016	3,016	3,134	3,134	3,134	3,134	3,134	3,210	3,211	3,211	3,211	37,560
Refuse Service	1,271	1,268	1,369	1,372	1,376	1,360	1,363	1,440	1,491	1,607	1,607	1,569	17,091
Security	896	896	896	896	896	908	896	921	896	896	896	883	10,777
Website	150	150	150	150	150	150	150	-	450	150	150	150	1,950
Holiday Decorations	3,450	-	-	3,450	-	-	-	-	-	-	-	-	6,901
Subscriptions	131	131	131	231	131	131	490	131	131	152	431	152	2,373
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	1,949	2,037	1,702	1,981	1,669	1,163	959	1,459	1,669	1,626	1,996	1,791	20,001
Electric	3,395	3,020	2,443	2,650	2,825	2,974	2,739	2,839	2,691	3,114	3,384	3,130	35,204
Cable/Internet/Phone	1,517	1,349	866	879	879	3,294	1,076	2,334	590	1,420	1,432	1,434	17,071

Aberdeen
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Management Contracts												-	
Field Operations Management - FirstService	\$ 3,787	\$ 6,732	\$ 6,728	\$ 6,719	\$ 10,247	\$ 6,883	\$ 6,018	\$ 7,734	\$ 7,270	\$ 9,525	\$ 3,850	\$ 9,959	\$ 85,451
Pool Attendants/Lifeguards - RMS	-	-	-	-	-	-	3,546	3,409	14,141	7,535	8,946	-	37,577
Facility Management - FirstService	4,887	8,886	8,886	8,862	13,062	8,962	8,098	9,826	8,962	12,098	8,945	8,980	110,456
Janitorial Services - FirstService	2,552	3,412	3,222	4,515	6,122	4,282	3,571	5,255	4,457	5,340	4,512	4,292	51,532
General Facility Maintenance - FirstService	2,962	4,347	5,162	4,380	7,460	5,276	5,276	5,276	6,140	6,618	5,140	5,367	63,404
Resident Services Coordinator- FirstService	2,767	5,719	5,757	3,011	2,892	5,062	5,133	6,795	6,698	9,550	5,225	5,223	63,833
Management Fee - FirstService	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,344	1,344	1,044	14,928
Auto/Phone Allowance - FirstService	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Fitness Center Cleaning - Jani King	1,632	1,632	1,632	1,632	1,632	1,632	1,632	1,632	1,632	1,632	1,632	1,632	19,584
Subtotal Amenity Center	\$ 94,842	\$ 49,587	\$ 49,797	\$ 51,495	\$ 59,058	\$ 64,790	\$ 50,605	\$ 64,659	\$ 80,540	\$ 70,938	\$ 56,390	\$ 56,469	\$ 749,170
Ground Maintenance													
Electric	\$ 1,123	\$ 1,227	\$ 1,108	\$ 1,213	\$ 1,207	\$ 1,151	\$ 1,255	\$ 1,287	\$ 1,225	\$ 1,233	\$ 1,174	\$ 1,111	\$ 14,314
Streetlighting	2,829	2,909	2,906	2,925	2,991	2,921	2,993	3,132	3,069	2,965	2,981	2,933	35,555
Lake Maintenance	-	2,675	-	5,350	-	5,350	2,675	6,685	2,675	2,675	-	5,350	33,435
Landscape Maintenance	22,860	22,860	22,860	22,860	22,860	22,860	22,860	22,860	12,350	26,342	14,913	19,806	256,288
Landscape Contingency	2,011	2,500	1,500	-	3,200	-	-	8,100	2,423	7,545	8,625	2,870	38,774
Common Area Maintenance	1,000	-	-	-	-	-	2,054	-	156	581	-	-	3,791
Reuse Water	3,422	5,501	3,804	2,706	3,970	1,378	2,142	2,560	2,956	3,462	2,309	2,218	36,427
Irrigation Repairs	-	-	-	-	1,096	-	-	-	-	-	-	40	1,136
Subtotal Ground Maintenance	\$ 33,244	\$ 37,672	\$ 32,177	\$ 35,053	\$ 35,324	\$ 33,660	\$ 33,978	\$ 44,623	\$ 24,855	\$ 44,803	\$ 30,002	\$ 34,329	\$ 419,720
Total Operations & Maintenance	\$ 128,086	\$ 87,258	\$ 81,974	\$ 86,548	\$ 94,382	\$ 98,451	\$ 84,583	\$ 109,282	\$ 105,395	\$ 115,741	\$ 86,392	\$ 90,798	\$ 1,168,890
Capital Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000	\$ -	\$ 70,000
Total Expenditures	\$ 161,518	\$ 97,849	\$ 95,696	\$ 98,226	\$ 105,101	\$ 110,196	\$ 102,044	\$ 119,734	\$ 118,215	\$ 132,461	\$ 169,240	\$ 100,321	\$ 1,410,602
Excess (Deficiency) of Revenues over Expenditures	\$ (153,556)	\$ (22,802)	\$ 1,214,185	\$ (92,626)	\$ (55,602)	\$ (89,935)	\$ (80,754)	\$ (109,972)	\$ (112,776)	\$ (115,646)	\$ (164,563)	\$ (98,280)	\$ 117,675
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)	\$ (89,935)	\$ (80,754)	\$ (109,972)	\$ (112,776)	\$ (115,646)	\$ (164,563)	\$ (98,280)	\$ 117,675

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 September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,928,685	\$ 1,928,685	\$ 1,953,508	\$ 24,823
Interest Income	10,000	10,000	57,349	47,349
Total Revenues	\$ 1,938,685	\$ 1,938,685	\$ 2,010,857	\$ 72,172
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)	\$ 44,570	\$ 67,422
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (22,852)	\$ (22,852)	\$ 44,570	\$ 67,422
Fund Balance - Beginning	\$ 652,744		\$ 1,288,221	
Fund Balance - Ending	\$ 629,892		\$ 1,332,790	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 133,250	\$ 133,250	\$ 135,425	\$ 2,174
Interest Income	5,000	5,000	4,670	(330)
Total Revenues	\$ 138,250	\$ 138,250	\$ 140,095	\$ 1,844
Expenditures:				
Interest 11/1	\$ 44,958	\$ 44,958	\$ 44,958	\$ -
Principal Prepayment 11/1	-	-	5,000	(5,000)
Interest 5/1	44,958	44,958	44,830	128
Principal 5/1	40,000	40,000	40,000	-
Principal Prepayment 5/1	-	-	5,000	(5,000)
Interest 8/1	-	-	64	(64)
Principal Prepayment 8/1	-	-	5,000	(5,000)
Total Expenditures	\$ 129,915	\$ 129,915	\$ 144,851	\$ (14,936)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,335	\$ 8,335	\$ (4,756)	\$ (13,092)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 113	\$ 113
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 113	\$ 113
Net Change in Fund Balance	\$ 8,335	\$ 8,335	\$ (4,643)	\$ (12,978)
Fund Balance - Beginning	\$ 54,303		\$ 123,690	
Fund Balance - Ending	\$ 62,639		\$ 119,047	

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

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Capital Reserve Funding	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Impact fees	-	-	62,835	62,835
Interest	10,000	10,000	17,352	7,352
Total Revenues	\$ 80,000	\$ 80,000	\$ 150,187	\$ 70,187
Expenditures:				
Capital Outlay	\$ 100,000	\$ 100,000	\$ 350	\$ 99,650
Repair and Replacements	100,000	100,000	42,585	57,415
Other Current Charges	1,000	1,000	10,261	(9,261)
Total Expenditures	\$ 201,000	\$ 201,000	\$ 53,196	\$ 147,804
Excess (Deficiency) of Revenues over Expenditures	\$ (121,000)	\$ (121,000)	\$ 96,990	\$ (77,617)
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)		\$ 96,990	
Fund Balance - Beginning	\$ 528,153		\$ 559,550	
Fund Balance - Ending	\$ 407,153		\$ 656,541	

Aberdeen

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Actual	
	Thru 09/30/26	
<u>Revenues</u>		
Interest Income	\$	3
Total Revenues	\$	3
<u>Expenditures:</u>		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	3
<u>Other Financing Sources/(Uses)</u>		
Transfer In/(Out)	\$	(113)
Total Other Financing Sources (Uses)	\$	(113)
Net Change in Fund Balance	\$	(110)
Fund Balance - Beginning	\$	110
Fund Balance - Ending	\$	-

Aberdeen
Community Development District
Long Term Debt Report

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

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

Series 2018 Special Assessment Revenue Refunding Bonds	
Interest Rate:	4%-5.1%
Maturity Date:	5/1/2049
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$ 65,273
Reserve Fund Balance	65,273
Bonds Outstanding: 11/1/2018	\$ 2,065,000
Less: Principal Prepayment - 2/1/20	(5,000)
Less: Principal Payment - 5/1/20	(30,000)
Less: Principal Prepayment - 8/1/20	(5,000)
Less: Principal Prepayment - 11/1/20	(5,000)
Less: Principal Payment - 5/1/21	(35,000)
Less: Principal Prepayment - 5/1/21	(5,000)
Less: Principal Payment - 5/1/22	(35,000)
Less: Principal Prepayment - 5/1/22	(5,000)
Less: Principal Payment - 5/1/23	(35,000)
Less: Principal Prepayment - 8/1/23	(5,000)
Less: Principal Prepayment - 11/1/23	(5,000)
Less: Principal Payment - 5/1/24	(40,000)
Less: Principal Prepayment - 5/1/24	(5,000)
Less: Principal Prepayment - 11/1/24	(5,000)
Less: Principal Prepayment - 2/1/25	(5,000)
Less: Principal Payment - 5/1/25	(40,000)
Less: Principal Prepayment - 5/1/25	(5,000)
Less: Principal Prepayment - 11/1/25	(5,000)
Less: Principal Payment - 5/1/26	(40,000)
Less: Principal Prepayment - 5/1/26	(5,000)
Less: Principal Prepayment - 8/1/26	(5,000)
Current Bonds Outstanding	\$ 1,740,000

C.

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2020 DEBT ASMT	SERIES 2018 DEBT ASMT	O&M ASMT
NET ASSESSMENTS TAX ROLL	50,936	3,555,644.72	1,942,646.44	134,671.52	1,478,326.77
TAX ROLL RECEIVED		3,575,525.06	1,953,508.18	135,424.50	1,486,592.38
BALANCE DUE		7,131,169.78	3,896,154.62	270,096.02	2,964,919.15

Units include 49,000 square feet of Commercial

SUMMARY OF TAX ROLL RECEIPTS					
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2020 DEBT RECEIPTS	SERIES 2018 DEBT RECEIPTS	O&M RECEIPTS
1	11/5/2024	18,051.31	9,862.43	683.70	7,505.18
2	11/18/2025	82,880.57	45,282.26	3,139.14	34,459.17
3	11/21/2025	96,949.56	52,968.94	3,672.00	40,308.62
4	12/16/2025	115,928.56	63,338.22	4,390.84	48,199.50
5	12/21/2025	184,499.94	100,802.58	6,988.01	76,709.35
6	01/14/2026	2,846,715.44	1,555,318.95	107,820.53	1,183,575.96
7	01/27/2026	7,732.96	4,224.95	292.89	3,215.12
8	02/15/2026	109,700.16	59,935.30	4,154.94	45,609.92
9	03/6/2026	34,969.57	19,105.82	1,324.49	14,539.26
10	04/6/2026	3,118.73	1,703.94	118.12	1,296.67
11	04/24/2026	40,474.73	22,113.60	1,533.00	16,828.13
12	05/10/2026	-	-	-	-
TAX CERT	06/5/2026	5,792.39	3,164.70	219.39	2,408.30
10 (APR-JUN)	07/2/2026	28,711.14	15,686.49	1,087.45	11,937.20
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		3,575,525.06	1,953,508.18	135,424.50	1,486,592.38
PERCENT COLLECTED TAX ROLL		100.56%	100.56%	100.56%	100.56%

D.

Aberdeen

Community Development District

Check Run Summary

September 30, 2026

Check Date		Check No.	Amount
General Fund - Wells Fargo			
Payroll			
9/23/26		51089-51093	\$ 923.50
Total			\$ 923.50
General Fund - Wells Fargo			
Accounts Payable			
9/14/26		5629-5636	\$ 41,793.21
9/18/26		5637-5647	83,678.17
9/28/26		5648-5649	13,265.85
			\$ 138,737.23
Capital Reserve Fund - Wells Fargo			
Accounts Payable			
9/18/26		195-197	\$ 10,325.00
9/28/26		198-200	1,988.06
			\$ 12,313.06
Total			\$ 151,050.29
Autopayments - Wells Fargo			
9/8/26	Comcast		\$ 613.88
9/11/26	JEA Utilities		11,182.84
9/16/26	Comcast		525.92
9/21/26	GFL Environmental		1,568.70
9/24/26	Comcast		293.95
9/28/26	WF Credit Card August Charges		4,596.38
Total			\$ 18,781.67

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
51089	17	HARRIET S CLARKE	184.70	9/23/2026
51090	15	LAUREN Q EGLESTON	184.70	9/23/2026
51091	18	PAUL R FOGEL	184.70	9/23/2026
51092	19	RICHARD A PEREZ	184.70	9/23/2026
51093	16	THOMAS G MARMO	184.70	9/23/2026
TOTAL FOR REGISTER			923.50	

ATTENDANCE SHEET

District: Aberdeen

Meeting Date: 09.22.26

	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:

Marilee Gales Sep 22, 2026

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

AP300R
*** CHECK NOS. 005629-005649

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ABERDEEN - GENERAL FUND
BANK A ABERDEEN CDD

RUN 9/29/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/14/26	00240	8/28/26 08282026	202608 320-57200-46000	REPAIR-UNIT #2 CLUBHOUSE	*	394.10	
				ABERDEEN AIR, LLC			394.10 005629
9/14/26	00259	8/28/26 11174820	202608 320-53800-45918	AUG GENERAL MANAGER	*	4,099.20	
		8/28/26 11174820	202608 320-53800-45915	AUG FRONT DESK	*	2,988.28	
		8/28/26 11174820	202608 320-53800-45506	AUG JANITORIAL	*	1,779.65	
		8/28/26 11174820	202608 320-53800-46000	AUG SUPVSR BUILDING MAINT	*	3,038.73	
		8/28/26 11174820	202608 320-53800-45917	AUG BUILDING MAINT	*	2,206.10	
				FIRST SERVICE RESIDENTIAL			14,111.96 005630
9/14/26	00259	9/01/26 11175946	202609 320-53800-45921	SEP MANAGEMENT FEE	*	1,244.00	
		9/01/26 11175946	202609 320-53800-45921	SEP GEN MGR PHONE BILL	*	50.00	
		9/01/26 11175946	202609 320-53800-45921	SEP MAINT SUPV PHONE BILL	*	50.00	
				FIRST SERVICE RESIDENTIAL			1,344.00 005631
9/14/26	00339	7/31/26 816781	202607 320-53800-46300	PLAYGROUNDS-RAKING-7/30	*	170.00	
		9/01/26 819146	202609 320-53800-46200	SEP LANDSCAPE MAINTENANCE	*	19,806.44	
				THE GREENERY INC			19,976.44 005632
9/14/26	00301	9/01/26 447530	202609 320-53800-45400	SEP SECURITY SERVICES	*	895.99	
				HI TECH SYSTEM ASSOCIATES INC			895.99 005633
9/14/26	00309	9/01/26 JAK09260	202609 320-53800-45927	SEP JANITORIAL SERVICES	*	1,632.00	
				JANI-KING OF JACKSONVILLE			1,632.00 005634
9/14/26	00079	9/01/26 13129563	202609 320-53800-45507	SEP POOL CHEMICALS	*	3,210.73	
				POOLSURE			3,210.73 005635
9/14/26	00060	8/26/26 62261620	202608 320-53800-45926	AUG PEST CONTROL	*	119.55	
		8/26/26 62261769	202608 320-53800-45926	AUG PEST CONTROL AMENITY	*	108.44	
				TURNER PEST CONTROL LLC			227.99 005636
				ABER ABERDEEN TLEE			

AP300R
*** CHECK NOS. 005629-005649

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ABERDEEN - GENERAL FUND
BANK A ABERDEEN CDD

RUN 9/29/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/18/26	00332	8/24/26 74843853	202608 320-57200-49400 DEP 10/31 SPECIAL EVENT	BOUNCE IT OUT PARTY RENTALS INC	*	1,949.13	1,949.13 005637
9/18/26	00188	7/30/26 24	202607 310-51300-31300 SE2018 AMORT SCHED \$5K	DISCLOSURE SERVICES LLC	*	100.00	100.00 005638
9/18/26	00074	9/02/26 33715	202609 300-15500-10000 FY27 POLICY RENEWAL	EGIS INSURANCE ADVISORS, LLC	*	55,933.00	55,933.00 005639
9/18/26	00259	9/11/26 11177356	202609 320-53800-45918 SEP GENERAL MANAGER		*	3,999.20	
		9/11/26 11177356	202609 320-53800-45915 SEP FRONT DESK		*	1,518.00	
		9/11/26 11177356	202609 320-53800-45506 SEP JANITORIAL		*	1,761.90	
		9/11/26 11177356	202609 320-53800-46000 SEP SUPVSR BUILDING MAINT		*	3,002.66	
		9/11/26 11177356	202609 320-53800-45917 SEP BUILDING MAINT		*	2,206.10	
				FIRST SERVICE RESIDENTIAL			12,487.86 005640
9/18/26	00213	8/31/26 96365	202608 320-53800-46100 AUG LAKE MAINTENANCE	FUTURE HORIZONS, INC	*	2,675.00	2,675.00 005641
9/18/26	00286	8/31/26 7864295	202608 310-51300-48000 8/4 BUD HEAR 2 #12429200	USA TODAY MEDIA CORP	*	116.24	116.24 005642
9/18/26	00342	9/12/26 09122026	202609 320-57200-46000 RLC POWER SUPPLY & BULBS	LUKAS M CAIN	*	165.00	165.00 005643
9/18/26	00017	9/01/26 740	202609 310-51300-34000 SEP MANAGEMENT FEES		*	5,190.67	
		9/01/26 740	202609 310-51300-35100 SEP INFO TECH		*	177.00	
		9/01/26 740	202609 310-51300-31300 SEP DISSEM AGENT SRVCS		*	766.83	
		9/01/26 740	202609 310-51300-51000 OFFICE SUPPLIES		*	1.05	
		9/01/26 740	202609 310-51300-42000 POSTAGE		*	175.38	

ABER ABERDEEN TLEE

AP300R
*** CHECK NOS. 005629-005649

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ABERDEEN - GENERAL FUND
BANK A ABERDEEN CDD

RUN 9/29/26

PAGE 3

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		9/01/26 740	202609 310-51300-42500		*	163.05	
		COPIES					
		9/01/26 740	202609 310-51300-41000		*	27.96	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			6,501.94 005644
9/18/26 00312		9/08/26 195765	202608 310-51300-31100		*	1,150.00	
		AUG ENGINEERING SERVICES					
				MATTHEWS DESIGN GROUP LLC			1,150.00 005645
9/18/26 00323		9/01/26 4857	202609 320-53800-46300		*	700.00	
		TREE REMOVAL					
		9/15/26 4884	202609 320-53800-46300		*	850.00	
		TREE REMOVAL					
		9/15/26 4885	202609 320-53800-46300		*	900.00	
		TREE REMOVAL					
				TREE WORK BY MITCH DRAKE & SONS			2,450.00 005646
9/18/26 00221		9/01/26 3248	202609 320-53800-45919		*	150.00	
		SEP MAINT & NEWS LETTER					
				ROBERTA G NAGLE			150.00 005647
9/28/26 00259		9/15/26 11178338	202609 320-53800-45918		*	864.00	
		SEP PROPERTY MANAGER					
		9/15/26 11178338	202609 320-53800-45915		*	864.00	
		SEP FRONT DESK					
		9/15/26 11178338	202609 320-53800-45506		*	864.00	
		SEP JANITOR					
		9/15/26 11178338	202609 320-53800-45917		*	864.00	
		SEP MAINTENANCE CREW					
		9/15/26 11178338	202609 320-53800-46000		*	864.00	
		SEP MAINT SUPERVISOR					
				FIRST SERVICE RESIDENTIAL			4,320.00 005648
9/28/26 00082		8/31/26 100	202608 320-53800-45913		*	8,945.85	
		AUG LIFEGUARD SERVICES					
				RIVERSIDE MANAGEMENT SERVICES INC			8,945.85 005649
				TOTAL FOR BANK A		138,737.23	
				TOTAL FOR REGISTER		138,737.23	

ABER ABERDEEN

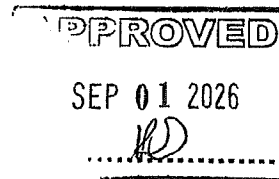
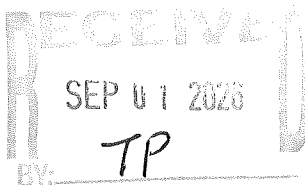
TLEE

HVAC REPAIR INVOICE

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

R.M.
320.572.46000

August 28, 2026



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

Date of service: August 27, 2026

Repair: Unit #2 – Clubhouse
Daiken DX118A0903AB Serial 1609162909
20MFD burnt capacitor replaced

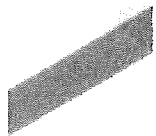
Total due: \$394.10

Aberdeen CDD - Clubhouse Unit	
Trip Fee Waived	\$ 89.00
Non-warranty 20MFD capacitor	\$ 339.00
Maintenance discount	\$ (33.90)
TOTAL DUE	\$ 394.10

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

SERVICE ■ INSTALLATION ■ CONTROLS


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



FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11174820
Invoice Date 8/28/2026
Terms 15 ePay ACH BP
Period Start 8/8/2026
Period End 8/21/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$14,111.96

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%	Moxley, Ashley	11.00 PTO	\$21.00	\$288.75
Staff, Front Desk	25.00%	Moxley, Ashley	65.58 REG	\$21.00	\$1,721.49
Staff, Front Desk	25.00%	Orozco, Hailey	47.42 REG	\$16.50	\$978.04
				Subtotal	\$2,988.28
Staff, Janitorial	25.00%	Oliver, Jason E	79.72 REG	\$17.86	\$1,779.65
				Subtotal	\$1,779.65
Supervisor, Building Maint	25.00%	Parker, Jay	79.40 REG	\$30.11	\$2,988.73
Supervisor, Building Maint	0.00%	Parker, Jay	AUTO	\$50.00	\$50.00
				Subtotal	\$3,038.73
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$22.06	\$2,206.10
				Subtotal	\$2,206.10
				Subtotal	\$14,111.96
				Tax	\$0.00
				Total	\$14,111.96

INVOICE

FirstService

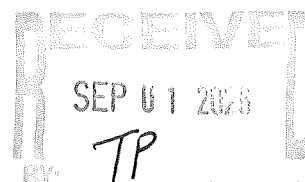
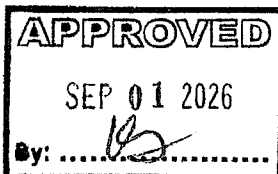
RESIDENTIAL

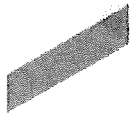
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;

Invoice Number 11174820
Invoice Date 8/28/2026
Terms 15 ePay ACH BP
Period Start 8/8/2026
Period End 8/21/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$14,111.96

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	320.53800	45918			\$4,099.20
Staff, Building Maint	320.53800	45917			\$2,206.10
Staff, Front Desk	320.53800	45915			\$2,988.28
Staff, Janitorial	320.53800	45506			\$1,779.65
Supervisor, Building Maint	320.53800	46000			\$3,038.73





FirstService
RESIDENTIAL

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

INVOICE

Invoice Number 11175946
Invoice Date 9/1/2026
Terms 15 ePay ACH BP
Service Period 9/1/2026
Customer 100-0SNC

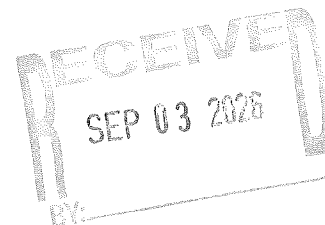
Invoice Type MGFE
Account # MGF-0SNC
Total Amount Due: \$1,344.00

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

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

APPROVED
9/3/26
SIGNATURE / DATE

320.53800.45912





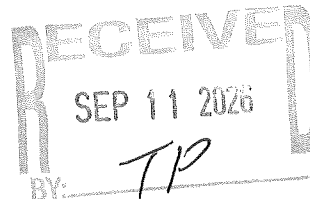
PO Box 6569
Hilton Head Island, SC 29938

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

Invoice 816781	
Date	PO/Contract#
07/31/26	89588
Account Manager	Terms
ALLEN FLANNERY	Net 30
Total Amount	\$170.00
Property Address	
Aberdeen CDD 110 Flower of Scotland Ave Fruit Cove, FL 32259	

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

Description	Qty/UOM	Rate	Amount
#92289 - Maintenance Contract Services - Aberdeen CDD			
Playgrounds - Raking & Redistribution - 07/30/2026			\$170.00
Total			\$170.00



APPROVED
 9/10/26
 SIGNATURE / DATE


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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$170.00	\$0.00	\$0.00	\$0.00	\$0.00

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



PO Box 6569
Hilton Head Island, SC 29938

Bill To

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

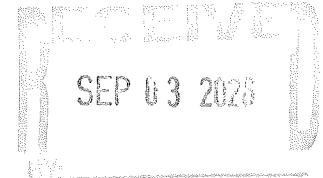
Invoice 819146	
Date	PO/Contract#
09/01/26	89588
Account Manager	Terms
ALLEN FLANNERY	Net 30
Total Amount	\$19,806.44
Property Address	
Aberdeen CDD 110 Flower of Scotland Ave Fruit Cove, FL 32259	

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

Description	Amount
#92292 - Maintenance Contract Services - Aberdeen CDD September 2026	\$19,806.44
Total	\$19,806.44

APPROVED
102 9/3/23
SIGNATURE / DATE

320.53800.46200



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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$20,779.67	\$170.00	\$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

Invoice #: 447530
Invoice Date: 09/01/2026
Completed: 09/02/2026
Terms: Due On Receipt
Bid#:

Bill to:

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

475 West Town Place

HiTechFlorida.com

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

RECEIVED
SEP 03 2026

See Contract
322.53800.45400
APPROVED
10/13/26
SIGNATURE / DATE

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

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



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

Invoice	
Date	Number
09/01/2026	JAK09260044
Due Date	Cust #
09/30/2026	126102
Invoice Amount	Amount Remitted
\$ 1,632.00	

Sold To:
ABERDEEN COMMUNITY DEVELOPMENT

475 WEST TOWER PLACE
STE 114
ST AUGUSTINE FL 32092

For:
ABERDEEN COMMUNITY DEVELOPMENT

110 FLOWER OF SCOTLAND AVE
FRUIT COVE FL 32259

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

JANI-KING OF JACKSONVILLE

Commercial Cleaning Services
(904) 346-3000



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

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

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date					
JAK09260044	09/01/2026	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC	09/30/2026					
Quantity	Description				Unit Price	Extended Price					
1	MONTHLY CONTRACT BILLING AMOUNT FOR SEPTEMBER				1632.00	1632.00					
APPROVED  8/27/26 SIGNATURE / DATE Contract 320.53800.45927 Pay On-Line: https://linktr.ee/janikingjax Make All Checks Payable To: JANI-KING OF JACKSONVILLE RECEIVED AUG 27 2026 BY: _____											
						Amount of Sale					\$ 1,632.00
						Sales Tax					\$ 0.00
						Total					\$ 1,632.00



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

Invoice

Date
Invoice#

9/1/2026
131295637228

Terms	Net 20
Due Date	9/21/2026
PO #	

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

Ship To
Aberdeen CCD 110 Flowers of Scotland Jacksonville FL 32259

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

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$3,063.42
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	\$10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$137.31

Subtotal \$3,210.73

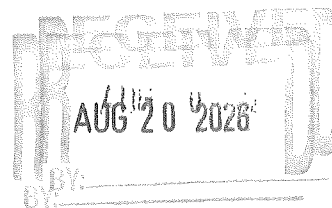
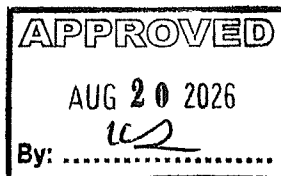
Tax \$0.00

Total \$3,210.73

Amount Paid/Credit Applied \$0.00

Balance Due \$3,210.73

[Click Here to Pay Now](#)



320,53800.45507



131295637228



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE: 622616206
DATE: 08/26/2026
ORDER: 622616206

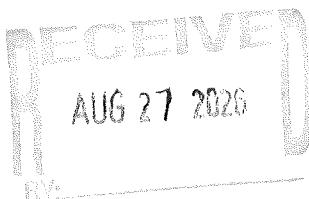
Bill To: [139845]
Aberdeen
Aberdeen - CDD
C/o Government Services
475 W. Town Place - Suite 114
Saint Augustine, FL 32092

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
08/26/2026	02:52 PM			02:52 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/26/2026	121:C5	03:27 PM

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

APPROVED
WS 08/27/26
SIGNATURE / DATE



(Signature)

TECHNICIAN SIGNATURE

(Signature)

M
CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

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



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE: 622617690
DATE: 08/26/2026
ORDER: 622617690

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

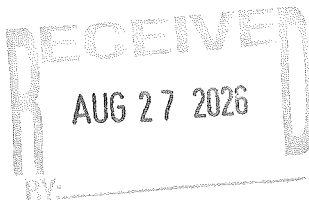
Work Location: [428304] 904-217-0925
Aberdeen CDD II (Amenity Center)
96 Bush Pl
Fruit Cove, FL 32259-7101

Work Date	Time	Target Pest	Technician	Time In
08/26/2026	02:52 PM	ANTS, FIRE ANT, ROA		02:52 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/26/2026		03:26 PM

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

APPROVED
[Signature] 8/27/26
SIGNATURE / DATE

AMOUNT DUE \$108.44



[Signature]

TECHNICIAN SIGNATURE

[Signature]

M
CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

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



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

Invoice: 74843853

Order Date: 8/24/2026

*Pay Deposit
Events 320.572.49400
KS*

APPROVED

SEP 15 2026

By:

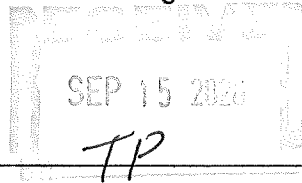
Event Location

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

Start Date: 10/31/2026 11:00am

End Date: 10/31/2026 3:00pm

Delivery method: Residential



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

Rentals subtotal		\$3,424.00
Surface Fee	E	\$80.00
Distance Charges	E	\$94.26
Holiday Staff Rate	E	\$300.00
Sales Tax	Exempt 0%	\$0.00
Total		\$3,898.26

* Deposit Due	\$1,949.13
Amount Paid	\$0.00
Balance Due	\$3,898.26

** Pay Deposit **

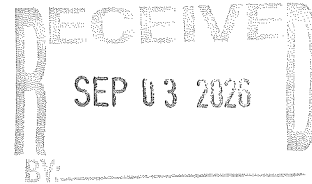
Please click [here](#) to view our W-9 for your records.

Delivery/Removal: Make sure to verify delivery method for your event. If your delivery method indicates "Residential", the drop off may occur as early as 7am on the day of your rental "Start Date" and may be picked up as late as 11pm on rental "End Date." Due to our large service area, we may need to schedule delivery up one day prior to your event "Start Date" and pick up scheduled the day following your event "End Date." If your delivery method indicates "Time Sensitive/Public Venue," we will try to schedule your delivery and pick-up as close to the party start-time and end-time on your event date. Due to the volume of deliveries and pick-ups on any given day we cannot guarantee that we can deliver or pick-up close to your party start-time or end-time, you will be required to adhere to our delivery and pick-up schedules. While at any public place you will be required to stay with the delivered items until our staff can make it back to your event-site for pick-up of our equipment. Failure to adhere to these rules will result

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
7/30/2026	24

Bill To
Aberdeen CDD c/o GMS, LLC



Terms	Due Date
Net 30	8/29/2026

[illegible]

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



Aberdeen Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

INVOICE

Customer	Aberdeen Community Development District
Acct #	275
Date	09/02/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	\$ 55,933.00
Payment Amount	
Payment for:	Invoice#33715
100126538	

Thank You

Please detach and return with payment

Customer: Aberdeen Community Development District

Invoice	Effective	Transaction	Description	Amount
33715	10/01/2026	Renew policy	Policy #100126538 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/2/2026 	55,933.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 55,933.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/02/2026
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

INVOICE

FirstService

RESIDENTIAL

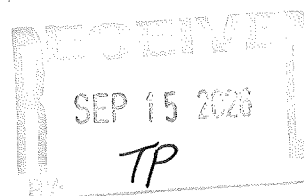
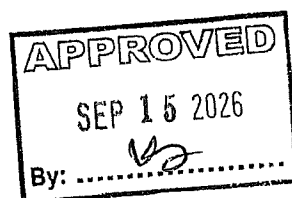
Aberdeen Community Development District
110 Flower of Scotland Avenue
Saint Johns, FL 32259
kate.trivelpiece@fsresidential.com;

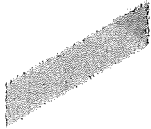
Invoice Number 11177356
Invoice Date 9/11/2026
Terms 15 ePay ACH BP
Period Start 8/22/2026
Period End 9/4/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$12,487.86

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$43.47	\$3,999.20
				Subtotal	\$3,999.20
Staff, Front Desk	25.00%	Orozco, Hailey	73.60 REG	\$16.50	\$1,518.00
				Subtotal	\$1,518.00
Staff, Janitorial	25.00%	Oliver, Jason E	0.15 OT	\$26.79	\$5.02
Staff, Janitorial	25.00%	Oliver, Jason E	78.70 REG	\$17.86	\$1,756.88
				Subtotal	\$1,761.90
Supervisor, Building Maint	25.00%	Parker, Jay	71.77 REG	\$30.11	\$2,701.53
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 VACATION	\$30.11	\$301.13
				Subtotal	\$3,002.66
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$22.06	\$2,206.10
				Subtotal	\$2,206.10

Subtotal \$12,487.86
Tax \$0.00
Total \$12,487.86





FirstService

RESIDENTIAL

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

INVOICE

Invoice Number 11177356
Invoice Date 9/11/2026
Terms 15 ePay ACH BP
Period Start 8/22/2026
Period End 9/4/2026

Customer 100-0SNC
Account # PAY-0SNC
Total Amount Due: \$12,487.86

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper			\$3,999.20	320.53800 45918	
Staff, Building Maint			\$2,206.10	320.53800 45917	
Staff, Front Desk			\$1,518.00	320.53800 45915	
Staff, Janitorial			\$1,761.90	320.53800 45506	
Supervisor, Building Maint			\$3,002.66	320.53800 46000	

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: 96365
Invoice Date: Aug 31, 2026
Page: 1

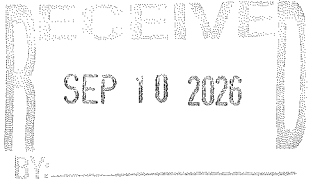
Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Aberdeen01	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	8/7/26	9/30/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in August 2026  Approved 9/10/26 By Jay Parker Operations Manager Aberdeen CDD	2,675.00	2,675.00
Subtotal				2,675.00
Sales Tax				
Freight				
Total Invoice Amount				2,675.00
Payment/Credit Applied				
TOTAL				2,675.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

USA TODAY CO.



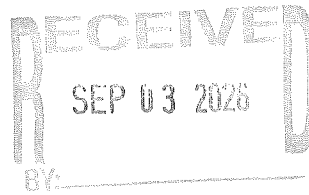
ACCOUNT NAME		ACCOUNT #	INV DATE
Aberdeen Cdd/Gms		764138	08/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007864295	Aug 1- Aug 31, 2026	\$116.24	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$116.24	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: SEPTEMBER 30, 2026
Aberdeen Cdd/Gms SUITE 4 393 Palm Coast Pkwy Sw Palm Coast, FL 32137	Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com	
FEDERAL ID 47-2390983	
Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing .	

Date	Description	Amount
8/1/26	Balance Forward	\$550.56
8/18/26	PAYMENT - THANK YOU	-\$550.56

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/4/26	12429200	SAG St Augustine Record	Budget Hearing 2		\$116.24



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$116.24
Service Fee 3.99%	\$4.64
*Cash/Check/ACH Discount	-\$4.64
*Payment Amount by Cash/Check/ACH	\$116.24
Payment Amount by Credit Card	\$120.88

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Aberdeen Cdd/Gms		764138		0007864295		\$116.24
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$116.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116.24
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$120.88
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007641380000000000000078642950001162467176

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 08/04/2026
SAG staugustine.com 08/04/2026

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$116.24	
Tax Amount:	\$0.00	
Payment Cost:	\$116.24	
Order No:	12429200	# of Copies:
Customer No:	764138	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2027 PROPOSED
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.
The Board of Supervisors ("Board")
of the Aberdeen Community
Development District ("District")
will hold a public hearing and
regular meeting as follows:
DATE: August 25, 2026
TIME: 6:00 PM
LOCATION: Aberdeen Amenity
Center
110 Flower of Scotland Avenue
Saint Johns, Florida 32259
The purpose of the public hearing
is to receive comments and
objections on the adoption of the
District's proposed budget(s) for
the fiscal year beginning October 1,
2026, and ending September 30,
2027 ("Proposed Budget"). A
regular Board meeting of the
District will also be held at the
above time where the Board may
consider any other business that
may properly come before it. A
copy of the agenda and Proposed
Budget may be obtained at the
offices of the District Manager,
Governmental Management
Services, LLC, 475 West Town Place,
Suite 114, St. Augustine, Florida
32092, (904) 940-5850 ("District
Manager's Office"), during normal
business hours, or by visiting the
District's website at
<https://aberdencdd.com>.
The public hearing and meeting are
open to the public and will be
conducted in accordance with the
provisions of Florida law. The public
hearing and/or meeting may be
continued in progress to a date,
time certain, and place to be
specified on the record at the
public hearing and/or meeting.
There may be occasions when
Board Supervisors or District Staff
may participate by speaker
telephone.
Any person requiring special
accommodations at the public
hearing or meeting because of a
disability or physical impairment
should contact the District
Manager's Office at least forty-
eight (48) hours prior to the public
hearing and meeting. If you are
hearing or speech impaired, please
contact the Florida Relay Service by
dialing 7-1-1, or 1-800-955-8771
(TTY) / 1-800-955-8770 (Voice), for
aid in contacting the District
Manager's Office.
Each person who decides to appeal
any decision made by the Board
with respect to any matter
considered at the public hearing or
meeting is advised that person will
need a record of proceedings and
that accordingly, the person may
need to ensure that a verbatim
record of the proceedings is made,
including the testimony and
evidence upon which such appeal is
to be based.
Marilee Giles
District Manager
August 4, 2026 (12429200)

GLOWBUG

PERMANENT ARCHITECTURAL LIGHTING

Glow Bug LLC

Commercial & Community Lighting Services

St. Johns County, Florida

JOB ORDER / INVOICE

Date: September 12, 2026

Invoice #: _____

BILL TO

Aberdeen CDD

Community Development District

SERVICE LOCATION

Grandholm Point Sign

Aberdeen Community

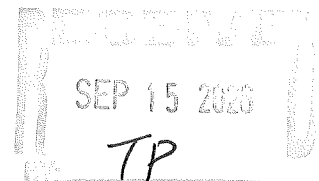
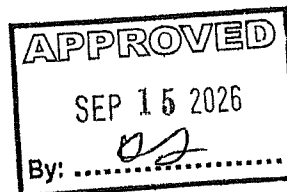
Service Issue

Loss of power and bulb failure following a power surge/lightning event.

DESCRIPTION	AMOUNT
Replace Power Supply	\$40.00
Replace All Bulbs	\$50.00
Service / Labor	\$75.00
Subtotal	\$165.00
TOTAL DUE	\$165.00

Work Performed / Service Notes

- Inspected the Grandholm Point sign lighting system after reported power loss.
- Replaced the power supply and all affected bulbs.
- Restored lighting system operation after service.




Glow Bug Representative

320.572.46000

Customer / Authorized Representative

Governmental Management Services, LLC

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

Invoice

Invoice #: 740

Invoice Date: 9/1/26

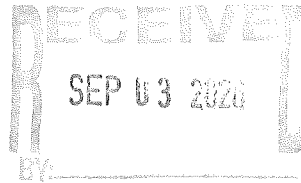
Due Date: 9/1/26

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 - September 2026		5,190.67	5,190.67
Information Technology - September 2026		177.00	177.00
Dissemination Agent Services - September 2026		766.83	766.83
Office Supplies		1.05	1.05
Postage		175.38	175.38
Copies		163.05	163.05
Telephone		27.96	27.96
Total			\$6,501.94
Payments/Credits			\$0.00
Balance Due			\$6,501.94

Project Manager Carl Allen

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

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

September 08, 2026

Invoice # 195765

Project 0000021848.0000 23254.00 - Aberdeen CDD

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

- CDD meeting attendance
- Agenda review and filing
- Survey requests for 4 homes
- Flamingo site emails regarding skimmer repairs



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

Professional Services through August 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Division Lead	4.00	275.00	1,100.00	
Project Coordinator 2	.50	100.00	50.00	
Total Labor				1,150.00
			Total Due:	1,150.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	1,150.00	27,932.50	29,082.50
Expense	0.00	451.71	451.71
Unit	0.00	2.13	2.13
Totals	1,150.00	28,386.34	29,536.34

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

LICENSE #26535, LB8590, LA6666677

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.



INVOICE #4857

ISSUED:

Sep 01, 2026

DUE:

Sep 16, 2026

RECIPIENT:

Aberdeen CDD Community

420 Chattan Way
Fruit Cove, Florida 32259
Phone: (904) 303-7366

662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819

Email: mitchdrake04@yahoo.com

Website:

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Aug 20, 2026				
Tree Removal	Cut down and haul further into woods large dead bay tree on backside of pond	1	\$700.00	\$700.00

Approved 9/16/2026
By Jay Parker
Operations Manager
Aberdeen CDD



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 **\$700.00**

Account balance **\$2,450.00**

Pay Now



INVOICE #4884

ISSUED:

Sep 15, 2026

DUE:

Sep 30, 2026

RECIPIENT:

Aberdeen CDD Community

532 Grampian Highlands Drive
St. Johns County, Florida 32259
Phone: (904) 303-7366

662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819

Email: mitchdrake04@yahoo.com

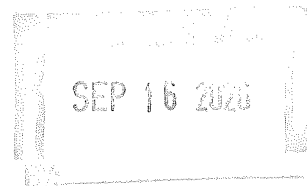
Website:

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Sep 04, 2026				
Tree Removal	Cut down and haul further into preserve 2 damaged wax Myrtle and dead bay tree	1	\$850.00	\$850.00

Approved 9/16/2026
By Jay Parker
Operations Manager
Aberdeen CDD



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	\$850.00
Account balance	\$1,550.00

Pay Now



INVOICE #4885

ISSUED:

Sep 15, 2026

DUE:

Sep 30, 2026

RECIPIENT:

Aberdeen CDD Community

144 Flower Of Scotland Avenue
St. Johns County, Florida 32259
Phone: (904) 303-7366

662 Nottingham Forest Circle
St Johns, FL 32259

Phone: (904) 287-3819

Email: mitchdrake04@yahoo.com

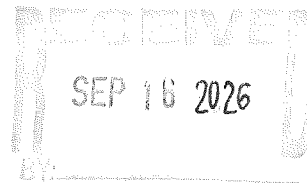
Website:

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Sep 04, 2026				
Tree Removal	Cut down haul and grind tree growing next to fence blocking easement	1	\$900.00	\$900.00

Approved 9/16/2026
By Jay Parker
Operations Manager
Aberdeen CDD



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 **\$2,450.00**

Pay Now



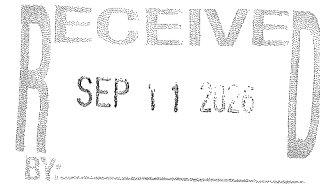
P.O. Box 762,
Middleburg, FL 32050

Invoice

Date	Invoice #
9/1/2026	3248

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



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

INVOICE

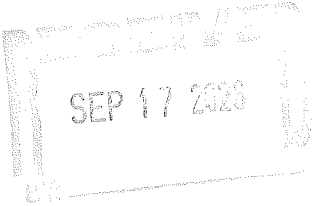
Invoice Number 11178338
Invoice Date 9/15/2026
Terms 15 ePay ACH BP
Period Begin 9/1/2026
Customer 100-0SNC
Account # MED-0SNC
Total Amount Due: \$4,320.00

Medical Insurance

Date	Position	Employee	Amount
9/1/2026	Property Manager 320.53800.45918	Trivelpiece, Katherine	\$864.00
		Subtotal	\$864.00
9/1/2026	Front Desk 320.53800.45915	Moxley, Ashley	\$864.00
		Subtotal	\$864.00
9/1/2026	Janitor 320.53800.45506	Oliver, Jason E	\$864.00
		Subtotal	\$864.00
9/1/2026	Maintenance Crew 320.53800.45917	Newman, Joshua D	\$864.00
		Subtotal	\$864.00
9/1/2026	Maintenance Supervisor 320.53800.40000	Parker, Jay	\$864.00
		Subtotal	\$864.00

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

APPROVED
10-9/17/26
SIGNATURE / DATE

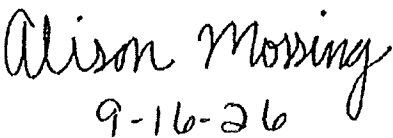


Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 100
Invoice Date: 8/31/2026
Due Date: 8/31/2026
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 - August 2026 001.320.53800.45913	388.95	23.00	8,945.85
 SEP 17 2026			

Total \$8,945.85

Payments/Credits \$0.00

Balance Due \$8,945.85

ABERDEEN CDD

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

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
388.95	Lifeguard Services for Aberdeen	\$ 23.00	\$ 8,945.85
	Covers August 2026 - September 7, 2026		
	GL # 001.320.53800.45913		
	TOTAL DUE:		<u>\$ 8,945.85</u>

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARD BILLABLE HOURS AUGUST 2026 - SEPTEMBER 7, 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/26	3.94	K.B.	Lifeguarding
8/1/26	3.72	O.H.	Lifeguarding
8/1/26	6.95	A.M.	Lifeguarding
8/1/26	6.95	L.M.	Lifeguarding
8/2/26	3.89	R.C.	Lifeguarding
8/2/26	3.59	O.H.	Lifeguarding
8/2/26	7.1	L.M.	Lifeguarding
8/2/26	4.04	S.M.	Lifeguarding
8/2/26	3.82	E.W.P.	Lifeguarding
8/3/26	4.97	K.H.	Lifeguarding
8/3/26	4.87	O.H.	Lifeguarding
8/3/26	4.27	G.W.	Lifeguarding
8/4/26	3.74	R.C.	Lifeguarding
8/4/26	7.15	L.M.	Lifeguarding
8/4/26	3.54	S.M.	Lifeguarding
8/4/26	4.1	E.W.P.	Lifeguarding
8/4/26	3.82	I.S.	Lifeguarding
8/5/26	3.94	K.B.	Lifeguarding
8/5/26	3.72	D.G.	Lifeguarding
8/5/26	3.84	K.H.	Lifeguarding
8/5/26	4.05	A.M.	Lifeguarding
8/5/26	6.97	L.M.	Lifeguarding
8/6/26	3.74	D.G.	Lifeguarding
8/6/26	3.87	O.H.	Lifeguarding
8/6/26	6.9	L.M.	Lifeguarding
8/6/26	3.85	I.S.	Lifeguarding
8/6/26	3.79	D.W.	Lifeguarding
8/7/26	3.35	K.B.	Lifeguarding
8/7/26	6.74	R.C.	Lifeguarding
8/7/26	3.77	D.G.	Lifeguarding
8/7/26	6.97	A.M.	Lifeguarding
8/7/26	3.77	E.W.P.	Lifeguarding
8/8/26	3.9	K.H.	Lifeguarding
8/8/26	6.84	L.M.	Lifeguarding
8/8/26	3.75	G.W.	Lifeguarding
8/8/26	3.5	D.W.	Lifeguarding
8/9/26	3.84	D.G.	Lifeguarding
8/9/26	3.75	B.M.	Lifeguarding
8/9/26	6.42	A.M.	Lifeguarding
8/9/26	6.84	L.M.	Lifeguarding
8/15/26	6.97	K.B.	Lifeguarding
8/15/26	3.27	R.C.	Lifeguarding
8/15/26	3.82	S.M.	Lifeguarding
8/15/26	3.92	I.S.	Lifeguarding
8/15/26	3.94	G.W.	Lifeguarding
8/16/26	3.84	R.C.	Lifeguarding
8/16/26	3.77	D.G.	Lifeguarding
8/16/26	6.99	K.H.	Lifeguarding
8/16/26	4.04	A.M.	Lifeguarding
8/16/26	3.77	E.W.P.	Lifeguarding
8/22/26	6.89	K.B.	Lifeguarding
8/22/26	3.62	D.G.	Lifeguarding
8/22/26	3.77	O.H.	Lifeguarding
8/22/26	4	A.M.	Lifeguarding
8/22/26	3.87	I.S.	Lifeguarding
8/23/26	3.89	K.H.	Lifeguarding
8/23/26	6.74	O.H.	Lifeguarding
8/23/26	1.52	S.M.	Lifeguarding
8/23/26	3.75	E.W.P.	Lifeguarding
8/23/26	5.29	I.S.	Lifeguarding
8/23/26	3.85	G.W.	Lifeguarding
8/29/26	6.84	K.B.	Lifeguarding
8/29/26	3.86	D.G.	Lifeguarding
8/29/26	3.72	B.M.	Lifeguarding
8/29/26	4.22	A.M.	Lifeguarding
8/29/26	3.95	D.W.	Lifeguarding
8/30/26	3.95	D.G.	Lifeguarding
8/30/26	6.82	O.H.	Lifeguarding
8/30/26	4.14	A.M.	Lifeguarding
8/30/26	3.75	E.W.P.	Lifeguarding
8/30/26	3.79	G.W.	Lifeguarding
9/5/26	3.89	R.C.	Lifeguarding
9/5/26	3.79	O.H.	Lifeguarding
9/5/26	4.1	I.S.	Lifeguarding
9/5/26	7.04	G.W.	Lifeguarding
9/6/26	3.9	D.G.	Lifeguarding
9/6/26	6.75	K.H.	Lifeguarding
9/6/26	3.75	E.W.P.	Lifeguarding
9/6/26	6.77	G.W.	Lifeguarding
9/7/26	6.85	R.C.	Lifeguarding
9/7/26	3.77	D.G.	Lifeguarding
9/7/26	3.87	K.H.	Lifeguarding
9/7/26	6.75	O.H.	Lifeguarding
9/7/26	3.8	S.M.	Lifeguarding
TOTAL	388.95		

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/18/26	00200	9/04/26 401131	202609 600-53800-60100 DEP COURT RESURFACING	TENNIS HOLDINGS ACQUISITION LLC	*	6,325.00	6,325.00 000195
9/18/26	00201	9/02/26 001	202609 600-53800-60100 REPAIR & PAINTING	KCJ PAINTING LLC	*	2,000.00	2,000.00 000196
9/18/26	00201	9/02/26 002	202609 600-53800-60100 REPAIR & PAINTING	KCJ PAINTING LLC	*	2,000.00	2,000.00 000197
9/28/26	00159	9/17/26 96693	202609 600-53800-60100 RPR DIFFUSED AIR SYSTEM	FUTURE HORIZONS, INC	*	1,056.50	1,056.50 000198
9/28/26	00192	8/27/26 23171	202608 600-53800-60100 FIX LED FIXTURES/LIGHTS	LIN'S ELECTRIC INC	*	606.56	606.56 000199
9/28/26	00202	9/11/26 17423	202609 600-53800-60100 FIRE EXTINGUISHER INSPECT	ST JOHNS FIRE EQUIPMENT	*	325.00	325.00 000200
TOTAL FOR BANK B						12,313.06	
TOTAL FOR REGISTER						12,313.06	

ABER ABERDEEN TLEE



*EXPERIENCE
*QUALITY
*SERVICE
*VALUE

Invoice

Fast-Dry Courts

1400 NW 13th Avenue
Pompano Beach, Florida 33069

Telephone: (954)979-3111
Fax: (954)979-1335
Website: www.fast-dry.com

Date

9/4/2026

Invoice #

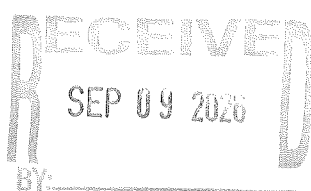
401131

Bill To:

Aberdeen CDD
110 Flower of Scotland Ave
Saint Johns FL 32259

Ship To:

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

Project	Project Rep	P.O. Number	Terms
24445 - RS (1) BB court	Stacy		Due on Receipt
Description		Amount	
HARD STANDARD COURT RESURFACING RS (1) BB court 84 'x 50' - PC - Patch - 4 coat Subcontractor - Fiberglass Membrane - 1 Court Battery Deposit - \$6,325.00		6,325.00	
 Approved 9/9/26 Jay Parker Aberdeen CDD Operations Manager			
		Total	\$6,325.00
		Payments/Credits	\$0.00
		Balance Due	\$6,325.00

Tennis Court Construction
Resurfacing * Lighting
Supplies * Export

KCJ Painting LLC
Demo, Siding, Paint & more
Invoice #001

Project: Braewick Sign

Date: 02SEP2026

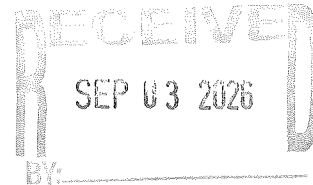
To: Aberdeen CDD

Invoice #001

Description:

- Repair & Painting
 - o EFIS Target repair
 - o Pressure Wash
 - o Caulk
 - o Paint

Total - \$2,000.00



Approved 9/3/26
Jay Parker
Operation Manager
Aberdeen CDD

Email: CF.KCJpainting@gmail.com

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

KCJ Painting LLC
Demo, Siding, Paint & more
Invoice #002

Project: Sutherland Forest Sign 1 of 2

Date: 02SEP2026

To: Aberdeen CDD

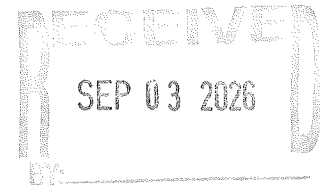
Invoice #002

Description:

- Repair & Painting
 - o EFIS Target repair
 - o Pressure Wash
 - o Caulk
 - o Paint

Total - \$2,000.00

Approved 9/3/26
Jay Parker
Operation Manager
Aberdeen CDD



Email: CF.KCJpainting@gmail.com

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

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: 96693

Invoice Date: Sep 17, 2026

Page: 1

Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Aberdeen01	Per Quote	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver		10/17/26

Quantity	Item	Description	Unit Price	Amount
1.00	KM-60HC	TeichAire Compressor, 1/4hp, 230V molex plug for new style cabinet and molex whip blunt end cord for old style	771.00	771.00
1.00	771028	Cooling Fan, 110CFM 230V	60.50	60.50
1.00	Aerator Service	Replacement compressor for the diffused air system in pond 4. The new compressor comes with a 2-year warranty.	225.00	225.00
Approved 9/17/26 By Jay Parker Operations Manager Aberdeen CDD				
Subtotal				1,056.50
Sales Tax				
Freight				
Total Invoice Amount				1,056.50
Payment/Credit Applied				
TOTAL				1,056.50

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



Lin's Electric, Inc

EC13007419

Invoice

7820 Pritchard Rd.
Jacksonville, FL 32219

Date	Invoice #
8/27/2026	23171

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

Ship To
Aberdeen CDD Jay Parker 110 Flower Of Scotland Avenue Fruit Cove, FL 32259

P.O. No.	Terms	ALL INVOICES DUE UPON RECEIPT
	Due on receipt	

Serviced	Description	Quantity	Rate	Amount
7/24/2026	Hardware includes wire nuts, washers, tape, screws, etc. -	6	1.25	7.50
7/24/2026	Custom Item(s) - 2 rocket posts, and 1-- 2" pvc cap	1	62.20	62.20
7/24/2026	GFI outlet 20 AMP Water Resistant with outlet plate cover (White, ivory, almond) (each) -	1	33.11	33.11
7/24/2026	Labor Rates - landscape light out at amenities center 2 landscape lights at gym-cap 1 off and replace 1 deco lights at grand hall monuments not working	3.25	155.00	503.75
	Work Performed			
	1-- we went and looked at everything that they wanted fixed			
	2-- we went to Home Depot to get the materials we needed			
	3-- we went to FLOWERS OF SCOTLAND, we changed out 2 landscape 120v LED fixtures, 1 by the pool entrance gate, and 1 by the gym back patio			
	4-- we went over to GRANDHOLM POINT, and changed out 2 landscape 120v LED fixtures, 1 by the entrance monument sign, and 1 by the exit monument sign, we also changed out the GFI that wasn't working, in the rocket post by the entrance monument sign			
	5-- we installed a new emergency light in the maintenance/ lifeguard room for Josh			
	Customer provided all LED 120v landscape lights, and emergency light			
	RECEIVED SEP 18 2026 APPROVED <i>[Signature]</i> 9/18/26 SIGNATURE / DATE 320.572.46000			

Thank you for your continued business and we look forward to our next adventure together.

Total \$606.56

Past Due Invoices are Subject to Finance Charges

St. John's Fire Equipment, Inc.
50 Muller Dr Unit 3
Saint Augustine, FL 32084 US
+19043259010
ar.sjfe@gmail.com
www.stjohnsfireequipment.com

INVOICE

BILL TO

Kate Trivelpiece
Aberdeen Amenities Center
110 Flower of Scotland Ave.
St. Johns, Florida 32259

SHIP TO

Kate Trivelpiece
Aberdeen Amenities Center
110 Flower of Scotland Ave.
St. Johns, Florida 32259

INVOICE # 17423

DATE 09/11/2026

DUE DATE 09/26/2026

TERMS Net 15

PMT METHOD

Credit Card

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/11/2026	~~Extinguisher~~ F EX INSP Fire Extinguisher Inspection	4	15.00	60.00
09/11/2026	~~Extinguisher~~ dc10 10lb ABC 6 Year Maintenance or Hydro Test Recharge	2	85.00	170.00
09/11/2026	~~Service~~ SC Service Charge	1	95.00	95.00

Preferred Payment Options:

- 1) Credit or Debit Card, Please process via:
<https://stjohnsfire.securepayments.cardpointe.com/pay>
- 2) ACH E-Check: Please click on the "Review & Pay" box in the invoice email.
- 3) PHONE: Please call 904-325-9010 extension 1.

SUBTOTAL	325.00
TAX	0.00
TOTAL	325.00
BALANCE DUE	\$325.00

Ways to pay

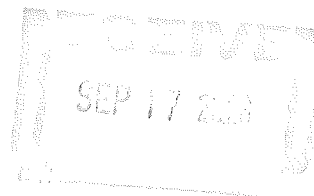
BANK

View and pay

APPROVED

SIGNATURE / DATE

320.572.46000



ALL SALES ARE FINAL

Thank you for your business!
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License # FED16-000036