

ABERDEEN

Community Development District

MAY 12, 2020

Aberdeen

Community Development District

475 West Town Place, Suite 114
Phone: 904-940-5850 - Fax: 904-940-5899

May 5, 2020

Board of Supervisors
Aberdeen Community
Development District

Dear Board Members:

The regular meeting of the Aberdeen Community Development District will be held Tuesday, May 12, 2020 at 4:00 p.m. via Zoom.

- I. Roll Call
- II. Audience Comments
- III. Approval of the Minutes of the April 28, 2020 Meeting
- IV. Discussion Regarding the Re-Opening of Amenity Facilities
- V. Update Regarding Series 2005 Bond Refinancing
- VI. Consideration of Resolution 2020-09, Supplemental Assessment Resolution
- VII. Consideration of Agreement with Aberdeen Rays Swim Team Regarding the Use of the District's Competition Pool
- VIII. Consideration of Resolution 2020-10, Approving the Fiscal Year 2021 Proposed Budget and Setting a Public Hearing Date for Adoption
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 1. Report on the Number of Registered Voters
 2. General Elections
 - D. Operation Manager
 - E. Amenity Center Manager
- X. Supervisor's Request and Audience Comments
- XI. Next Scheduled Meeting – 06/23/20 @ 4:00 p.m. @ Aberdeen Amenity Center
- XII. Adjournment

Enclosed for your review and approval is a copy of the minutes of the April 28, 2020 meeting.

The sixth order of business is consideration of Resolution 2020-09, which is enclosed for your review.

The seventh order of business is consideration of agreement with Aberdeen Rays Swim Team, which is enclosed for your review.

The eighth order of business is approval of the proposed budget for Fiscal Year 2021 and consideration of Resolution 2020-10, which is enclosed for your review along with a copy of the proposed budget. Approval of the proposed budget begins the budget process, allowing in excess of 60 days for Board and staff input prior to a public hearing and adoption of the budget.

Enclosed under the Manager's report is a letter from the Supervisor of Elections office indicating the number of registered voters.

The balance of the agenda is routine in nature and staff will give their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

Ernesto Torres

Ernesto Torres

Manager

cc: Carl Eldred Rich Whetsel Darrin Mossing
Shelley Blair Roy Deary

AGENDA

Aberdeen

Community Development District

Tuesday
May 12, 2020
4:00 p.m.

www.AberdeenCDD.com

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MINUTES

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, April 28, 2020 at 4:00 p.m. via Zoom.

Present and constituting a quorum were:

Angela Andrews	Chairperson
Gary Davis	Vice Chairman
Dennis M. Clarke	Supervisor
Hillary (Beth) Fore	Supervisor
Rhonda Lovett	Supervisor

Also present were:

Ernesto Torres	District Manager
Carl Eldred	District Counsel
George Katsaras	District Engineer
Brian Stephens	Riverside Management
Steve Howell	Vesta/Amenity Services Group
Denise Powers	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group
Mike Lucas	Basham & Lucas

The following is a summary of the actions taken at the April 28, 2020 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 4:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the February 25,
2020 Meeting**

On MOTION by Ms. Lovett seconded by Mr. Davis with all in favor the RFP project manual was approved in substantial form with the review and award the contract on June 23, 2020.

NINTH ORDER OF BUSINESS

Consideration of Engineer Site Plans

Mr. Katsaras stated those have been reviewed and that will also be in the RFP package.

TENTH ORDER OF BUSINESS

Discussion of Share Revenue Report for Fiscal Year 2020 1st Quarter (October 19 – December 19)

Mr. Torres stated as discussed a few meetings ago we developed a spreadsheet, a report of revenues that is provided to the district by third party vendors that your management company, Vesta, offers to the community. For the first quarter this is the 10%, \$102.40. I have communicated with Dan about the second quarter and due to the shutdown and stay at home orders that are in effect all the programs have stopped. We will delay the second quarter report.

ELEVENTH ORDER OF BUSINESS

Consideration of Agreement with Aberdeen Rays Swim Team Regarding the Use of the District's Competition Pool

This item tabled.

TWELFTH ORDER OF BUSINESS

Consideration of Authorizing Resolution with Florida Prime

This item pulled from the agenda.

THIRTEENTH ORDER OF BUSINESS

Discussion of Dissolution of Impact Fee Bonds

This item taken earlier in the agenda.

FOURTEENTH ORDER OF BUSINESS

Consideration of Quit Claim Deeds

A. Braewick

This item pulled from the agenda.

B. Sutherland Forest

Mr. Eldred stated in speaking with George, from an engineering standpoint he was satisfied such that the district can accept the conveyance of those ponds. Everything else in the document

appears appropriate as far as the property to be conveyed, it is the type of property the district would want to take ownership of and has taken ownership of in the past.

Ms. Andrews asked has Brian looked at these conservation areas to see if there are pines that may be a problem?

Mr. Stephens stated there are pine trees in those conservation areas; some that could possibly fall and hit a home, but the vast majority of them we felt were far enough away they wouldn't hit a home. I also walked E and F on Phase 4 as well as D and there are minor washouts but nothing major and we have already been maintaining those lakes.

On MOTION by Ms. Lovett seconded by Ms. Fore with all in favor the conveyance documents for drainage easements, stormwater management facilities and all easements within the plat for Aberdeen Phase 4 and Phase 5B were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eldred stated I believe everyone has been receiving the updates I have been providing as to how to move forward with the meetings, etc. and the obligations of the board given the pandemic we are currently experiencing. We are expecting the governor to come out with some statement on how the state will reopen and what the approach will be. We don't know when we will be able to reopen and that is something we will have to consider as more and more information becomes available. My general advice is to keep an eye on what the county is doing and what the City of Jacksonville is doing. We are not bound by that, but they have staff that are evaluating this and will take appropriate action. That is something to keep an eye on and consider as we also consider our plans for reopening. I know Dan and Vesta are spending a lot of time looking into this issue and we also look to their guidance as well.

Mr. Fagen stated clearly we are taking direction from all the governing authorities and Hopping Green & Sams. We have been working closely with counsel in a number of different communities and we have come up with a reopening plan. We are still working through that, but it is going to be comprehensive enough to address most of the things that we can anticipate and also flexible enough to make it applicable to Aberdeen. We will share that with Ernesto and the supervisors as well. I would like to work with a supervisor or the chair to work through the

reopening plans and all the nuances that are going to come up and we can only anticipate so many things.

Mr. Davis stated I would be happy to step in and do that.

Ms. Andrews stated the reason we have so many people today is because of that so there is going to be a discussion more at the end of the meeting.

B. Engineer

Mr. Katsaras stated on the amenity center site plans we are almost permitted with the county we had just one or two comments from the planning department to work through, then those plans will be done. We already had the water management district permit and we did not need a JEA permit.

1. Ratification of Requisitions 9 – 11

Mr. Katsaras reviewed the requisitions to be ratified and the board took the following action.

On MOTION by Ms. Fore seconded by Mr. Davis with all in favor requisitions 9 – 11 were ratified.

2. Consideration of Requisition no. 12

Mr. Katsaras stated requisition 12 is a new requisition in the amount of \$4,373 payable to ETM for design fees associated for the fitness center.

On MOTION by Ms. Lovett seconded by Ms. Fore with all in favor requisition 12 was approved.

C. Manager

Mr. Torres stated the closing of the facilities were closed with the chair and I appreciate everyone's patience. It was a very rapidly changing environment of things being closed. I'm glad to work with Gary on the reopening and I pay close attention to anything that comes out of the governor's office and also St. Johns County. The model that we will be applying will mirror the same things that the county and the state is putting out.

As a reminder, seats 4 and 2 are up for election. Currently Angela in seat 4 and Rhonda in seat 2, the qualifying period for St. Johns County supervisor of elections office is June 8 to June 12.

D. Operation Manager - Report

Mr. Stephens stated the slide steps for the pool slide have been removed, the rust has been removed and everything has been cleaned and painted on the support for the steps. The process for the new steps was completed today and they are scheduled to go in for powder coating at the end of this week or the first of next week and it is about a week long process for all the pieces to be done and then I will have them installed. Multiple trees have been removed from the preserve areas throughout the community. The pond diffuser on Prince Albert has been replaced, both pond fountain timers have been reset and adjusted.

E. Amenity Center Manager - Report

Ms. Powers stated I am excited to be here and be a part of this team and carry on the exceptional level of service that has gone on in the community. It is a very high standard to keep up and I look forward to the challenge and being a part of the community going forward.

SIXTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of March 31, 2020 and Statement of Revenues and Expenses for the Period Ending March 31, 2020

A copy of the financials was included in the agenda package.

B. Assessment Receipt Schedule

A copy of the assessment receipt schedule was included in the agenda package.

C. Approval of Check Register

On MOTION by Mr. Fore seconded by Ms. Lovett with all in favor the check register was approved.

**SEVENTEENTH ORDER OF BUSINESS Supervisors Requests and Audience
Comments**

Ms. Andrews stated I spoke to the health department today to find out what the rules are for closing. We are known as a private pool so we have the right to stay open. I understand legal and our insurance company has a different say and we have to abide by those rules. I wanted to clear that up before anything else. Of course, I want to open the pool; I definitely want to open the basketball courts. Let's find out what we can do and how fast we can do it. I propose if we open a short time, kind of like what the beach did, no sitting and maybe put the tables and chairs away and people can just get wet and hang out for a few hours and see how it goes. If it gets crazy then we will reevaluate, but that is my proposal.

Mr. Eldred stated right now we are operating under the executive orders, which obviously have limitations on the number of people that can gather. The question is how we would monitor that and how would we be able to adjust for that. Given that the governor is seemingly going to come out with further information tomorrow, I would caution the board against taking any action at this point until we get further direction from the governor. A good approach is to mirror what the county and City of Jacksonville are doing.

Mr. Davis stated I agree wholeheartedly with that. I don't feel that any of us have the ability to make those calls, whether we are a private pool or not. I think we should be following whatever guidelines are set forth by the governor and elected officials locally. I don't think there is any other responsible way to do it regardless of how we feel personally. I agree that we need to wait to see what comes out.

Ms. Lovett stated I also agree. I think it would be a little reckless to make a decision before we get guidance and changes from the governor. Even though technically, we don't fall under that I think it is a bit reckless.

In follow-up to the monuments that were damaged in Castlegate what is the schedule, in terms of being able to repair the damage caused by the juveniles?

Mr. Stephens stated I spoke with the adjuster last week, he was in the process of submitting the proposal that I have to his bosses to see if they need more information or not.

Mr. Torres stated once we get the approval to repair we will. It needs to be fixed regardless so will proceed with the repair.

Ms. Lovett stated some of the flower beds around the entrances have gotten a lot of weeds in them. I don't know if we can get Yellowstone out and pay a little more attention to the entrance features.

Mr. Stephens stated I spent about 2 ½ hours onsite with them this morning and that was one of the things I pointed out because it is unacceptable.

Mr. Davis stated Denise, we welcome you to our community and I want to take a moment to publicly thank Lauren for all she has done for our community. We wish her the very best and appreciate all she did for us and we look forward to what is to come with Denise.

Mr. Franco asked what is the expectation for us to be able to use our amenities, knowing we are a private pool and knowing that you are going to listen to the governor and the department of health guidelines? If everything is lifted, what is our expectation that you will follow suit and how quickly can we expect to gain use of our amenities?

Mr. Davis stated decision-making can be very quick. Can Denise speak to the state of the amenity center and where we are with that?

Ms. Powers stated in general we would say about 30 days because we do have to get all the staff back onsite. Most staff is not working.

Mr. Franco asked is that 30 days to use the pool or the amenity center? For the pool specifically to get into the pool you are saying 30 days for that?

Ms. Powers stated that would be up to the board, but as far as pool staff, full operation it could be up to 30 days for us to be able to get lifeguards hired, back trained and things of that nature. As far as just regular use that would be a board decision.

Ms. Andrews stated it needs to be staffed to make sure people are being responsible, but I don't know that we need lifeguards because we don't have the slide working yet.

Mr. Fagen stated correct and what Denise is referencing too is if we had to staff up for it, it does take time to do just that. If we were to just open the gates and everything was back to normal there wouldn't be much of a transition, we would need to make sure the facility is up and running, sterilizing and everything else. Is it just going to be open as normal or are we going to recognize some official distancing requirements if there are any at that time? If so are we going to need to enforce certain requirements that come from the state as far as less than 50 people, 6 feet and that kind of thing we will have to take into consideration. There is a lot more to consider, a lot more variables involved than just flipping a switch. If we do need to bring people back, we furloughed people so far, we can release that furlough and hope they come back and if they don't then we have to start the process of recruiting and training staff and that takes time.

Mr. Franco stated you said earlier that you had a contingency plan or business continuity plan on coming back to normalcy. Why has it taken so long to get to where we are today and now you are saying you have 30 days. I understand hiring staff and we don't know what those guidelines are going to be as you stated. What has been done in the time you were closed? Were you prohibited from doing anything and keeping the maintenance up and keeping the pool ready to open? What was that process like during the time we were closed?

Mr. Fagen stated our primary focus has been maintenance. We are working with district staff and counsel as far as legal is concerned but as to onsite, our primary focus has been maintenance. A lot of variables and working with Supervisor Davis we will be able to hone in on dealing with staffing levels, dealing with sanitization, sanitizing the facility, not right now but on an ongoing basis once people start using the facility, what is that going to look like. As Angela said as far as pulling all the deck furniture off. What happens in the fitness center as to how many people will be allowed in that room. There are a lot of questions and that is part of the contingency plan, the reopening plan is coming up with these questions and that starts the conversation and in order to open we need to address these. We are taking in every aspect from maintenance to janitorial to lifestyle, events and everything else. There is a lot involved. We are trying to stay in front of it to the extent that we can and it continues to evolve.

Mr. Franco stated thank you. I ask for transparency at the time you are making your decisions for us as residents to be able to put in our 2 cents even though it may not mean anything but we do have folks who want to get back to normal whatever that may be, a phased in approach or whatnot. I appreciate it.

Mr. Fagen stated we understand going into this that you pay for your pool and amenities and you want to be able to use them. We will work with Ernesto and the board and to the extent we can communicate we will be glad to do so.

Ms. Andrews stated if we are able to open up some tomorrow, I think at least the basketball courts should open, somewhere where they kids can go and play. We don't have to staff the basketball courts.

Mr. Davis stated I agree and it is going to depend on what the executive order says. I want to get them in there playing and back to the pool as soon as possible.

Ms. Andrews stated Jacksonville will open their beaches tomorrow from 6 – 8 so basically all day. I think it would be okay depending on what the governor says tomorrow but at least open the basketball courts.

A resident stated how do you social distance when you are touching the basketball. That seems more reckless than opening the pool.

Ms. Andrews stated the problem was when we actually closed the amenities from my understanding people were saying that the basketball courts were still open including doing food trucks almost daily. We weren't having an issue with that, I just feel that at this point we need to open something. We took pretty much everything away. I understand where we are at, but the governor is opening things, I think we should work on opening things. We don't have to staff it. If you feel that your kid should not be up there playing that is your discretion of course.

Mr. Eldred stated an element we need to consider is the limitation on the number of people who can gather in one place at one time. The basketball court is not going to be staffed, we just need to be careful about providing those facilities and encouraging groups of people to congregate beyond the allowed number.

Mr. Fagen stated this is obviously exceptional so I think level setting of expectations is key and a lot of things is very fluid and we have as far as staff, we have our limitations as well. When it comes to opening the pool and moving forward I want to make sure we are clear and working with Supervisor Davis will help. To what extent are we expecting people to police themselves and where does our responsibility end and theirs begin? We will work closely with the board on that. In regard to the basketball hoop, give us guidelines and we can put them up or keep them down.

Mr. Torres stated let's just end the basketball issue, let's put it to a vote. The basketball hoops were removed by staff at the suggestion of staff, district counsel and our insurance carrier. If you choose to open the courts, District will be assuming the liability exposure, especially after the insurance provider has recommended they should be closed.

Ms. Andrews asked who insures county parks? They have been open the entire time.

Mr. Eldred stated I can't speak to who insures local government all I can tell you is that our insurance provider has advised that we don't do it. That is the information we are operating from. That is what we are advising you, but it is the board's decision. Ernesto is suggesting if the board wants to move forward with this then someone needs to make a motion to reopen so the board can make a determination.

Ms. Andrews moved to reopen the basketball courts and Mr. Clarke seconded the motion and the motion failed on the following roll call vote:
Ms. Andrews voted yes.
Mr. Clarke voted yes.
Ms. Fore vote no.
Mr. Davis vote no.
Ms. Lovett voted no.

A resident asked who is the insurance provider that is saying no?

Mr. Torres stated we have insurance provided by EGIS.

Dr. Aguilar stated I hope everyone is doing well and staying safe. It has been a very difficult time, but we are also thanking the essential workers that are out there. One of the things we are trying to do for the future is see how we can improve and let's take some lessons learned so that way we will be better prepared for the future. If you have any questions please let me know. I'm running for congress, republican candidate and the primary address is 13450 Stanton Drive, Jacksonville, Florida.

EIGHTEENTH ORDER OF BUSINESS Next Scheduled Meeting – 05/26/20 @ 6:00 p.m. @ Aberdeen Amenity Center

Mr. Torres stated the next meeting is May 26th at 6:00 p.m. at Aberdeen Amenity Center. The executive order that allows us to have these video call meetings expires May 8th and we don't know how this is going to look for May 26th.

Ms. Lovett stated I think we can move the May meeting if that will allow us to make quicker decisions based on the executive orders and whatever the governor does or does not do.

Mr. Torres stated that is what I was thinking because it was easy to close the facility because of the situation and everyone else was doing the same. The opening is not just going to happen it will take more staff work and decisions. I am open to the suggestion if the board would like to move the meeting up.

On MOTION by Mr. Davis seconded by Ms. Lovett with all in favor the next meeting will be held May 12, 2020 at 4:00 p.m.

Mr. Torres stated we will notice it as if we were having it onsite and also this platform just in case to cover both.

Mr. Davis stated we had a lot more participation by residents today. Is it possible to continue not with this platform is it possible to continue it with broadcasting the meeting so people can participate? We would have to limit comments from residents, but would we be able to broadcast live so people can at least see?

Mr. Eldred stated it is something that staff can evaluate.

On MOTION by Mr. Davis seconded by Ms. Lovett with all in favor the meeting adjourned at 6:01 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

RESOLUTION 2020-09

[SERIES 2005 REFUNDING]

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SENIOR SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2020A-1 AND SUBORDINATE SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2020A-2; CONFIRMING AND ADOPTING SUPPLEMENTAL ASSESSMENT METHODOLOGY; CONFIRMING, ALLOCATING AND PROVIDING FOR THE COLLECTION AND PAYMENT OF SPECIAL ASSESSMENTS SECURING THE SENIOR SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2020A-1 AND SUBORDINATE SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2020A-2; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR CONFLICTS, AN ASSESSMENT NOTICE, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Aberdeen Community Development District ("District") has previously indicated its intention to undertake, install, establish, construct and/or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District, on January 27, 2004, in accordance with Chapters 170, 190 and 197, *Florida Statutes*, without limitation, adopted Resolution 2004-21, A RESOLUTION AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION OF MASTER AND NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITTED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE ("Assessment Resolution"); and

WHEREAS, the District, on November 3, 2005, in accordance with Chapters 170, 190 and 197, *Florida Statutes*, without limitation, adopted Resolution 2006-01, A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2005; CONFIRMING DISTRICT PROVISION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS AND ADOPTING SUPPLEMENTAL ENGINEER'S REPORT; CONFIRMING AND ADOPTING SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2005 BONDS; PROVIDING FOR THE APPLICATION

OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2005 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE (“Supplemental Assessment Resolution” and together with the Assessment Resolution, “Series 2005 Assessment Resolutions”); and

WHEREAS, the Series 2005 Assessment Resolutions were adopted in connection with the District’s issuance of its \$38,765,000 Aberdeen Community Development District Special Assessment Bonds, Series 2005 (“Series 2005 Bonds”); and

WHEREAS, in order to achieve both aggregate and annual debt service savings, the District has determined it is in the best interest of the District, its residents and landowners, to refinance the outstanding Series 2005 Bonds via the issuance of refunding bonds; and

WHEREAS, in order to effect such refunding, on February 25, 2020, the District’s Board of Supervisors (“Board”) adopted Resolution 2020-07, authorizing the issuance of Aberdeen Community Development District Senior Special Assessment Revenue Refunding Bonds, Series 2020A-1 and Aberdeen Community Development District Subordinate Special Assessment Revenue Refunding Bonds, Series 2020A-2, in an aggregate principal amount not to exceed \$25,000,000 (“Series 2020 Refunding Bonds”); and

WHEREAS, pursuant to and consistent with the Series 2005 Assessment Resolutions, this Resolution sets forth the terms of the Series 2020 Refunding Bonds and confirms the lien of the levy of special assessments securing the Series 2020 Refunding Bonds.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and the Series 2005 Assessment Resolutions.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) On January 27, 2004, the District, after due notice and public hearing, adopted the Assessment Resolution, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. On November 3, 2005, the District adopted the Supplemental Assessment Resolution, which approved the supplemental allocation of special assessments pursuant to the Assessment Resolution. This Resolution shall supplement the Series 2005 Assessment Resolutions for the purpose of setting forth the specific terms of the Series 2020 Refunding Bonds and certifying the amount of the lien of the special assessments securing any portion of the Series 2020 Refunding Bonds, including interest, costs of issuance, and the number of payments due.

(b) The *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Refunding Bonds, Series 2020A-1 (Senior Bonds) and 2020A-2 (Subordinate)*, dated February 25, 2020, attached to this Resolution as **Exhibit A** (“Supplemental Assessment Methodology”), applies the *Adopted Master Assessment Methodology*, dated January 27, 2004, as supplemented by the *Supplemental Assessment Report for the Series 2005 Bonds*, dated October 21, 2005 (together, “Original Assessment Methodology,”), to the actual terms of the Series 2020 Refunding Bonds. The Supplemental Assessment Methodology is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2020 Refunding Bonds.

(c) The “Series 2005 Project,” as described in the *Improvement Plan*, dated November 24, 2003, as supplemented by the *Supplemental Engineer’s Report for Series 2005 Capital Improvements*, dated October 19, 2005 (together, “Engineer’s Report”), continues to specially benefit all of the properties identified in the Supplemental Assessment Methodology. The benefits of the Series 2005 Project exceed the assessments allocated as provided in the Original Assessment Methodology and the Supplemental Assessment Methodology.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2020 REFUNDING BONDS. This Resolution is intended to set forth the terms of the Series 2020 Refunding Bonds and the final amount of the lien of the special assessments securing those bonds. The Series 2020 Refunding Bonds, in a par amount of \$23,945,000, shall bear such rates of interest and maturity as shown on **Exhibit B** attached hereto. The sources and uses of funds of the Series 2020 Refunding Bonds shall be as set forth in **Exhibit C**. The debt service due on the Series 2020 Refunding Bonds is set forth on **Exhibit D** attached hereto. The lien of the special assessments securing the Series 2020 Refunding Bonds on certain developable land within the District, as such land is described in Exhibit A, shall be the principal amount due on the Series 2020 Refunding Bonds, together with accrued but unpaid interest thereon, penalties, interest on late payments and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2020 REFUNDING BONDS.

(a) The special assessments for the Series 2020 Refunding Bonds shall be allocated in accordance with Exhibit A. The Supplemental Assessment Methodology, considered herein, reflects the actual terms of the issuance of the District’s Series 2020 Refunding Bonds. The estimated costs of collection and required gross up for early payment discount of the special assessments for the Series 2020 Refunding Bonds are as set forth in the Supplemental Assessment Methodology; however, in any given year, such actual costs and required gross up amounts shall be included in the special assessments collected by the District under any method authorized by law.

(b) The lien of the special assessments securing the Series 2020 Refunding Bonds includes all lands within the District subject to the special assessments which originally secured the Series 2005 Bonds (“Series 2005 Assessments”), except those that prepaid the Series 2005

Assessments in full, all as reflected in Exhibit A. To the extent additional land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting and without the need for public hearing, determine such land to be benefitted and reallocate the special assessments securing the Series 2020 Refunding Bonds and impose special assessments on the newly added and benefitted property.

SECTION 5. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The special assessments may be paid in not more than eighteen (18) consecutive annual installments of principal and interest. The Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District. The special assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. An owner of property subject to the special assessments may pay all, or a portion once, of the principal balance of such special assessment remaining due at any time if there is also paid an amount equal to the interest that would otherwise be due on such balance on the next succeeding interest payment date for the Series 2020 Refunding Bonds or, if prepaid during the forty-five (45) day period preceding such interest payment date, on the second succeeding interest payment date. Prepayment of special assessments does not entitle the property owner to any discounts for early payment.

(b) In no event shall the District collect special assessments pursuant to this Resolution in excess of the total debt service related to the refunding bonds, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If any assessment reallocation pursuant to this Resolution would result in special assessments collected in excess of the District's total debt service obligation for the refunding bonds, the Board shall by resolution take appropriate action to equitably reallocate the special assessments.

(c) The District hereby certifies the special assessments securing the Series 2020 Refunding Bonds for collection each year and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by the St. Johns County and other Florida law. The District intends, unless inapplicable or unavailable or otherwise not in the District's best interests, to collect the special assessments securing the Series 2020 Refunding Bonds levied on platted lots using the Uniform Method in Chapter 197, *Florida Statutes*, or any successor statute thereto. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The decision to collect special assessments by any particular method does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

(d) If in any year, the District determines it to be in its best interest to directly collect the special assessments, or if the Uniform Method is unavailable, the District Manager is further

directed and authorized to take all actions necessary to collect the special assessments using methods available to the District authorized by Florida law. The deposit of all special assessments securing the Series 2020 Refunding Bonds collected by the District under any allowable method shall be made in accordance with the provisions of Sections 197.3632 and 197.3635, *Florida Statutes*, and the *Sixth Supplemental Indenture*, dated _____, 2020 (“Sixth Supplemental Indenture”).

(e) The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the Board as required by law.

(f) For each year the District uses the Uniform Method, the District shall enter into an agreement with the St. Johns County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the non-ad valorem special assessment imposed on property subject thereto, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

(g) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and Sixth Supplemental Trust Indenture, the District shall begin annual collection of special assessments in November of 2020 for the Series 2020 Refunding Bonds debt service payment due on May 1, 2020 using the methods available to it by law. The Series 2020 Refunding Bonds, together with funds on hand, include an amount for interest through November 1, 2020. Beginning in May of 2020 there shall be eighteen (18) years of semi-annual installments of interest, as reflected on Exhibit D. The annual special assessment certified for collection each year shall not be reduced from year to year, except to the extent the costs of collection decrease or the gross up for early payment discount is lowered by law or with respect to the last assessment installment needed to fully retire the Series 2020 Refunding Bonds.

(h) In the event a special assessment payment directly collected by the District is not made, the whole assessment, including any remaining partially deferred payments for the year in question if any, as well as future installments of special assessments securing the Series 2020 Refunding Bonds, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county,

district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Assessment Resolution, which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed, except as noted below. Upon the issuance of the Series 2020 Refunding Bonds and the complete redemption of the Series 2005 Bonds, the Series 2020 Assessments shall supersede and replace the Series 2005 Assessments previously allocated pursuant to the Series 2005 Assessment Resolutions, provided however, the lien of the Series 2005 Assessments shall remain in effect for a particular parcel until such time as such parcel has paid all annual installments of Series 2005 Assessments certified for collection.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of 2020 Assessments in the Official Records of St. Johns County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

PASSED in Public Session of the Board of Supervisors of the Aberdeen Community Development District, this 12th day of May, 2020.

ATTEST:

**ABERDEEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Supplemental Assessment Methodology
Exhibit B: Maturities and Coupon of Series 2020 Refunding Bonds
Exhibit C: Sources and Uses of Funds for Series 2020 Refunding Bonds
Exhibit D: Annual Debt Service Payment Due on 2020 Refunding Bonds

Exhibit A

SUPPLEMENTAL ASSESSMENT METHODOLOGY

Exhibit B

INTEREST RATES AND MATURITY

Exhibit C

SOURCES AND USES OF FUNDS

Exhibit D

DEBT SERVICE REQUIREMENTS

SEVENTH ORDER OF BUSINESS

**FIRST AMENDMENT TO THE AGREEMENT BY AND BETWEEN THE
ABERDEEN COMMUNITY DEVELOPMENT DISTRICT
AND ABERDEEN RAYS SWIM TEAM, REGARDING THE USE
OF THE DISTRICT'S COMPETITION POOL**

THIS FIRST AMENDMENT (“First Amendment”) is made and entered into this ____ day of _____, 2020, 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 (the “District”), and

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

RECITALS

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

WHEREAS, on May 28, 2019, the Parties entered into a license agreement (the “Agreement”) whereby Licensee was granted access to the District’s Competition Pool during the 2019 swim season; and

WHEREAS, Section 4 of the Agreement provided that the Agreement expired on March 31, 2020, with the option to renew the license for the 2020 and 2021 swim seasons; and

WHEREAS, the parties wish to execute this First Amendment to renew the license for the 2020 swim season; and

WHEREAS, due to the COVID-19 public health emergency, the District has closed its Amenity Facilities, including the competition pool. It is unknown at this time when the District will re-open the Amenity Facilities; and

WHEREAS, each of the Parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

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

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

2. AFFIRMATION OF THE AGREEMENT. The Agreement, as amended, is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 3 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement, as amended.

3. AMENDMENTS.

a. Section 2 of the Agreement is amended as follows: “The District hereby grants to the Swim Team a license to use the competition pool for Swim Team practices and swimming competitions in accordance with the Exhibits attached hereto and incorporated herein by reference (“License”). The parties acknowledge that the competition pool is currently closed due to the COVID-19 public health emergency and that this License is subject to the current closure of the competition pool. The parties further acknowledge that it is currently unknown when the COVID-19 public health emergency will pass or when the District, in its sole discretion, will be re-open the pool. Swim Team agrees to the following conditions:”

b. Section 2.B. of the Agreement is amended to adopt the schedule attached to this First Amendment as **Exhibit A** and incorporated herein by reference.

c. Section 2.I. shall be added as follows: The parties acknowledge that the District may close the competition pool at anytime due to public health concerns, including the COVID-19 public health emergency.

d. Section 4 of the Agreement is amended to renew the Agreement for the 2020 swim season from April 1, 2020 through March 31, 2021;

5. WAIVER AND RELEASE. No practices or swim meets may commence until the District has received executed waivers from each coach and participant, and in the case of a participant under 18 years of age, each participant’s parent or legal guardian, in the form attached hereto as **Exhibit B**.

4. EFFECTIVE DATE. This First Amendment shall become effective on the date first written above.

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

Attest:

**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair/Vice Chair, Board of Supervisors

Witness:

ABERDEEN RAYS SWIM TEAM

Signature

By: _____

Its: _____

Print Name of Witness

Exhibit A: Schedule of Swim Team Practices

Exhibit B: Waiver and Release

Exhibit A

**Exhibit B
Waiver and Release**

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

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

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

Name

Mailing Address

Signature

Telephone Number

Date

EIGHTH ORDER OF BUSINESS

RESOLUTION 2020-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Aberdeen Community Development District (“**District**”) prior to June 15, 2020, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____, 2020

HOUR: _____

The hearing may be conducted remotely, pursuant to Zoom media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. In the event that conditions allow the meeting to be held in person, it will be held at the following location:

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF MAY, 2020.

ATTEST:

**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

*Proposed Budget
Fiscal Year 2021*



*Aberdeen
Community Development District*

May 12, 2020



Aberdeen
Community Development District

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Aberdeen

Community Development District

General Fund

<u>Description</u>	<u>Adopted Budget FY 2020</u>	<u>Actual Thru 3/31/20</u>	<u>Next 6 Months</u>	<u>Projected Thru 9/30/20</u>	<u>Proposed Budget FY 2021</u>
<u>Revenues</u>					
Assessments	\$ 1,024,670	\$ 969,497	\$ 55,173	\$ 1,024,670	\$ 1,024,670
Interest Earned	\$ 1,000	\$ 156	\$ 50	\$ 206	\$ 1,000
Amenities Revenue/Misc	\$ 10,000	\$ 8,600	\$ 5,000	\$ 13,600	\$ 10,000
Carry Forward Surplus	\$ 1,190	\$ -	\$ -	\$ -	\$ -
<u>Total Revenues</u>	\$ 1,036,860	\$ 978,254	\$ 60,223	\$ 1,038,477	\$1,035,670
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 6,000	\$ 11,000	\$ 12,000
FICA Expense	\$ 918	\$ 383	\$ 459	\$ 842	\$ 918
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Engineering Fees	\$ 7,000	\$ 4,699	\$ 4,800	\$ 9,499	\$ 7,000
Arbitrage	\$ 1,200	\$ -	\$ 1,800	\$ 1,800	\$ 1,800
Dissemination Agent	\$ 7,500	\$ 4,550	\$ 3,750	\$ 8,300	\$ 7,800
Impact Fee Administration	\$ 10,000	\$ 5,000	\$ 5,000	\$ 10,000	\$ 10,000
Attorney Fees	\$ 40,000	\$ 21,616	\$ 24,270	\$ 45,886	\$ 40,000
Annual Audit	\$ 3,525	\$ -	\$ 3,450	\$ 3,450	\$ 3,450
Trustee Fees	\$ 13,000	\$ 11,243	\$ 3,186	\$ 14,428	\$ 13,000
Management Fees	\$ 50,282	\$ 25,141	\$ 25,141	\$ 50,282	\$ 50,282
Information Technology	\$ 2,800	\$ 800	\$ 2,000	\$ 2,800	\$ 2,800
Travel and Per Diem	\$ 1,000	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ 300	\$ 353	\$ 347	\$ 700	\$ 700
Postage	\$ 2,000	\$ 1,025	\$ 975	\$ 2,000	\$ 2,000
Printing and Binding	\$ 1,500	\$ 1,443	\$ 1,523	\$ 2,966	\$ 3,000
Insurance	\$ 9,750	\$ 9,515	\$ -	\$ 9,515	\$ 10,467
Legal Advertising	\$ 1,500	\$ 601	\$ 943	\$ 1,544	\$ 1,500
Other Current Charges	\$ 500	\$ 292	\$ 300	\$ 592	\$ 600
Credit Card Machine Fees	\$ -	\$ 907	\$ 168	\$ 1,075	\$ 360
Office Supplies	\$ 250	\$ 155	\$ 95	\$ 250	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<u>Administrative Expenses</u>	\$ 170,200	\$ 97,896	\$ 84,207	\$ 182,103	\$173,702
<u>Amenity Center</u>					
Insurance	\$ 20,546	\$ 20,481	\$ -	\$ 20,481	\$ 22,567
Repairs & Replacements	\$ 30,000	\$ 15,158	\$ 14,842	\$ 30,000	\$ 30,000
Special Events	\$ 7,500	\$ 7,256	\$ 7,000	\$ 14,256	\$ 7,500
Storage Facility	\$ -	\$ 959	\$ -	\$ 959	\$ 1,000
Fitness Rental	\$ -	\$ 1,850	\$ 1,800	\$ 3,650	\$ 3,600
Recreational Passes	\$ 1,600	\$ -	\$ 1,600	\$ 1,600	\$ 1,600
Capital Outlay	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000
Other Current Charges	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Permit Fees	\$ 1,600	\$ 1,265	\$ 335	\$ 1,600	\$ 1,600
Office Supplies	\$ 2,000	\$ 2,197	\$ 600	\$ 2,797	\$ 2,000
Utilities					
Water & Sewer	\$ 23,000	\$ 7,983	\$ 11,705	\$ 19,688	\$ 23,000
Electric	\$ 35,000	\$ 14,430	\$ 14,880	\$ 29,310	\$ 35,000
Cable/Internet/Phone	\$ 5,000	\$ 2,216	\$ 2,460	\$ 4,676	\$ 5,000
Management Contracts					
Field Operations Management - GMS	\$ 31,500	\$ 15,750	\$ 15,750	\$ 31,500	\$ 31,500
Pool Attendants/Lifeguards - Vesta	\$ 38,500	\$ -	\$ 38,500	\$ 38,500	\$ 38,500
Facility Management - Vesta	\$ 112,750	\$ 56,375	\$ 56,375	\$ 112,750	\$ 112,750
Pool Maintenance/Supplies - Vesta	\$ 19,954	\$ 9,977	\$ 9,977	\$ 19,954	\$ 19,954
Janitorial Services - Vesta	\$ 17,314	\$ 8,657	\$ 8,657	\$ 17,314	\$ 17,314
General Facility Maintenance - Vesta	\$ 18,159	\$ 9,079	\$ 9,079	\$ 18,159	\$ 18,159
Lifesytle Coordinator - Vesta	\$ 11,042	\$ 5,521	\$ 5,521	\$ 11,042	\$ 11,042
Pool Chemicals - Poolsure	\$ 22,062	\$ 11,031	\$ 8,657	\$ 19,688	\$ 22,062
Refuse Service	\$ 10,500	\$ 4,923	\$ 4,950	\$ 9,873	\$ 10,500
Security	\$ 13,800	\$ 5,884	\$ 5,544	\$ 11,428	\$ 13,800
Website	\$ 575	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Holiday Decorations	\$ 2,000	\$ 5,183	\$ -	\$ 5,183	\$ 2,000
<u>Amenity Center Expenses</u>	\$ 427,402	\$ 207,075	\$ 219,133	\$ 426,208	\$435,248

Aberdeen

Community Development District

<u>Description</u>	<u>Adopted Budget FY 2020</u>	<u>Actual Thru 3/31/20</u>	<u>Next 6 Months</u>	<u>Projected Thru 9/30/20</u>	<u>Proposed Budget FY 2021</u>
<u>Grounds Maintenance</u>					
Electric	\$ 5,800	\$ 3,772	\$ 3,854	\$ 7,626	\$8,000
Streetlighting	\$ 28,000	\$ 15,226	\$ 15,428	\$ 30,653	\$32,000
Lake Maintenance (Future Horizon/GMS)	\$ 24,000	\$ 13,507	\$ 14,430	\$ 27,937	\$29,000
Landscape Maintenance	\$ 161,960	\$ 80,980	\$ 80,980	\$ 161,960	\$161,960
Landscape Contingency	\$ 20,000	\$ -	\$ 5,000	\$ 5,000	\$20,000
Common Area Maintenance	\$ 33,000	\$ 13,699	\$ 16,500	\$ 30,199	\$33,000
Reuse Water	\$ 55,000	\$ 28,482	\$ 21,593	\$ 50,075	\$55,000
Miscellaneous	\$ 3,000	\$ 607	\$ 893	\$ 1,500	\$3,000
Irrigation Repairs	\$ 5,000	\$ 3,436	\$ 1,564	\$ 5,000	\$5,000
Contingency	\$ 2,625	\$ 233	\$ -	\$ 233	\$2,625
Wetland Monitoring/Mitigation	\$ 500	\$ 7,890	\$ 290	\$ 8,180	\$9,000
Grounds Maintenance Expenses	\$ 338,885	\$ 167,832	\$ 160,531	\$ 328,363	\$358,585
Capital Reserve Fund	\$ 100,373	\$ -	\$ 100,373	\$ 100,373	\$68,135
TOTAL EXPENDITURES	\$ 1,036,860	\$ 472,803	\$ 564,245	\$ 1,037,047	\$1,035,670
EXCESS REVENUES / (EXPENDITURES)	\$0	\$505,451	\$(504,022)	\$1,429	\$0

Net Assessment	\$1,024,670
Plus Collection Fees & Discounts (6%)	\$64,842
Gross Assessment	\$1,089,512

<u>Parcel</u>	<u>Unit Count</u>	<u>Gross Assessment Per Parcel</u>	<u>Gross Assessment Per Unit - FY 2020</u>	<u>Gross Assessment Per Unit - FY 2021</u>	<u>Dollar Increase</u>
Single Family 80	233	\$185,740	\$797.17	\$ 797.17	\$0
Single Family 73	330	\$240,417	\$728.54	\$ 728.54	\$0
Single Family 63	337	\$211,714	\$628.23	\$ 628.23	\$0
Single Family 53	628	\$331,537	\$527.93	\$ 527.93	\$0
Multi-Family	406	\$107,169	\$263.96	\$ 263.96	\$0
Commercial	42000	\$11,086	\$263.96	\$ 263.96	\$0
Office	7000	\$1,848	\$263.96	\$ 263.96	\$0
Total	50,934	\$1,089,512			

<u>Parcel</u>	<u>Unit Count</u>	<u>ERU Factor</u>	<u>Total ERU's</u>	<u>%</u>	<u>Net Assessment</u>	<u>Gross Assessment</u>
Single Family 80	233	1.51	351.83	17%	\$174,685.88	\$185,740
Single Family 73	330	1.38	455.4	22%	\$226,109.06	\$240,417
Single Family 63	337	1.19	401.03	19%	\$199,114.00	\$211,714
Single Family 53	628	1	628	30%	\$311,806.09	\$331,537
Multi-Family	406	0.5	203	10%	\$100,790.82	\$107,169
Commercial	42000	1	21	1%	\$10,426.64	\$11,086
Office	7000	1	3.5	0%	\$1,737.77	\$1,848
Total	50,934		2063.76	100%	\$ 1,024,670	\$ 1,089,512

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

REVENUES:

Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Interest Income

The District will have all excess funds invested with the US Bank Corporate Trust Services. The amount is based upon the estimated average balance of funds available during the fiscal year.

Amenities Revenue/Misc

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

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 5 supervisors for 12 monthly meetings.

FICA Expense

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

Assessment Administration

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

Engineering Fees

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

Arbitrage

The District is required to annually have an arbitrage calculation on the District's Series 2005, 2006-1 & 2006-2 Special Assessment Bonds. The District has contracted with Grau and Associates, an independent audit firm to calculate the rebate liability and submit a report to the District.

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District utilizes Governmental Management Services and Disclosure Services LLC to provide this service.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Governmental Management Services	\$ 583	\$ 7,000
Disclosure Services LLC	\$ 67	\$ 800
	\$ 650	\$ 7,800

Impact Fee Administration

Charges to the District for the services of Governmental Management Services, LLC to collect St. Johns County Impact Fees on behalf of the District, manage the 2006 Impact Fee Bonds, and maintain the Series 2006 Lien Book.

Attorney Fees

The District's legal counsel, Hopping Green & Sams, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger Toombs to conduct their annual audit.

Trustee Fees

The District issued Series 2005, Series 2006-1, and Series 2018 Special Assessment Bond, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Governmental Management Services	\$ 4,190	\$ 50,282

Information Technology

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Governmental Management Services	\$ 133	\$ 1,600
ADA Human Audit		\$ 1,200
	\$ 133	\$ 2,800

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Travel and Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

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

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in the St. Augustine Record.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Amenity Center:

Insurance

The District's Property, General Liability & Public Officials Liability Insurance policy is with EGIS Insurance Advisors LLC. EGIS Insurance Advisors specialize in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Repair & Replacements

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

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Special Events

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

Storage Facility

Represents the annual cost for self- storage rental fees provided by Atlantic Self Storage.

Fitness Rental

Represents the cost for elliptical equipment rental by the District's Amenity Center

Recreation Passes

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

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year for the Amenity Center.

Other Current Charges

Any unanticipated cost incurred by the Amenity Center.

Permit Fees

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

Office Supplies

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

Water & Sewer

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

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
68342315	110 Flower of Scotland Ave	\$ 85	\$ 1,020
68090745	110 Flower of Scotland Ave	\$ 1,100	\$ 13,200
84792274	110 Flower of Scotland Ave	\$ 160	\$ 1,920
68342315	110 Flower of Scotland Ave-SEWER	\$ 164	\$ 1,968
	Contingency	\$ 408	\$ 4,892
		\$ 1,917	\$ 23,000

Electric

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

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
12512538	110 Flower of Scotland Ave	\$ 2,750	\$ 33,000
	Contingency	\$ 167	\$ 2,000
		\$ 2,917	\$ 35,000

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Cable/Internet/Telephone

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

Field Operations Management

The District is under contract with Governmental Management Services, for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Governmental Management Services	\$ 2,625	\$ 31,500

Pool Attendants/Lifeguards

Cost to provide lifeguards during the operating season for the pool. Amount based on proposed contract with Vesta Property Services.

Facility Management

Cost to provide management for the Amenity Center. Amount based on proposed contract with Vesta Property Services.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta Property Services	\$ 9,396	\$ 112,750

Pool Maintenance & Supplies

Amount based on proposed contract with Vesta Property Services to provide maintenance of the Amenity Center swimming pool.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta Property Services	\$ 1,663	\$ 19,954

Pool Chemicals

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure	\$ 1,839	\$ 22,062

Janitorial Services

Amount based on proposed contract with Vesta Property Services to provide janitorial services for the Amenity Center.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta Property Services	\$ 1,443	\$ 17,314

Refuse Service

Waste Management of Jacksonville provides garbage disposal service for the District.

Aberdeen
Community Development District
GENERAL FUND BUDGET
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General Facility Maintenance

Amount based on proposed contract with Vesta Property Services) to provide routine repairs and maintenance for the Amenity Center.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta Property Services	\$ 1,513	\$ 18,159

Lifestyle Coordinator

The District is contracted with Vesta Property Services to provide services associated with coordination of community events.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta Property Services	\$ 920	\$ 11,042

Security

The District is contracted with Envera Systems to provide security monitoring for the Amenity Center and contracts with off-duty police officers.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Envera Systems	\$ 924	\$ 11,088
Contingency	\$ 226	\$ 2,712
	\$ 1,150	\$ 13,800

Website

The district contracts with Neighborhood Publications to provide website licensing and services.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Unicorn Web Development	\$ 150	\$ 1,800

Holiday Decorations

The district estimated cost for Holiday preparation of Amenity Center.

Aberdeen
Community Development District
GENERAL FUND BUDGET
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Grounds Maintenance:

Electric

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

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
97329397	100 Flower of Scotland Ave Apt SG01	\$ 15	\$ 180
89317527	100 Scotland Yard Blvd	\$ 16	\$ 192
97329395	100 William Penney Way Apt SG01	\$ 16	\$ 192
14904108	111 Prince Albert Av APT FS01	\$ 30	\$ 360
20193412	126 Burnett Ct Apt FS01	\$ 255	\$ 3,060
22969631	1300 Shetland Dr Apt LL01	\$ 14	\$ 168
148933351	138 Prince Albert Av Apt IR01	\$ 32	\$ 384
14903183	17 Shetland Dr Apt SG01	\$ 16	\$ 192
14907340	191 Prince Albert AV Apt SG01	\$ 13	\$ 156
76783963	3394 Longleaf Pine PY	\$ 25	\$ 300
28727195	4788 Longleaf Pine PY APT SG 01	\$ 16	\$ 192
14908425	5040 Longleaf Pine PY Apt SG01	\$ 18	\$ 216
97329407	70 Glenlivet Wy Apt SG01	\$ 16	\$ 192
28768954	90 Queen Victoria Av	\$ 14	\$ 168
95047089	91 Prince Albert Av	\$ 20	\$ 240
14909547	944 Rustlewood LA Apt FS01	\$ 190	\$ 2,280
97329410	99 Mahogany Bay Dr Apt SG01	\$ 16	\$ 192
	Contingency	\$ 28	\$ 336
		<u>\$ 750</u>	<u>\$ 9,000</u>

Street Lighting

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

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
70 watts/241U	119 Shetland Dr	\$ 1,825	\$ 21,900
40W/22UNITS	1300 Shetland Dr Apt ARLT	\$ 311	\$ 3,732
27UNITS	764 Shetland Dr Apt IR01	\$ 220	\$ 2,640
40 watts/23U	90 Queen Victoria	\$ 180	\$ 2,160
40W/5UNITS	992 Shetland Dr Apt IR01	\$ 40	\$ 480
		<u>\$ 91</u>	<u>\$ 1,088</u>
		<u>\$ 2,667</u>	<u>\$ 32,000</u>

Lake Maintenance

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Future Horizons	\$ 1,805	\$ 21,660
GMS	\$ 612	\$ 7,340
	<u>\$ 2,417</u>	<u>\$ 29,000</u>

Aberdeen
Community Development District
GENERAL FUND BUDGET
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Landscape Maintenance

The District has contracted with Yellowstone Landscape to maintain the common areas of the District based on a proposed contract.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone Landscape	\$ 13,497	\$ 161,960

Landscape Contingency

Other landscape costs that are not under contract, which includes landscape light repairs and replacements.

Common Area Maintenance

Contracted staff for repairs and trash pick-up on District owned property.

Water/Reuse Water

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

Account	Location	Monthly	Annual
67153683	100 Flower of Scotland Ave	\$ 38	\$ 456
1594221	100 Scotland Yard Blvd	\$ 360	\$ 4,320
64240114	100 William Penney Way	\$ 85	\$ 1,020
64240091	101 Flower of Scotland Ave	\$ 54	\$ 648
85342751	1290 Shetland Dr Apt IR01	\$ 107	\$ 1,284
85740420	130 Veterans PY	\$ 69	\$ 828
67862630	133 Celtic Wedding Dr	\$ 25	\$ 300
83713776	1591 Shetland Dr Apt IR01	\$ 200	\$ 2,400
78582269	17 Shetland Dr	\$ 245	\$ 2,940
72122492	176 River Dee Dr	\$ 138	\$ 1,656
81113064	191 Albert Av Apt IR01	\$ 175	\$ 2,100
83717400	200 W Adelaide Dr	\$ 235	\$ 2,820
83714368	299 Glasgow Dr Apt IR01	\$ 82	\$ 984
84332498	3924 Longleaf Pine Py	\$ 68	\$ 816
64240055	437 S Aberdeenshire Dr	\$ 25	\$ 300
67153684	4788 Longleaf Pine PY	\$ 68	\$ 816
83717398	482 S Aberdeenshire Dr	\$ 25	\$ 300
67153700	5040 Longleaf Pine PY	\$ 55	\$ 660
85015950	559 Grampian Highlands Dr	\$ 40	\$ 480
83714400	572 Glasgow Dr Apt IR01	\$ 80	\$ 960
81948219	711 Irish Tartan Way	\$ 100	\$ 1,200
81948213	764 Shetland Dr Apt IR01	\$ 40	\$ 480
85740407	90 Queen Victoria Av	\$ 800	\$ 9,600
85083599	91 Prince Albert Av	\$ 1,000	\$ 12,000
71731594	99 Mahogany Bay Dr	\$ 195	\$ 2,340
83794232	992 Shetland Dr Apt IR01	\$ 148	\$ 1,776
83459857	650 Fort William Dr	\$ 39	\$ 468
	Contingency	\$ 87	\$ 1,048
		\$ 4,583	\$ 55,000

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Contingency

A contingency for any unanticipated cost to the District

Wetland Monitoring/Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations. Amount based on contract with Environmental Management Services, Inc.

Capital Reserve Fund

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

Aberdeen

Community Development District

Debt Service Fund

Series 2005

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual Thru 3/31/20</i>	<i>Projected 6 Months</i>	<i>Projected Thru 9/30/20</i>	<i>Proposed Budget FY 2021</i>
<u>Revenues</u>					
<i>Special Assessments</i>	\$ 2,269,955	\$ 2,137,714	\$ 132,242	\$ 2,269,955	\$ 2,241,388
<i>Prepayments</i>	\$ -	\$ 13,720	\$ -	\$ 13,720	\$ -
<i>Interest</i>	\$ 10,000	\$ 15,198	\$ 1,793	\$ 16,991	\$ 10,000
<i>Carryforward Surplus*</i>	\$ 1,489,276	\$ 1,504,837	\$ -	\$ 1,504,837	\$ 643,403
<u>Total Revenues</u>	\$ 3,769,231	\$ 3,671,468	\$ 134,035	\$ 3,805,503	\$ 2,894,791
<u>Expenditures</u>					
<i>Series 2005</i>					
<i>Interest 11/1</i>	\$ 704,138	\$ 704,138	\$ -	\$ 704,138	\$ 655,325
<i>Prepayment 11/1</i>	\$ 720,000	\$ 770,000	\$ -	\$ 770,000	\$ -
<i>Interest 5/1</i>	\$ 704,138	\$ -	\$ 682,963	\$ 682,963	\$ 655,325
<i>Principal 5/1</i>	\$ 935,000	\$ -	\$ 905,000	\$ 905,000	\$ 955,000
<i>Prepayment 5/1</i>	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -
<u>Total Expenditures</u>	\$ 3,063,275	\$ 1,474,138	\$ 1,687,963	\$ 3,162,100	\$ 2,265,650
<u>EXCESS REVENUES / (EXPENDITURES)</u>	\$ 705,956	\$ 2,197,331	\$ (1,553,928)	\$ 643,403	\$ 629,141

*Reflects excess revenue at fiscal year end less reserve fund balance.

11/1/21 Interest \$629,063

Net Assessment	\$2,241,388
Plus Collection Fees & Discounts (6%)	\$143,001
Gross Assessment	\$2,384,388

Aberdeen

Community Development District

Amortization Schedule

Series 2005, Special Assessment Bonds

DATE	PRINCIPAL	RATE	INTEREST	Debt Service	Annual Debt Service
11/01/20		5.50%	\$ 655,325.00	\$ 655,325.00	\$ 2,294,462.50
05/01/21	\$ 955,000	5.50%	\$ 655,325.00	\$ 1,610,325.00	
11/01/21		5.50%	\$ 629,062.50	\$ 629,062.50	\$ 2,239,387.50
05/01/22	\$ 1,010,000	5.50%	\$ 629,062.50	\$ 1,639,062.50	
11/01/22		5.50%	\$ 601,287.50	\$ 601,287.50	\$ 2,240,350.00
05/01/23	\$ 1,065,000	5.50%	\$ 601,287.50	\$ 1,666,287.50	
11/01/23		5.50%	\$ 572,000.00	\$ 572,000.00	\$ 2,238,287.50
05/01/24	\$ 1,125,000	5.50%	\$ 572,000.00	\$ 1,697,000.00	
11/01/24		5.50%	\$ 541,062.50	\$ 541,062.50	\$ 2,238,062.50
05/01/25	\$ 1,190,000	5.50%	\$ 541,062.50	\$ 1,731,062.50	
11/01/25		5.50%	\$ 508,337.50	\$ 508,337.50	\$ 2,239,400.00
05/01/26	\$ 1,255,000	5.50%	\$ 508,337.50	\$ 1,763,337.50	
11/01/26		5.50%	\$ 473,825.00	\$ 473,825.00	\$ 2,237,162.50
05/01/27	\$ 1,330,000	5.50%	\$ 473,825.00	\$ 1,803,825.00	
11/01/27		5.50%	\$ 437,250.00	\$ 437,250.00	\$ 2,241,075.00
05/01/28	\$ 1,405,000	5.50%	\$ 437,250.00	\$ 1,842,250.00	
11/01/28		5.50%	\$ 398,612.50	\$ 398,612.50	\$ 2,240,862.50
05/01/29	\$ 1,485,000	5.50%	\$ 398,612.50	\$ 1,883,612.50	
11/01/29		5.50%	\$ 357,775.00	\$ 357,775.00	\$ 2,241,387.50
05/01/30	\$ 1,565,000	5.50%	\$ 357,775.00	\$ 1,922,775.00	
11/01/30		5.50%	\$ 314,737.50	\$ 314,737.50	\$ 2,237,512.50
05/01/31	\$ 1,655,000	5.50%	\$ 314,737.50	\$ 1,969,737.50	
11/01/31		5.50%	\$ 269,225.00	\$ 269,225.00	\$ 2,238,962.50
05/01/32	\$ 1,750,000	5.50%	\$ 269,225.00	\$ 2,019,225.00	
11/01/32		5.50%	\$ 221,100.00	\$ 221,100.00	\$ 2,240,325.00
05/01/33	\$ 1,850,000	5.50%	\$ 221,100.00	\$ 2,071,100.00	
11/01/33		5.50%	\$ 170,225.00	\$ 170,225.00	\$ 2,241,325.00
05/01/34	\$ 1,950,000	5.50%	\$ 170,225.00	\$ 2,120,225.00	
11/01/34		5.50%	\$ 116,600.00	\$ 116,600.00	\$ 2,236,825.00
05/01/35	\$ 2,060,000	5.50%	\$ 116,600.00	\$ 2,176,600.00	
11/01/35		5.50%	\$ 59,950.00	\$ 59,950.00	\$ 2,236,550.00
05/01/36	\$ 2,180,000	5.50%	\$ 59,950.00	\$ 2,239,950.00	\$ -
11/01/36					\$ 2,239,950.00
Total	\$ 23,830,000.00		\$ 12,652,750.00	\$ 36,482,750.00	\$ 38,121,887.50

Aberdeen

Community Development District

Debt Service Fund

Series 2018

<u>Description</u>	<u>Approved Budget FY 2020</u>	<u>Actual Thru 3/31/20</u>	<u>Projected 6 Months</u>	<u>Projected Thru 9/30/20</u>	<u>Proposed Budget FY 2021</u>
<u>Revenues</u>					
Assessments	\$ 135,660	\$ 128,217	\$ 7,443	\$ 135,660	\$ 135,410
Prepayments	\$ -	\$ 1,280	\$ -	\$ 1,280	\$ -
Interest	\$ 1,500	\$ 815	\$ 360	\$ 1,175	\$ 1,000
Carry Forward Surplus	\$ 50,718	\$ 55,823	\$ -	\$ 55,823	\$ 57,566
<u>Total Revenues</u>	\$ 187,878	\$ 186,136	\$ 7,803	\$ 193,939	\$ 193,976
<u>Expenditures</u>					
Interest 11/1	\$ 50,718	\$ 50,718	\$ -	\$ 50,718	\$ 49,993
Interest 2/1	\$ -	\$ 63	\$ -	\$ 63	\$ -
Principal 2/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest 5/1	\$ 50,718	\$ -	\$ 50,593	\$ 50,593	\$ 49,993
Principal 5/1	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ 35,000
<u>Total Expenditures</u>	\$ 131,435	\$ 55,780	\$ 80,593	\$ 136,373	\$ 134,985
<u>EXCESS REVENUES / (EXPENDITURES)</u>	\$ 56,443	\$ 130,356	\$ (72,790)	\$ 57,566	\$ 58,991

11/1/21 Interest payment \$49,293

Beg Fund Balance \$123,653
 Less: Reserve -67830
 \$55,823

Aberdeen
Community Development District

SERIES 2018
AMORTIZATION SCHEDULE (Combined)

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/20	\$ 2,030,000.00		\$ 49,992.50	\$ 130,485.00
5/1/21	\$ 2,030,000.00	\$ 35,000.00	\$ 49,992.50	
11/1/21	\$ 1,995,000.00		\$ 49,292.50	\$ 134,285.00
5/1/22	\$ 1,995,000.00	\$ 35,000.00	\$ 49,292.50	
11/1/22	\$ 1,960,000.00		\$ 48,592.50	\$ 132,885.00
5/1/23	\$ 1,960,000.00	\$ 35,000.00	\$ 48,592.50	
11/1/23	\$ 1,925,000.00		\$ 47,892.50	\$ 131,485.00
5/1/24	\$ 1,925,000.00	\$ 40,000.00	\$ 47,892.50	
11/1/24	\$ 1,885,000.00		\$ 47,092.50	\$ 134,985.00
5/1/25	\$ 1,885,000.00	\$ 40,000.00	\$ 47,092.50	
11/1/25	\$ 1,845,000.00		\$ 46,192.50	\$ 133,285.00
5/1/26	\$ 1,845,000.00	\$ 40,000.00	\$ 46,192.50	
11/1/26	\$ 1,805,000.00		\$ 45,292.50	\$ 131,485.00
5/1/27	\$ 1,805,000.00	\$ 45,000.00	\$ 45,292.50	
11/1/27	\$ 1,760,000.00		\$ 44,280.00	\$ 134,572.50
5/1/28	\$ 1,760,000.00	\$ 45,000.00	\$ 44,280.00	
11/1/28	\$ 1,715,000.00		\$ 43,267.50	\$ 132,547.50
5/1/29	\$ 1,715,000.00	\$ 50,000.00	\$ 43,267.50	
11/1/29	\$ 1,665,000.00		\$ 42,142.50	\$ 135,410.00
5/1/30	\$ 1,665,000.00	\$ 50,000.00	\$ 42,142.50	
11/1/30	\$ 1,615,000.00		\$ 40,892.50	\$ 133,035.00
5/1/31	\$ 1,615,000.00	\$ 50,000.00	\$ 40,892.50	
11/1/31	\$ 1,565,000.00		\$ 39,642.50	\$ 130,535.00
5/1/32	\$ 1,565,000.00	\$ 55,000.00	\$ 39,642.50	
11/1/32	\$ 1,510,000.00		\$ 38,267.50	\$ 132,910.00
5/1/33	\$ 1,510,000.00	\$ 60,000.00	\$ 38,267.50	
11/1/33	\$ 1,450,000.00		\$ 36,767.50	\$ 135,035.00
5/1/34	\$ 1,450,000.00	\$ 60,000.00	\$ 36,767.50	
11/1/34	\$ 1,390,000.00		\$ 35,267.50	\$ 132,035.00
5/1/35	\$ 1,390,000.00	\$ 65,000.00	\$ 35,267.50	
11/1/35	\$ 1,325,000.00		\$ 33,642.50	\$ 133,910.00
5/1/36	\$ 1,325,000.00	\$ 65,000.00	\$ 33,642.50	
11/1/36	\$ 1,260,000.00		\$ 32,017.50	\$ 130,660.00
5/1/37	\$ 1,260,000.00	\$ 70,000.00	\$ 32,017.50	
11/1/37	\$ 1,190,000.00		\$ 30,267.50	\$ 132,285.00
5/1/38	\$ 1,190,000.00	\$ 75,000.00	\$ 30,267.50	
11/1/39	\$ 1,115,000.00		\$ 28,392.50	\$ 133,660.00
5/1/39	\$ 1,115,000.00	\$ 80,000.00	\$ 28,392.50	
11/1/39	\$ 1,035,000.00		\$ 26,392.50	\$ 134,785.00
5/1/40	\$ 1,035,000.00	\$ 80,000.00	\$ 26,392.50	
11/1/40	\$ 955,000.00		\$ 24,352.50	\$ 130,745.00
5/1/41	\$ 955,000.00	\$ 85,000.00	\$ 24,352.50	
11/1/41	\$ 870,000.00		\$ 22,185.00	\$ 131,537.50
5/1/42	\$ 870,000.00	\$ 90,000.00	\$ 22,185.00	
11/1/42	\$ 780,000.00		\$ 19,890.00	\$ 132,075.00
5/1/43	\$ 780,000.00	\$ 95,000.00	\$ 19,890.00	
11/1/43	\$ 685,000.00		\$ 17,467.50	\$ 132,357.50
5/1/44	\$ 685,000.00	\$ 100,000.00	\$ 17,467.50	
11/1/44	\$ 585,000.00		\$ 14,917.50	\$ 132,385.00
5/1/45	\$ 585,000.00	\$ 105,000.00	\$ 14,917.50	
11/1/45	\$ 480,000.00		\$ 12,240.00	\$ 132,157.50
5/1/46	\$ 480,000.00	\$ 110,000.00	\$ 12,240.00	
11/1/46	\$ 370,000.00		\$ 9,435.00	\$ 131,675.00
5/1/47	\$ 370,000.00	\$ 115,000.00	\$ 9,435.00	
11/1/47	\$ 255,000.00		\$ 6,502.50	\$ 130,937.50
5/1/48	\$ 255,000.00	\$ 125,000.00	\$ 6,502.50	
11/1/48	\$ 130,000.00		\$ 3,315.00	\$ 134,817.50
11/1/49	\$ 130,000.00	\$ 130,000.00	\$ 3,315.00	\$ 133,315.00
		\$ 2,030,000.00	\$ 1,871,785.00	\$ 4,083,462.50

Aberdeen

Community Development District

Capital Reserve Fund

<i>Description</i>	<i>Approved Budget FY 2020</i>	<i>Actual Thru 3/31/20</i>	<i>Next 6 Months</i>	<i>Projected Thru 9/30/20</i>	<i>Proposed Budget FY 2021</i>
<u>REVENUES:</u>					
<i>Capital Reserve - Transfer In</i>	\$ 100,373	\$ -	\$ 100,373	\$ 100,373	\$ 68,135
<i>Impact Fees</i>	\$ -	\$ 152,644	\$ -	\$ 152,644	\$ -
<i>Interest</i>	\$ 5,000	\$ 3,479	\$ 2,400	\$ 5,879	\$ 5,000
<i>Carry Forward Surplus</i>	\$ 607,488	\$ 468,137	\$ -	\$ 468,137	\$ 505,204
<i>Total Revenues</i>	\$ 712,861	\$ 624,260	\$ 102,773	\$ 727,033	\$ 578,339
<u>EXPENDITURES:</u>					
<i>Capital Outlay</i>	\$ -	\$ 137,305	\$ 75,610	\$ 212,914	\$ -
<i>Repair and Replacements</i>	\$ 71,430	\$ 492	\$ 8,423	\$ 8,915	\$ 50,000
<i>Total Expenditures</i>	\$ 71,430	\$ 137,797	\$ 84,033	\$ 221,829	\$ 50,000
<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$ 641,431	\$ 486,463	\$ 18,740	\$ 505,204	\$ 528,339

NINTH ORDER OF BUSINESS

C.

April 16, 2020

Aberdeen CDD
Governmental Mgmt. Services, LLC
Attn: Sarah Sweeting
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Ms. Sweeting:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Aberdeen CDD

2,962 registered voters in St. Johns County

VERY IMPORTANT REMINDER: Qualifying for state and local candidates will occur between Noon: June 8th and Noon: June 12th. Please have any interested candidates contact our office for qualifying information.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

VO/ew