

**Adopted Budget
Fiscal Year 2023**



**Aberdeen
Community Development District**



Aberdeen
Community Development District

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Aberdeen

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Next 2 Months	Projected Thru 9/30/22	Adopted Budget FY 2023
Revenues					
Assessments	\$ 1,090,295	\$ 1,092,578	\$ -	\$ 1,092,578	\$ 1,138,335
Interest Earned	\$ 200	\$ 21	\$ 5	\$ 26	\$ 200
Amenities Revenue/Misc	\$ 10,000	\$ 18,932	\$ 6,068	\$ 25,000	\$ 25,000
Carry Forward Surplus	\$ 77,369	\$ -	\$ 77,369	\$ 77,369	\$ 125,000
Total Revenues	\$ 1,177,864	\$ 1,111,532	\$ 83,442	\$ 1,194,973	\$ 1,288,535

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 7,600	\$ 2,000	\$ 9,600	\$ 12,000
FICA Expense	\$ 918	\$ 581	\$ 153	\$ 734	\$ 918
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Engineering Fees	\$ 7,000	\$ 4,436	\$ 2,565	\$ 7,000	\$ 7,000
Arbitrage	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	\$ 1,200
Dissemination Agent	\$ 7,800	\$ 6,700	\$ 1,100	\$ 7,800	\$ 7,800
Impact Fee Administration	\$ 10,000	\$ 833	\$ 9,167	\$ 10,000	\$ 10,000
Attorney Fees	\$ 40,000	\$ 18,382	\$ 21,618	\$ 40,000	\$ 37,000
Annual Audit	\$ 3,450	\$ 3,450	\$ -	\$ 3,450	\$ 3,650
Trustee Fees	\$ 14,500	\$ 7,781	\$ 6,719	\$ 14,500	\$ 14,500
Management Fees	\$ 50,282	\$ 41,902	\$ 8,380	\$ 50,282	\$ 52,796
Information Technology	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,800
Travel and Per Diem	\$ 600	\$ -	\$ 300	\$ 300	\$ 300
Telephone	\$ 700	\$ 467	\$ 154	\$ 621	\$ 700
Postage	\$ 2,000	\$ 752	\$ 1,248	\$ 2,000	\$ 2,000
Printing and Binding	\$ 3,000	\$ 1,323	\$ 677	\$ 2,000	\$ 2,000
Insurance	\$ 10,989	\$ 10,340	\$ -	\$ 10,340	\$ 12,408
Legal Advertising	\$ 2,000	\$ 956	\$ 1,044	\$ 2,000	\$ 2,000
Other Current Charges	\$ 1,000	\$ 725	\$ 275	\$ 1,000	\$ 1,000
Office Supplies	\$ 250	\$ 179	\$ 71	\$ 250	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Expenses	\$ 174,664	\$ 113,081	\$ 56,971	\$ 170,052	\$ 174,497

Amenity Center

Insurance	\$ 37,046	\$ 34,854	\$ -	\$ 34,854	\$ 41,825
Repairs & Replacements	\$ 35,000	\$ 54,340	\$ 660	\$ 55,000	\$ 45,000
Special Events	\$ 7,500	\$ 17,183	\$ 1,317	\$ 18,500	\$ 18,500
Staff Uniforms	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Recreational Supplies	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Recreational Passes	\$ 1,600	\$ 1,013	\$ 588	\$ 1,600	\$ 1,600
Capital Outlay	\$ 2,000	\$ 3,552	\$ -	\$ 3,552	\$ -
Other Current Charges	\$ 1,000	\$ 791	\$ 209	\$ 1,000	\$ 1,000
Permit Fees	\$ 2,030	\$ 2,111	\$ -	\$ 2,111	\$ 2,200
Office Supplies	\$ 2,400	\$ 2,307	\$ 843	\$ 3,150	\$ 3,150
Credit Card Machine Fees	\$ 450	\$ 1,281	\$ 219	\$ 1,500	\$ 450
Pest Control	\$ 3,000	\$ 1,599	\$ 320	\$ 1,919	\$ 3,000
Utilities					
Water & Sewer	\$ 23,000	\$ 13,720	\$ 3,000	\$ 16,720	\$ 20,000
Electric	\$ 55,000	\$ 25,257	\$ 6,500	\$ 31,757	\$ 40,000
Cable/Internet/Phone	\$ 12,000	\$ 11,025	\$ 1,475	\$ 12,500	\$ 12,500
Management Contracts					
Field Operations Management - FirstService	\$ 54,600	\$ 46,078	\$ 8,522	\$ 54,600	\$ 72,440
Pool Attendants/Lifeguards - Elite LifeGuard	\$ 39,655	\$ 35,005	\$ 4,995	\$ 40,000	\$ 50,000
Facility Management - FirstService	\$ 104,140	\$ 83,651	\$ 16,730	\$ 100,381	\$ 99,441
Pool Maintenance/Supplies - FirstService	\$ 20,553	\$ 14,586	\$ 5,967	\$ 20,553	\$ 28,210
Janitorial Services - FirstService	\$ 37,012	\$ 23,031	\$ 13,981	\$ 37,012	\$ 54,240
General Facility Maintenance - FirstService	\$ 8,500	\$ 24,671	\$ 12,336	\$ 37,007	\$ 40,560
Resident Services Coordinator - FirstService	\$ -	\$ -	\$ -	\$ -	\$ 49,040
Management Fee - FirstService	\$ 12,000	\$ 10,000	\$ 2,000	\$ 12,000	\$ 12,900

Aberdeen

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Next 2 Months	Projected Thru 9/30/22	Adopted Budget FY 2023
Pool Chemicals - Poolsure	\$ 25,000	\$ 18,334	\$ 6,666	\$ 25,000	\$ 30,000
Refuse Service	\$ 7,500	\$ 8,372	\$ 1,940	\$ 10,312	\$ 12,000
Security	\$ 17,800	\$ 11,081	\$ 2,216	\$ 13,297	\$ 17,800
Website	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,800
Holiday Decorations	\$ 12,000	\$ 1,652	\$ 4,988	\$ 6,640	\$ 12,000
Subscriptions	\$ 2,988	\$ 2,490	\$ 498	\$ 2,988	\$ 2,988
Amenity Center Expenses	\$ 525,574	\$ 449,485	\$ 96,268	\$ 545,752	\$ 675,944
Grounds Maintenance					
Electric	\$ 11,000	\$ 9,001	\$ 1,999	\$ 11,000	\$ 11,000
Streetlighting	\$ 34,000	\$ 27,214	\$ 4,535	\$ 31,749	\$ 33,000
Lake Maintenance	\$ 29,000	\$ 25,728	\$ 7,272	\$ 33,000	\$ 33,000
Landscape Maintenance	\$ 200,000	\$ 155,764	\$ 36,400	\$ 192,164	\$ 258,568
Landscape Contingency	\$ 20,000	\$ 27,160	\$ 2,840	\$ 30,000	\$ -
Common Area Maintenance	\$ 33,000	\$ 1,601	\$ 5,500	\$ 7,101	\$ 30,525
Reuse Water	\$ 55,000	\$ 33,773	\$ 21,227	\$ 55,000	\$ 55,000
Miscellaneous	\$ 3,000	\$ 5,043	\$ 1,000	\$ 6,043	\$ 7,000
Irrigation Repairs	\$ 7,000	\$ 2,087	\$ 7,913	\$ 10,000	\$ 10,000
Contingency	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ -
Wetland Monitoring/Mitigation	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Grounds Maintenance Expenses	\$ 412,000	\$ 287,371	\$ 93,686	\$ 381,057	\$ 438,093
Capital Reserve Fund	\$ 65,626	\$ 65,626	\$ -	\$ 65,626	\$ -
TOTAL EXPENDITURES	\$ 1,177,864	\$ 915,563	\$ 246,925	\$ 1,162,488	\$ 1,288,535
EXCESS REVENUES / (EXPENDITURES)	\$ -	\$ 195,969	\$ (163,483)	\$ 32,486	\$ -

Net Assessment	\$1,138,335
Plus Collection Fees & Discounts (6%)	\$72,625
Gross Assessment	\$1,210,960

Parcel	Unit Count	Gross Assessment Per Parcel	Gross Assessment Per Unit - FY 2022	Gross Assessment Per Unit - FY 2023	\$ Increase	% Increase
Single Family 80	233	\$206,345	\$848.23	\$885.60	\$37.37	4.41%
Single Family 73	330	\$267,087	\$775.20	\$809.36	\$34.16	4.41%
Single Family 63	337	\$235,200	\$668.47	\$697.92	\$29.45	4.41%
Single Family 53	628	\$368,315	\$561.74	\$586.49	\$24.75	4.41%
Multi-Family	408	\$119,644	\$280.87	\$293.24	\$12.38	4.41%
Commercial	42000	\$12,316	\$280.87	\$293.24	\$12.38	4.41%
Office	7000	\$2,053	\$280.87	\$293.24	\$12.38	4.41%
Total	50,936	\$1,210,960	Average	\$23.27		

Parcel	Unit Count	ERU Factor	Total ERU's	%	Net Assessment	Gross Assessment
Single Family 80	233	1.51	351.83	17%	\$193,969	\$206,345
Single Family 73	330	1.38	455.40	22%	\$251,069	\$267,087
Single Family 63	337	1.19	401.03	19%	\$221,094	\$235,200
Single Family 53	628	1	628.00	30%	\$346,226	\$368,315
Multi-Family	408	0.5	204.00	10%	\$112,468	\$119,644
Commercial	42000	1	21.00	1%	\$11,578	\$12,316
Office	7000	1	3.50	0%	\$1,930	\$2,053
Total	50,936		2064.76	100%	\$ 1,138,335	\$ 1,210,960

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2023

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 2023

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, Kutak Rock LLP, 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	\$ 4,400	\$ 52,796

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	\$ 150	\$ 1,800

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2023

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 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 and other CDD owned improvements.

Repair & Replacements

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

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2023

Special Events

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

Staff Uniforms

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

Recreational Supplies

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

Recreation Passes

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

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.

Credit Card Machine Fees

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

Pest Control

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

Aberdeen
Community Development District
 GENERAL FUND BUDGET
 Fiscal Year 2023

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	\$ 170	\$ 2,040
68090745	110 Flower of Scotland Ave	\$ 1,115	\$ 13,380
84792274	110 Flower of Scotland Ave	\$ 175	\$ 2,100
68342315	110 Flower of Scotland Ave-SEWER	\$ 165	\$ 1,980
	Contingency	\$ 42	\$ 500
		\$ 1,667	\$ 20,000

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	\$ 3,233	\$ 38,800
	Contingency	\$ 100	\$ 1,200
		\$ 3,333	\$ 40,000

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 First Service, 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>
First Service	\$ 6,037	\$ 72,440

Pool Attendants/Lifeguards

The District is under contract with Elite LifeGuard to provide lifeguards during the operating season for the pool. Amount based on proposed contract. Oversight provided by First Service.

Facility Management

Cost to provide management for the Amenity Center. Amount based on proposed contract with First Service.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
First Service	\$ 8,287	\$ 99,441

Aberdeen
Community Development District
 GENERAL FUND BUDGET
 Fiscal Year 2023

Pool Maintenance & Supplies

Amount based on proposed contract with First Service to provide maintenance of the Amenity Center swimming pool.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
First Service	\$ 2,351	\$ 28,210

Janitorial Services

Amount based on proposed contract with First Service to provide janitorial services for the Amenity Center and the Fitness Center.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
First Service	\$ 4,520	\$ 54,240

General Facility Maintenance

Amount based on proposed contract with First Service to provide routine repairs and maintenance for the Amenity Center.

Resident Services Coordinator

Amount based on proposed contract with First Service to cover office, assist members, assist with events.

Management Fee

The District is contracted with First Service to provide annual corporate support.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
First Service	\$ 1,075	\$ 12,900

Pool Chemicals

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure	\$ 2,500	\$ 30,000

Refuse Service

GFL Environmental provides garbage disposal service for the District.

Aberdeen
Community Development District
 GENERAL FUND BUDGET
 Fiscal Year 2023

Security

The District is contracted with Envera Systems and Alpha Dog to provide security monitoring for the Amenity Center and Fitness Center.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Envera Systems	\$ 924	\$ 11,088
Alpha Dog	\$ 250	\$ 3,000
Contingency	\$ 309	\$ 3,712
	\$ 1,483	\$ 17,800

Website

The district contracts with Unicorn Web Development 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.

Subscriptions

Wellbeats is contracted to provide program channels at Fitness Center.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Wellbeats	\$ 249	\$ 2,988

Aberdeen
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2023

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	\$ 280	\$ 3,360
22969631	1300 Shetland Dr Apt LL01	\$ 15	\$ 180
148933351	138 Prince Albert Av Apt IR01	\$ 40	\$ 480
14903183	17 Shetland Dr Apt SG01	\$ 16	\$ 192
14907340	191 Prince Albert AV Apt SG01	\$ 15	\$ 180
76783963	3394 Longleaf Pine PY	\$ 25	\$ 300
28727195	4788 Longleaf Pine PY APT SG 01	\$ 18	\$ 216
14908425	5040 Longleaf Pine Py Apt SG01	\$ 18	\$ 216
97329407	70 Glenlivet Wy Apt SG01	\$ 15	\$ 180
28768954	90 Queen Victoria Av	\$ 15	\$ 180
95047089	91 Prince Albert Av	\$ 20	\$ 240
14909547	944 Rustlewood LA Apt FS01	\$ 200	\$ 2,400
97329410	99 Mahogany Bay Dr Apt SG01	\$ 18	\$ 216
	Contingency	\$ 145	\$ 1,736
		\$ 917	\$ 11,000

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	\$ 400	\$ 4,800
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	\$ 41	\$ 492
	Contingency	\$ 84	\$ 1,008
		\$ 2,750	\$ 33,000

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	\$ 2,129	\$ 25,548
Contingency	\$ 621	\$ 7,452
	\$ 2,750	\$ 33,000

Aberdeen
Community Development District
 GENERAL FUND BUDGET
 Fiscal Year 2023

Landscape Maintenance

The District has contracted with Tree Amigos Outdoor Services to maintain the common areas of the District.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Tree Amigos	\$ 21,547	\$ 258,568

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 2023

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 established a reserve to fund the renewal and replacement of District's capital related facilities and property.

Aberdeen

Community Development District

Debt Service Fund

Series 2018

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected 2 Months	Projected Thru 9/30/22	Adopted Budget FY 2023
Revenues					
Assessments	\$ 135,283	\$ 135,346	\$ -	\$ 135,346	\$ 135,283
Prepayments	\$ -	\$ 1,351	\$ -	\$ 1,351	\$ -
Interest	\$ -	\$ 98	\$ 15	\$ 113	\$ 200
Carry Forward Surplus	\$ 49,952	\$ 50,645	\$ -	\$ 50,645	\$ 49,605
Total Revenues	\$ 185,235	\$ 187,440	\$ 15	\$ 187,455	\$ 185,087
Expenditures					
Interest 11/1	\$ 48,928	\$ 48,925	\$ -	\$ 48,925	\$ 48,100
Interest 5/1	\$ 48,928	\$ 48,925	\$ -	\$ 48,925	\$ 48,100
Principal 5/1	\$ 35,000	\$ 35,000	\$ -	\$ 35,000	\$ 35,000
Principal 5/1 - Prepayment	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Total Expenditures	\$ 132,855	\$ 137,850	\$ -	\$ 137,850	\$ 131,200
EXCESS REVENUES / (EXPENDITURES)	\$ 52,380	\$ 49,590	\$ 15	\$ 49,605	\$ 53,887

11/1/23 Interest Payment \$47,400

Net Assessment	\$ 135,283
Plus Collection Fees & Discounts (6%)	\$8,631
Gross Assessment	\$143,914

Aberdeen Community Development District

SERIES 2018 AMORTIZATION SCHEDULE (Combined)

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$ 1,940,000.00		\$ 48,100.00	\$ 48,100.00
5/1/23	\$ 1,940,000.00	\$ 35,000.00	\$ 48,100.00	\$ 130,500.00
11/1/23	\$ 1,905,000.00		\$ 47,400.00	
5/1/24	\$ 1,905,000.00	\$ 40,000.00	\$ 47,400.00	\$ 134,000.00
11/1/24	\$ 1,865,000.00		\$ 46,600.00	
5/1/25	\$ 1,865,000.00	\$ 40,000.00	\$ 46,600.00	\$ 132,300.00
11/1/25	\$ 1,825,000.00		\$ 45,700.00	
5/1/26	\$ 1,825,000.00	\$ 40,000.00	\$ 45,700.00	\$ 130,500.00
11/1/26	\$ 1,785,000.00		\$ 44,800.00	
5/1/27	\$ 1,785,000.00	\$ 45,000.00	\$ 44,800.00	\$ 133,587.50
11/1/27	\$ 1,740,000.00		\$ 43,787.50	
5/1/28	\$ 1,740,000.00	\$ 45,000.00	\$ 43,787.50	\$ 131,562.50
11/1/28	\$ 1,695,000.00		\$ 42,775.00	
5/1/29	\$ 1,695,000.00	\$ 45,000.00	\$ 42,775.00	\$ 129,537.50
11/1/29	\$ 1,650,000.00		\$ 41,762.50	
5/1/30	\$ 1,650,000.00	\$ 50,000.00	\$ 41,762.50	\$ 132,275.00
11/1/30	\$ 1,600,000.00		\$ 40,512.50	
5/1/31	\$ 1,600,000.00	\$ 50,000.00	\$ 40,512.50	\$ 129,775.00
11/1/31	\$ 1,550,000.00		\$ 39,262.50	
5/1/32	\$ 1,550,000.00	\$ 55,000.00	\$ 39,262.50	\$ 132,150.00
11/1/32	\$ 1,495,000.00		\$ 37,887.50	
5/1/33	\$ 1,495,000.00	\$ 55,000.00	\$ 37,887.50	\$ 129,400.00
11/1/33	\$ 1,440,000.00		\$ 36,512.50	
5/1/34	\$ 1,440,000.00	\$ 60,000.00	\$ 36,512.50	\$ 131,525.00
11/1/34	\$ 1,380,000.00		\$ 35,012.50	
5/1/35	\$ 1,380,000.00	\$ 65,000.00	\$ 35,012.50	\$ 133,400.00
11/1/35	\$ 1,315,000.00		\$ 33,387.50	
5/1/36	\$ 1,315,000.00	\$ 65,000.00	\$ 33,387.50	\$ 130,150.00
11/1/36	\$ 1,250,000.00		\$ 31,762.50	
5/1/37	\$ 1,250,000.00	\$ 70,000.00	\$ 31,762.50	\$ 131,775.00
11/1/37	\$ 1,180,000.00		\$ 30,012.50	
5/1/38	\$ 1,180,000.00	\$ 75,000.00	\$ 30,012.50	\$ 133,150.00
11/1/39	\$ 1,105,000.00		\$ 28,137.50	
5/1/39	\$ 1,105,000.00	\$ 80,000.00	\$ 28,137.50	\$ 134,275.00
11/1/39	\$ 1,025,000.00		\$ 26,137.50	
5/1/40	\$ 1,025,000.00	\$ 80,000.00	\$ 26,137.50	\$ 130,235.00
11/1/40	\$ 945,000.00		\$ 24,097.50	
5/1/41	\$ 945,000.00	\$ 85,000.00	\$ 24,097.50	\$ 131,027.50
11/1/41	\$ 860,000.00		\$ 21,930.00	
5/1/42	\$ 860,000.00	\$ 90,000.00	\$ 21,930.00	\$ 131,565.00
11/1/42	\$ 770,000.00		\$ 19,635.00	
5/1/43	\$ 770,000.00	\$ 95,000.00	\$ 19,635.00	\$ 131,847.50
11/1/43	\$ 675,000.00		\$ 17,212.50	
5/1/44	\$ 675,000.00	\$ 100,000.00	\$ 17,212.50	\$ 131,875.00
11/1/44	\$ 575,000.00		\$ 14,662.50	
5/1/45	\$ 575,000.00	\$ 105,000.00	\$ 14,662.50	\$ 131,647.50
11/1/45	\$ 470,000.00		\$ 11,985.00	
5/1/46	\$ 470,000.00	\$ 110,000.00	\$ 11,985.00	\$ 131,165.00
11/1/46	\$ 360,000.00		\$ 9,180.00	
5/1/47	\$ 360,000.00	\$ 115,000.00	\$ 9,180.00	\$ 130,427.50
11/1/47	\$ 245,000.00		\$ 6,247.50	
5/1/48	\$ 245,000.00	\$ 120,000.00	\$ 6,247.50	\$ 129,435.00
11/1/48	\$ 125,000.00		\$ 3,187.50	
5/1/49	\$ 125,000.00	\$ 125,000.00	\$ 3,187.50	\$ 128,187.50
11/1/49				
		\$ 1,940,000.00	\$ 1,655,375.00	\$ 3,595,375.00

Aberdeen

Community Development District

Debt Service Fund

Series 2020

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected 2 Months	Projected Thru 9/30/22	Adopted Budget FY 2023
Revenues					
Assessment	\$ 1,950,944	\$ 1,953,074	\$ -	\$ 1,953,074	\$ 1,950,944
Prepayments 2020A1	\$ -	\$ 11,214	\$ -	\$ 11,214	\$ -
Prepayments 2020A2	\$ -	\$ 2,967	\$ -	\$ 2,967	\$ -
Interest	\$ 100	\$ 881	\$ 119	\$ 1,000	\$ 1,000
Carry Forward Surplus	\$ 590,966	\$ 613,419	\$ -	\$ 613,419	\$ 433,443
Total Revenues	\$ 2,542,010	\$ 2,581,555	\$ 119	\$ 2,581,674	\$ 2,385,387
Expenditures					
2020 A1					
Interest 11/1	\$ 339,250	\$ 339,250	\$ -	\$ 339,250	\$ 317,419
Principal 11/1 - Prepayment	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Interest 5/1	\$ 339,250	\$ 339,044	\$ -	\$ 339,044	\$ 317,419
Principal 5/1	\$ 855,000	\$ 855,000	\$ -	\$ 855,000	\$ 900,000
Principal 5/1 - Prepayment	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
2020 A2					
Interest 11/1	\$ 107,469	\$ 107,469	\$ -	\$ 107,469	\$ 99,481
Interest 5/1	\$ 107,469	\$ 107,469	\$ -	\$ 107,469	\$ 99,481
Principal 5/1	\$ 225,000	\$ 225,000	\$ -	\$ 225,000	\$ 225,000
Principal 5/1 - Prepayment	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
Total Expenditures	\$ 1,973,438	\$ 2,148,231	\$ -	\$ 2,148,231	\$ 1,958,800
Excess Revenues (Expenditures)	\$ 568,573	\$ 433,324	\$ 119	\$ 433,443	\$ 426,587

11/1/23 Interest payment A1	\$294,919
11/1/22 Interest payment A2	\$94,981
	<u>\$389,900</u>

Net Assessment	\$ 1,950,944
Plus Collection Fees & Discounts (6%)	124,588
Gross Assessment	<u>\$ 2,075,532</u>

Aberdeen
Community Development District

SERIES 2020 A1
AMORTIZATION SCHEDULE (Combined)

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$ 16,790,000.00		\$ 317,418.75	\$ 317,418.75
5/1/23	\$ 16,790,000.00	\$ 900,000.00	\$ 317,418.75	
11/1/23	\$ 15,890,000.00		\$ 294,918.75	\$ 1,512,337.50
5/1/24	\$ 15,890,000.00	\$ 945,000.00	\$ 294,918.75	
11/1/24	\$ 14,945,000.00		\$ 271,293.75	\$ 1,511,212.50
5/1/25	\$ 14,945,000.00	\$ 990,000.00	\$ 271,293.75	
11/1/25	\$ 13,955,000.00		\$ 246,543.75	\$ 1,507,837.50
5/1/26	\$ 13,955,000.00	\$ 1,045,000.00	\$ 246,543.75	
11/1/26	\$ 12,910,000.00		\$ 220,418.75	\$ 1,511,962.50
5/1/27	\$ 12,910,000.00	\$ 1,095,000.00	\$ 220,418.75	
11/1/27	\$ 11,815,000.00		\$ 193,043.75	\$ 1,508,462.50
5/1/28	\$ 11,815,000.00	\$ 1,155,000.00	\$ 193,043.75	
11/1/28	\$ 10,660,000.00		\$ 164,168.75	\$ 1,512,212.50
5/1/29	\$ 10,660,000.00	\$ 1,195,000.00	\$ 164,168.75	
11/1/29	\$ 9,465,000.00		\$ 149,978.13	\$ 1,509,146.88
5/1/30	\$ 9,465,000.00	\$ 1,225,000.00	\$ 149,978.13	
11/1/30	\$ 8,240,000.00		\$ 133,900.00	\$ 1,508,878.13
5/1/31	\$ 8,240,000.00	\$ 1,265,000.00	\$ 133,900.00	
11/1/31	\$ 6,975,000.00		\$ 113,343.75	\$ 1,512,243.75
5/1/32	\$ 6,975,000.00	\$ 1,305,000.00	\$ 113,343.75	
11/1/32	\$ 5,670,000.00		\$ 92,137.50	\$ 1,510,481.25
5/1/33	\$ 5,670,000.00	\$ 1,350,000.00	\$ 92,137.50	
11/1/33	\$ 4,320,000.00		\$ 70,200.00	\$ 1,512,337.50
5/1/34	\$ 4,320,000.00	\$ 1,395,000.00	\$ 70,200.00	
11/1/34	\$ 2,925,000.00		\$ 47,531.25	\$ 1,512,731.25
5/1/35	\$ 2,925,000.00	\$ 1,440,000.00	\$ 47,531.25	
11/1/35	\$ 1,485,000.00		\$ 24,131.25	\$ 1,511,662.50
5/1/36	\$ 1,485,000.00	\$ 1,485,000.00	\$ 24,131.25	
11/1/36	\$ -		\$ -	\$ 1,509,131.25
		\$ 16,790,000.00	\$ 4,678,056.25	\$ 21,468,056.25

**Aberdeen
Community Development District**

SERIES 2020 A2
AMORTIZATION SCHEDULE (Combined)

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$ 4,300,000.00		\$ 99,481.25	\$ 99,481.25
5/1/23	\$ 4,300,000.00	\$ 225,000.00	\$ 99,481.25	
11/1/23	\$ 4,075,000.00		\$ 94,981.25	\$ 419,462.50
5/1/24	\$ 4,075,000.00	\$ 235,000.00	\$ 94,981.25	
11/1/24	\$ 3,840,000.00		\$ 90,281.25	\$ 420,262.50
5/1/25	\$ 3,840,000.00	\$ 245,000.00	\$ 90,281.25	
11/1/25	\$ 3,595,000.00		\$ 85,381.25	\$ 420,662.50
5/1/26	\$ 3,595,000.00	\$ 255,000.00	\$ 85,381.25	
11/1/26	\$ 3,340,000.00		\$ 79,325.00	\$ 419,706.25
5/1/27	\$ 3,340,000.00	\$ 265,000.00	\$ 79,325.00	
11/1/27	\$ 3,075,000.00		\$ 73,031.25	\$ 417,356.25
5/1/28	\$ 3,075,000.00	\$ 280,000.00	\$ 73,031.25	
11/1/28	\$ 2,795,000.00		\$ 66,381.25	\$ 419,412.50
5/1/29	\$ 2,795,000.00	\$ 295,000.00	\$ 66,381.25	
11/1/29	\$ 2,500,000.00		\$ 59,375.00	\$ 420,756.25
5/1/30	\$ 2,500,000.00	\$ 310,000.00	\$ 59,375.00	
11/1/30	\$ 2,190,000.00		\$ 52,012.50	\$ 421,387.50
5/1/31	\$ 2,190,000.00	\$ 325,000.00	\$ 52,012.50	
11/1/31	\$ 1,865,000.00		\$ 44,293.75	\$ 421,306.25
5/1/32	\$ 1,865,000.00	\$ 340,000.00	\$ 44,293.75	
11/1/32	\$ 1,525,000.00		\$ 36,218.75	\$ 420,512.50
5/1/33	\$ 1,525,000.00	\$ 355,000.00	\$ 36,218.75	
11/1/33	\$ 1,170,000.00		\$ 27,787.50	\$ 419,006.25
5/1/34	\$ 1,170,000.00	\$ 370,000.00	\$ 27,787.50	
11/1/34	\$ 800,000.00		\$ 19,000.00	\$ 416,787.50
5/1/35	\$ 800,000.00	\$ 390,000.00	\$ 19,000.00	
11/1/35	\$ 410,000.00		\$ 9,737.50	\$ 418,737.50
5/1/36	\$ 410,000.00	\$ 410,000.00	\$ 9,737.50	
11/1/36				\$ 419,737.50
		\$ 4,300,000.00	\$ 1,674,575.00	\$ 5,974,575.00

Aberdeen

Community Development District

Capital Reserve Fund

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Next 2 Months	Projected Thru 9/30/22	Adopted Budget FY 2023
REVENUES:					
Capital Reserve - Transfer In	\$ 65,626	\$ -	\$ 65,626	\$ 65,626	\$ -
Impact Fees	\$ -	\$ 169,608	\$ -	\$ 169,608	\$ -
Interest	\$ 900	\$ 2,162	\$ 838	\$ 3,000	\$ 3,000
Carry Forward Surplus	\$ 763,832	\$ 756,657	\$ -	\$ 756,657	\$ 778,569
Total Revenues	\$ 830,358	\$ 928,427	\$ 66,464	\$ 994,891	\$ 781,569
EXPENDITURES:					
Capital Outlay	\$ 50,000	\$ 97,748	\$ 32,583	\$ 120,307	\$ 150,000
Repair and Replacements	\$ 50,000	\$ 74,636	\$ 24,879	\$ 96,014	\$ 100,000
Total Expenditures	\$ 100,000	\$ 172,384	\$ 57,461	\$ 216,321	\$ 250,000
EXCESS REVENUES / (EXPENDITURES)	\$ 730,358	\$ 756,043	\$ 9,003	\$ 778,569	\$ 531,569