

Aberdeen

Community Development District

*Adopted Budget
FY 2025*

Presented by:



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Aberdeen
Community Development District
Adopted Budget
General Fund

Description	Amended Budget FY 2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$ 1,207,029	\$ 1,214,618	\$ -	\$ 1,214,618	\$ 1,207,029
Interest income	5,000	18,606	1,500	20,106	15,000
Amenities Revenue/Misc	25,000	18,908	1,500	20,408	15,000
Carry Forward Surplus	176,265	-	150,000	150,000	170,490
TOTAL REVENUES	\$ 1,413,294	\$ 1,252,132	\$ 153,000	\$ 1,405,132	\$ 1,407,519

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 8,600	\$ 2,000	\$ 10,600	\$ 12,000
FICA Expense	918	658	153	811	918
Assessment Roll Administration	5,300	5,300	-	5,300	5,618
Engineering Fees	7,000	3,916	3,084	7,000	7,000
Arbitrage Rebate	1,200	600	600	1,200	1,200
Dissemination Agent	8,268	7,290	978	8,268	8,764
Attorney Fees	30,000	17,876	9,124	27,000	27,000
Annual Audit	3,375	-	3,375	3,375	3,475
Trustee Fees	9,000	8,081	919	9,000	9,000
Management Fees	55,964	46,637	9,327	55,964	59,322
Information Technology	1,908	1,590	318	1,908	2,022
Telephone	700	311	389	700	700
Postage & Delivery	2,000	477	1,523	2,000	2,000
Printing & Binding	1,000	447	553	1,000	1,000
Insurance General Liability	11,672	11,672	-	11,672	12,839
Legal Advertising	2,000	647	1,353	2,000	2,000
Office Supplies	500	6	494	500	200
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 152,980	\$ 114,283	\$ 34,190	\$ 148,473	\$ 155,233

Operations & Maintenance

Amenity Center

Insurance	\$ 49,608	\$ 49,608	\$ -	\$ 49,608	\$ 56,057
Repairs & Replacements	55,000	56,931	10,000	66,931	75,000
Special Events	25,000	18,304	6,696	25,000	25,000
Staff Uniforms	827	1,226	-	1,226	1,225
Recreational Supplies	900	-	900	900	900
Recreational Passes	1,500	1,193	307	1,500	1,500
Other Current Charges	500	250	250	500	500
Permit Fees	2,500	717	1,783	2,500	2,500
Office Supplies	3,000	1,634	1,366	3,000	3,000
Credit Card Machine Fees	900	772	128	900	900
Pest Control	3,000	2,023	977	3,000	3,000
Pool Chemicals - Poolsure	33,000	28,282	4,718	33,000	33,000
Refuse Service	13,000	11,328	1,672	13,000	13,000
Security	17,800	13,880	3,000	16,880	18,796
Website	1,800	1,500	300	1,800	1,800
Holiday Decorations	12,000	10,555	1,445	12,000	12,000
Subscriptions	5,000	5,533	1,400	6,933	8,000

Aberdeen
Community Development District
Adopted Budget
General Fund

Description	Amended Budget FY 2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<u>Utilities</u>					
Water & Sewer	20,000	14,979	5,021	20,000	20,000
Electric	43,000	25,857	17,143	43,000	39,600
Cable/Internet/Phone	16,000	14,603	1,397	16,000	16,000
<u>Management Contracts</u>					
Field Operations Management - FirstService	79,956	60,712	19,244	79,956	74,516
Pool Attendants/Lifeguards - RMS	53,000	39,594	13,406	53,000	53,000
Facility Management - FirstService	105,565	85,871	19,694	105,565	101,421
Pool Maintenance/Supplies - FirstService	29,621	557	-	557	-
Janitorial Services - FirstService	39,000	28,082	10,918	39,000	44,200
General Facility Maintenance - FirstService	56,476	42,507	13,969	56,476	54,600
Resident Services Coordinator- FirstService	78,576	59,151	19,425	78,576	74,360
Management Fee - FirstService	13,548	12,016	1,532	13,548	14,220
Fitness Center Cleaning - Jani King	14,400	11,538	2,862	14,400	14,400
TOTAL AMENITY CENTER	\$ 774,477	\$ 599,205	\$ 159,552	\$ 758,757	\$ 762,495
<u>Ground Maintenance</u>					
Electric	\$ 13,185	\$ 10,429	\$ 2,756	\$ 13,185	\$ 14,426
Streetlighting	37,326	26,908	10,418	37,326	33,652
Lake Maintenance	33,000	25,599	5,800	31,399	35,000
Landscape Maintenance	266,326	177,550	88,776	266,326	271,653
Landscape Contingency	30,000	32,112	2,000	34,112	30,000
Common Area Maintenance	15,000	2,870	12,130	15,000	15,000
Reuse Water	40,000	27,773	12,227	40,000	40,000
Miscellaneous	1,000	1,000	-	1,000	1,000
Irrigation Repairs	10,000	653	9,347	10,000	9,060
TOTAL GROUND MAINTENANCE	\$ 445,837	\$ 304,894	\$ 143,454	\$ 448,348	\$ 449,791
<u>Reserves</u>					
Capital Reserve Fund	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
TOTAL RESERVES	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
TOTAL EXPENDITURES	\$ 1,413,294	\$ 1,018,382	\$ 377,196	\$ 1,395,577	\$ 1,407,519
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 233,750	\$ (224,196)	\$ 9,554	\$ -

Aberdeen
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

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

Interest Income

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

Amenities Revenues/Miscellaneous

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

Expenditures - Administrative

Supervisors Fees

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

FICA Taxes

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

Assessment Roll Administration

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

Engineering Fees

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

Arbitrage Rebate

The District is required to annually have an arbitrage calculation on the District's Series 2018, 2020A-1 & 2020A-2 Special Assessment Bonds. The District has contracted with Grau and Associates, an independent audit firm to calculate the rebate liability and submit a report to the District.

Dissemination Agent

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

Attorney Fees

The District's Attorney, Kutak Rock LLP, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required annually to conduct an audit of its financial records by Berger, Toombs, Elam, Gaines & Frank, an Independent Certified Public Accounting Firm.

Trustee Fees

The District issued Series 2018, Series 2020A-1, and Series 2020A-2 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. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

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Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Information Technology

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

Telephone

New internet and Wi-Fi service for Office.

Postage & Delivery

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

Printing & Binding

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

Insurance General Liability

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

Legal Advertising

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

Office Supplies

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

Due, Licenses & Subscriptions

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

Expenditures - Amenity Center

Insurance

The District's Property Insurance policy is with EGIS Insurance Advisors LLC. EGIS Insurance Advisors 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.

Repairs & Replacements

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

Special Events

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

Staff Uniforms

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

Recreational Supplies

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

Recreation Passes

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

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.

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Budget Narrative
Fiscal Year 2025

Expenditures - Amenity Center (continued)

Pool Chemicals

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

Vendor	Monthly	Annual
PoolSure	\$ 2,750	\$ 33,000

Refuse Service

GFL Environmental provides garbage disposal service for the District.

Security

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

Vendor	Monthly	Annual
Envera Systems	\$ 1,007	\$ 12,088
Hi-Tech	250	3,000
Contingency	309	3,708
Total	\$ 1,566	\$ 18,796

Website

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

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

Holiday Decorations

The district estimated cost for Holiday preparation of Amenity Center.

Subscription

Estimated costs of program channels at Fitness Center and music licenses.

Water & Sewer

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

Meter	Location	Monthly	Annual
85979420	110 Flower of Scotland Ave	\$ 95	\$ 1,140
68090745	110 Flower of Scotland Ave	895	10,740
84792274	110 Flower of Scotland Ave	235	2,820
85979420	110 Flower of Scotland Ave-SEWER	185	2,220
88781351	96 Bush Pl-SEWER	185	2,220
	Contingency	72	860
Total		\$ 1,667	\$ 20,000

Electric

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

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

Cable/Internet/Telephone

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

Account	Location	Monthly	Annual
xx-0012	96 Bush Pl	\$ 460	\$ 5,520
xx-1961	110 Flower of Scotland Ave	590	7,080
xx-9062	110 Flower of Scotland Ave	200	2,400
	Contingency	83	1,000
Total		\$ 1,333	\$ 16,000

Field Operation Management

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

Vendor	Monthly	Annual
First Service	\$ 6,210	\$ 74,516

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Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Amenity Center (continued)

Pool Attendants/Lifeguards

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

Facility Management

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

Vendor		Monthly	Annual
First Service	\$	8,452	\$ 101,421

Janitorial Services

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

Vendor		Monthly	Annual
First Service	\$	3,683	\$ 44,200

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 Fees

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

Vendor		Monthly	Annual
First Service	\$	1,185	\$ 14,220

Fitness Center Cleaning

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

Expenditures - Ground Maintenance

Electric

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

Account	Location		Monthly	Annual
24063282	100 Flower of Scotland Ave Apt SG01	\$	27	\$ 327
23663894	100 Scotland Yard Blvd		29	351
24063266	100 William Pennney Way Apt SG01		25	305
24075130	111 Prince Albert Av APT FS01		41	498
20193412	126 Burnett Ct Apt FS01		337	4,047
22969631	1300 Shetland Dr Apt LL01		26	315
24075074	138 Prince Albert Av Aprt IR01		49	583
24075131	17 Shetland Dr Apt SG01		28	331
24075098	191 Prince Albert AV Apt SG01		26	310
24078167	30 Scotch Pebble Dr APT SG01		25	294
24083898	3394 Longleaf Pine PY		31	370
23663879	4788 Longleaf Pine PY APT SG 01		26	310
24075099	5040 Longleaf Pine Py Apt SG01		22	265
24063288	70 Glenlivet Wy Apt SG01		29	354
23663880	90 Queen Victoria Av		26	313
23663889	91 Prince Albert Av		31	370
23656020	944 Rustlewood LA Apt FS01		245	2,939
24063272	99 Mahogany Bay Dr Apt SG01		29	345
	Contingency		150	1,800
		Total \$	1,202	\$ 14,426

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Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Ground Maintenance (continued)

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>
70W/241 UNITS	119 Shetland Dr	\$ 1,865	\$ 22,380
40W/51 UNITS	1300 Shetland Dr Apt ARLT	404	4,846
40W/27 UNITS	764 Shetland Dr Apt IR01	214	2,566
40W/23 UNITS	90 Queen Victoria	182	2,186
40W/5 UNITS	992 Shetland Dr Apt IR01	40	475
	Contingency	100	1,200
Total		\$ 2,804	\$ 33,652

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.

Landscape Maintenance

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

Landscape Contingency

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

Common Area Maintenance

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

Reuse Water

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

<u>Account</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
67153683	100 Flower of Scotland Ave	\$ 50	\$ 600
85740399	100 Scotland Yard Blvd	603	7,236
82157871	100 William Penney Way	155	1,860
83714253	101 Flower of Scotland Ave	90	1,080
85342751	1290 Shetland Dr Apt IR01	137	1,644
85740420	130 Veterans PY	69	828
67862630	133 Celtic Wedding Dr	25	299
83713776	1591 Shetland Dr Apt IR01	25	299
78582269	17 Shetland Dr	147	1,766
72122492	176 River Dee Dr	229	2,751
81113064	191 Prince Albert Av Apt IR01	27	322
83717400	200 W Adelaide Dr	45	540
83714368	299 Glasgow Dr Apt IR01	30	360
84332498	3924 Longleaf Pine Py	75	900
64240055	437 S Aberdeenshire Dr	25	299
67153684	4788 Longleaf Pine PY	48	576
83717398	482 S Aberdeenshire Dr	35	420
67153700	5040 Longleaf Pine PY	48	576
85015950	559 Grampian Highlands Dr	204	2,443
83714400	572 Glasgow Dr Apt IR01	85	1,020
83459857	650 Fort William Dr	48	576
81948219	711 Irish Tartan Way	40	480
81948213	764 Shetland Dr Apt IR01	30	360
85740407	90 Queen Victoria Av	81	972
85083599	91 Prince Albert Av	536	6,432
88781351	96 Bush Pl	81	971
71731594	99 Mahogany Bay Dr	176	2,112
83794232	992 Shetland Dr Apt IR01	40	480
	Contingency	150	1,800
Total		\$ 3,333	\$ 40,000

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Capital Reserve Fund

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

Aberdeen
Community Development District
Adopted Budget

Debt Service Series 2020A1 & A2 Special Assessment Refunding Bonds

Description	Amended Budget FY 2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$ 1,945,790	\$ 1,958,023	\$ -	\$ 1,945,789	\$ 1,928,685
Interest Earnings	10,000	65,052	5,000	70,052	10,000
Carry Forward Surplus ⁽¹⁾	466,961	511,153	-	511,153	549,181
TOTAL REVENUES	\$ 2,422,751	\$ 2,534,227	\$ 5,000	\$ 2,526,994	\$ 2,487,867
EXPENDITURES:					
2020 A1					
Interest 11/1	\$ 294,919	\$ 294,919	\$ -	\$ 294,919	\$ 271,050
Principal Prepayment 11/1	-	15,000	-	15,000	-
Interest 5/1	294,675	294,675	-	294,675	271,050
Principal 5/1	945,000	945,000	-	945,000	990,000
2020 A2					
Interest 11/1	94,169	94,169	-	94,169	89,350
Principal Prepayment 11/1	-	5,000	-	5,000	-
Interest 5/1	94,050	94,050	-	94,050	89,350
Principal 5/1	235,000	235,000	-	235,000	240,000
TOTAL EXPENDITURES	\$ 1,957,813	\$ 1,977,813	\$ -	\$ 1,977,813	\$ 1,950,800
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,957,813	\$ 1,977,813	\$ -	\$ 1,977,813	\$ 1,950,800
EXCESS REVENUES (EXPENDITURES)	\$ 464,939	\$ 556,415	\$ 5,000	\$ 549,181	\$ 537,067

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$ 330,850

Aberdeen
Community Development District

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

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
11/01/24	\$ 14,930,000		\$ 271,050	\$ 1,510,725
05/01/25	14,930,000	990,000	271,050	
11/01/25	13,940,000		246,300	1,507,350
05/01/26	13,940,000	1,045,000	246,300	
11/01/26	12,895,000		220,175	1,511,475
05/01/27	12,895,000	1,095,000	220,175	
11/01/27	11,800,000		192,800	1,507,975
05/01/28	11,800,000	1,155,000	192,800	
11/01/28	10,645,000		163,925	1,511,725
05/01/29	10,645,000	1,195,000	163,925	
11/01/29	9,450,000		149,734	1,508,659
05/01/30	9,450,000	1,225,000	149,734	
11/01/30	8,225,000		133,656	1,508,391
05/01/31	8,225,000	1,260,000	133,656	
11/01/31	6,965,000		113,181	1,506,838
05/01/32	6,965,000	1,305,000	113,181	
11/01/32	5,660,000		91,975	1,510,156
05/01/33	5,660,000	1,345,000	91,975	
11/01/33	4,315,000		70,119	1,507,094
05/01/34	4,315,000	1,390,000	70,119	
11/01/34	2,925,000		47,531	1,507,650
05/01/35	2,925,000	1,440,000	47,531	
11/01/35	1,485,000		24,131	1,511,663
05/01/36	1,485,000	1,485,000	24,131	1,509,131
Total		\$ 14,930,000	\$ 3,449,156	\$ 18,379,156

Aberdeen

Community Development District

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

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
11/01/24	\$ 3,800,000		\$ 89,350	\$ 418,400
05/01/25	3,800,000	240,000	89,350	
11/01/25	3,560,000		84,550	413,900
05/01/26	3,560,000	255,000	84,550	
11/01/26	3,305,000		78,494	418,044
05/01/27	3,305,000	265,000	78,494	
11/01/27	3,040,000		72,200	415,694
05/01/28	3,040,000	280,000	72,200	
11/01/28	2,760,000		65,550	417,750
05/01/29	2,760,000	290,000	65,550	
11/01/29	2,470,000		58,663	414,213
05/01/30	2,470,000	305,000	58,663	
11/01/30	2,165,000		51,419	415,081
05/01/31	2,165,000	320,000	51,419	
11/01/31	1,845,000		43,819	415,238
05/01/32	1,845,000	335,000	43,819	
11/01/32	1,510,000		35,863	414,681
05/01/33	1,510,000	350,000	35,863	
11/01/33	1,160,000		27,550	413,413
05/01/34	1,160,000	370,000	27,550	
11/01/34	790,000		18,763	416,313
05/01/35	790,000	385,000	18,763	
11/01/35	405,000		9,619	413,381
05/01/36	405,000	405,000	9,619	
11/01/36	-	-	-	414,619
Total		\$ 3,800,000	\$ 1,182,325	\$ 4,982,325

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Adopted Budget
Debt Service Series 2018 Special Assessment Bonds

Description	Amended Budget FY 2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$ 134,868	\$ 135,709	\$ -	\$ 134,861	\$ 133,250
Interest Earnings	2,000	5,907	500	6,407	5,000
Carry Forward Surplus ⁽¹⁾	61,157	59,190	-	59,190	56,020
TOTAL REVENUES	\$ 198,025	\$ 200,806	\$ 500	\$ 200,458	\$ 194,271
EXPENDITURES:					
Interest - 11/1	\$ 47,275	\$ 47,275	\$ -	\$ 47,275	\$ 46,238
Principal Prepayment 11/1	-	5,000	-	5,000	-
Interest - 5/1	47,163	47,163	-	47,163	46,238
Principal Prepayment 5/1	-	5,000	-	5,000	-
Principal - 5/1	40,000	40,000	-	40,000	40,000
TOTAL EXPENDITURES	\$ 134,438	\$ 144,438	\$ -	\$ 144,438	\$ 132,475
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 134,438	\$ 144,438	\$ -	\$ 144,438	\$ 132,475
EXCESS REVENUES (EXPENDITURES)	\$ 63,587	\$ 56,368	\$ 500	\$ 56,020	\$ 61,796

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25

\$45,337.50

Aberdeen

Community Development District

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

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
11/01/24	\$ 1,850,000		\$ 46,238	\$ 132,475
05/01/25	1,850,000	40,000	46,238	
11/01/25	1,810,000		45,338	130,675
05/01/26	1,810,000	40,000	45,338	
11/01/26	1,770,000		44,438	128,875
05/01/27	1,770,000	40,000	44,438	
11/01/27	1,730,000		43,538	132,075
05/01/28	1,730,000	45,000	43,538	
11/01/28	1,685,000		42,525	130,050
05/01/29	1,685,000	45,000	42,525	
11/01/29	1,640,000		41,513	133,025
05/01/30	1,640,000	50,000	41,513	
11/01/30	1,590,000		40,263	130,525
05/01/31	1,590,000	50,000	40,263	
11/01/31	1,540,000		39,013	133,025
05/01/32	1,540,000	55,000	39,013	
11/01/32	1,485,000		37,638	130,275
05/01/33	1,485,000	55,000	37,638	
11/01/33	1,430,000		36,263	132,525
05/01/34	1,430,000	60,000	36,263	
11/01/34	1,370,000		34,763	129,525
05/01/35	1,370,000	60,000	34,763	
11/01/35	1,310,000		33,263	131,525
05/01/36	1,310,000	65,000	33,263	
11/01/36	1,245,000		31,638	133,275
05/01/37	1,245,000	70,000	31,638	
11/01/37	1,175,000		29,888	134,775
05/01/38	1,175,000	75,000	29,888	
11/01/39	1,100,000		28,013	131,025
05/01/39	1,100,000	75,000	28,013	
11/01/39	1,025,000		26,138	132,275
05/01/40	1,025,000	80,000	26,138	
11/01/40	945,000		24,098	133,195
05/01/41	945,000	85,000	24,098	
11/01/41	860,000		21,930	133,860
05/01/42	860,000	90,000	21,930	
11/01/42	770,000		19,635	134,270
05/01/43	770,000	95,000	19,635	
11/01/43	675,000		17,213	134,425
05/01/44	675,000	100,000	17,213	
11/01/44	575,000		14,663	134,325
05/01/45	575,000	105,000	14,663	
11/01/45	470,000		11,985	133,970
05/01/46	470,000	110,000	11,985	
11/01/46	360,000		9,180	133,360
05/01/47	360,000	115,000	9,180	
11/01/47	245,000		6,248	132,495
05/01/48	245,000	120,000	6,248	
11/01/48	125,000		3,188	131,375
05/01/49	125,000	125,000	3,188	
Total		\$ 1,850,000	\$ 1,457,200	\$ 3,307,200

Aberdeen
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY 2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Interest Income	\$ 10,000	\$ 13,253	\$ 3,000	\$ 16,253	\$ 5,000
Capital Reserve Funding - Transfer In	40,000	-	40,000	40,000	40,000
Carry Forward Balance	699,382	705,453	-	705,453	658,411
TOTAL REVENUES	\$ 749,382	\$ 718,706	\$ 43,000	\$ 761,706	\$ 703,411
EXPENDITURES:					
Capital Outlay					
Capital Outlay	\$ 50,000	\$ 44,029	\$ 5,972	\$ 50,000	\$ 50,000
Repair and Replacements	100,000	28,295	25,000	53,295	50,000
TOTAL EXPENDITURES	\$ 150,000	\$ 72,323	\$ 30,972	\$ 103,295	\$ 100,000
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 150,000	\$ 72,323	\$ 30,972	\$ 103,295	\$ 100,000
EXCESS REVENUES (EXPENDITURES)	\$ 599,382	\$ 646,383	\$ 12,029	\$ 658,411	\$ 603,411

Aberdeen
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Bonds 2020 Units	Bonds 2018 Units	Annual Maintenance Assessments				Annual Debt Assessments				
				FY 2025	FY2024	Increase/ (decrease)		FY 2025		FY2024		Increase/ (decrease)
								Series 2020	Series 2018	Series 2020	Series 2018	Total
Single Family 80	233	215	229	\$939.07	\$939.07	\$0.00	0%	\$1,547.66	\$105.59	\$1,547.66	\$105.59	\$0.00
Single Family 73	330	301	326	\$858.22	\$858.22	\$0.00	0%	\$1,600.47	\$96.50	\$1,600.47	\$96.50	\$0.00
Single Family 63	337	309	337	\$740.06	\$740.06	\$0.00	0%	\$1,381.23	\$83.21	\$1,381.23	\$83.21	\$0.00
Single Family 53	628	586	627	\$621.90	\$621.90	\$0.00	0%	\$1,162.02	\$69.93	\$1,162.02	\$69.93	\$0.00
Multi-Family	408	223	407	\$310.95	\$310.95	\$0.00	0%	\$580.99	\$34.96	\$580.99	\$34.96	\$0.00
Commercial	42,000	-	42,000	\$310.95	\$310.95	\$0.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Office	7,000	-	7,000	\$310.95	\$310.95	\$0.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	50,936	1,634	50,926									