

**Aberdeen  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2015**

**Aberdeen Community Development District**

**ANNUAL FINANCIAL REPORT**

**Fiscal Year Ended September 30, 2015**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Aberdeen Community Development District  
St. Johns County, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Aberdeen Community Development District as of and for the year ended September 30, 2015, as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

To the Board of Supervisors  
Aberdeen Community Development District

## Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of Aberdeen Community Development District as of September 30, 2015, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and budgetary comparison be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated May 31, 2016 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Aberdeen Community Development District's internal control over financial reporting and compliance.

*Berger, Toombs, Elam,  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

May 31, 2016

**Aberdeen Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2015**

Management's discussion and analysis of Aberdeen Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by the private-sector. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

**The statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities funded by the District include general government, physical environment, culture and recreation, transportation and interest on long-term debt.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Aberdeen Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2015**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual**, is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets, and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights:**

The following are the highlights of financial activity for the year ended September 30, 2015.

- The District's total assets were exceeded by total liabilities by \$(28,588,345) (net position). Net investment in capital assets was \$6,678,482. Unrestricted net position was \$(35,620,590). Restricted net position was \$353,763.
- Governmental activities revenues and debt cancellation totaled \$14,403,244 while governmental activities expenses totaled \$3,400,008.

**Aberdeen Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2015**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District.

|   | <b>Governmental Activities</b> |                |
|---|--------------------------------|----------------|
|   | <b>2015</b>                    | <b>2014</b>    |
| Current assets                                  | \$ 939,665                     | \$ 379,920     |
| Restricted assets                               | 1,756,814                      | 1,079,745      |
| Capital assets, net of depreciation             | 4,605,054                      | 4,774,235      |
| Total Assets                                    | 7,301,533                      | 6,233,900      |
| Current liabilities                             | 989,878                        | 8,140,481      |
| Non-current liabilities                         | 34,900,000                     | 37,685,000     |
| Total Liabilities                               | 35,889,878                     | 45,825,481     |
| Net position - net investment in capital assets | 6,678,482                      | (2,737,289)    |
| Net position-restricted                         | 353,763                        | 43,463         |
| Net position-unrestricted                       | (35,620,590)                   | (36,897,755)   |
| Total Net Position                              | \$(28,588,345)                 | \$(39,591,581) |

The increase in current assets, restricted assets and net position unrestricted was primarily the result of revenues in excess of expenditures at the fund level in the current year.

The decrease in capital assets is due to depreciation in the current year.

The decrease in current liabilities, non-current liabilities and the increase in net position restricted, and net investment in capital assets was primarily due to the restructuring of the bonds in the current year and the corresponding forgiveness of debt.

**Aberdeen Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2015**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District.

**Change in Net Position**

|                                    | <b>Governmental Activities</b> |                        |
|------------------------------------|--------------------------------|------------------------|
|                                    | <b>2015</b>                    | <b>2014</b>            |
| Program Revenues                   |                                |                        |
| Charges for services               | \$ 2,557,093                   | \$ 2,070,225           |
| Operating grants and contributions | 405,638                        | -                      |
| General Revenues                   |                                |                        |
| Investments earnings               | 6,581                          | 323                    |
| Other revenues                     | 5,324                          | 3,745                  |
| Total Revenues                     | <u>2,974,636</u>               | <u>2,074,293</u>       |
| Expenses                           |                                |                        |
| General government                 | 339,533                        | 743,237                |
| Physical environment               | 449,025                        | 433,253                |
| Culture and recreation             | 345,650                        | 353,833                |
| Interest on long-term debt         | 2,265,800                      | 2,264,425              |
| Total Expenses                     | <u>3,400,008</u>               | <u>3,794,748</u>       |
| Gain on Bond Extinguishment        | 5,675,572                      | -                      |
| Gain on Interest Forgiven          | <u>5,753,036</u>               | <u>-</u>               |
| Change in Net Position             | 11,003,236                     | (1,720,455)            |
| Net Position - Beginning of Year   | <u>(39,591,581)</u>            | <u>(37,871,126)</u>    |
| Net Position - End of Year         | <u>\$ (28,588,345)</u>         | <u>\$ (39,591,581)</u> |

The increase in charges for services is related to less prepayments of assessments in the current fiscal year.

The increase in operating grants and contributions is related to contributions received from the developer to cover costs in the current year relating to the bonds restructure.

The decrease in general government expenses is related to the decrease in attorney fees relative to the bankruptcy of a developer and negotiations to cure the bond default in the prior year.

The gain on bond extinguishment and the gain on interest forgiven relates the bond restructure in the current year.



**Aberdeen Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2015**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2015 and 2014.

| Description                         | Governmental Activities |              |
|-------------------------------------|-------------------------|--------------|
|                                     | 2015                    | 2014         |
| Land                                | \$ 150,000              | \$ 150,000   |
| Recreational facility and amenities | 52,293                  | 24,533       |
| Infrastructure                      | 5,734,313               | 5,734,313    |
| Accumulated depreciation            | (1,331,552)             | (1,134,611)  |
| Total Capital Assets (Net)          | \$ 4,605,054            | \$ 4,774,235 |

During the year, \$27,760 was added to recreation facilities and depreciation was \$196,941.

**General Fund Budgetary Highlights**

The budget exceeded actual expenditures primarily because of lower maintenance reserves and contingency expenditures than were anticipated.

There were no amendments to the September 30, 2015 budget.

**Debt Management**

Governmental Activities debt includes the following:

- In October 2005, the District issued \$38,765,000 Series 2005 Special Assessment Bonds. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2015 was \$30,825,000.
- In December 2006, the District issued \$8,170,000 Series 2006-1 Special Assessment Bonds. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2015 was \$4,875,000.

**Aberdeen Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2015**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

The District's financial condition was alleviated in the current year. In April 2015 an agreement was reached and a new developer purchased the outstanding bonds and the land from the prior developer. The developer has paid the agreed upon amount to satisfy prior years past due operating assessments and the current year operating assessments. Aberdeen Community Development District does not expect any economic factors to have a significant effect on the financial position or the results of operations of the District in fiscal year 2016.

**Request for Information**

The financial report is designed to provide a general overview of Aberdeen Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Aberdeen Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

**Aberdeen Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2015**

|                                       | <u><b>Governmental<br/>Activities</b></u> |
|---------------------------------------|---|
| <b>ASSETS</b>                         |   |
| Current Assets                        |   |
| Cash and cash equivalents             | \$ 199,544                                |
| Investments                           | 674,391                                   |
| Due from other governments            | 13,293                                    |
| Assessments receivable                | 22,568                                    |
| Prepaid expenses                      | 29,869                                    |
| Total Current Assets                  | <u>939,665</u>                            |
| Non-Current Assets                    |   |
| Restricted assets                     |   |
| Investments                           | 1,756,814                                 |
| Capital assets, not being depreciated |   |
| Land                                  | 150,000                                   |
| Capital assets, being depreciated     |   |
| Infrastructure                        | 5,734,313                                 |
| Recreation facilities and amenities   | 52,293                                    |
| Less: accumulated depreciation        | <u>(1,331,552)</u>                        |
| Total Non-Current Assets              | <u>6,361,868</u>                          |
| Total Assets                          | <u>7,301,533</u>                          |
| <b>LIABILITIES</b>                    |   |
| Current Liabilities                   |   |
| Accounts payable and accrued expenses | 27,269                                    |
| Accrued interest                      | 162,609                                   |
| Bonds payable                         | 800,000                                   |
| Total Current Liabilities             | <u>989,878</u>                            |
| Non-Current Liabilities               |   |
| Bonds payable                         | <u>34,900,000</u>                         |
| Total Non-Current Liabilities         | <u>34,900,000</u>                         |
| Total Liabilities                     | <u>35,889,878</u>                         |
| <b>NET POSITION</b>                   |   |
| Net investment in capital assets      | 6,678,482                                 |
| Restricted for capital projects       | 93,454                                    |
| Restricted for debt service           | 260,309                                   |
| Unrestricted                          | <u>(41,373,626)</u>                       |
| Total Net Position                    | <u>\$ (34,341,381)</u>                    |

See accompanying notes.

**Aberdeen Community Development District  
STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2015**

| <b>Functions/Programs</b>         | <b>Expenses</b>       | <b>Program<br/>Revenues<br/>Charges for<br/>Services</b> | <b>Operating<br/>Grants and<br/>Contributions</b> | <b>Net (Expense)<br/>Revenues and<br/>Changes in<br/>Net Position<br/>Governmental<br/>Activities</b> |
|-----------------------------------|-----------------------|--|---|---|
| <b>Primary government</b>         |                       |  |   |   |
| Governmental Activities           |                       |  |   |   |
| General government                | \$ (339,533)          | \$ 290,545   | \$ 14,631   | \$ (34,357)   |
| Physical environment              | (449,025)             | 356,186  | -   | (92,839)  |
| Culture and recreation            | (345,650)             | 487,366  | -   | 141,716   |
| Interest on long-term debt        | (2,265,800)           | 1,422,996  | 391,007   | (451,797)   |
| Total Governmental Activities     | <u>\$ (3,400,008)</u> | <u>\$ 2,557,093</u>                                      | <u>\$ 405,638</u>                                 | <u>(437,277)</u>  |
| <b>General Revenues</b>           |                       |  |   |   |
| Investment earnings               |                       |  |   | 6,581   |
| Miscellaneous revenues            |                       |  |   | 5,324   |
| Total General Revenues            |                       |  |   | <u>11,905</u>   |
| Gain on Bond Extinguishment       |                       |  |   | 5,675,572   |
| Gain on Interest Forgiven         |                       |  |   | <u>5,753,036</u>  |
| Change in Net Position            |                       |  |   | 11,003,236  |
| Net Position - October 1, 2014    |                       |  |   | <u>(39,591,581)</u>   |
| Net Position - September 30, 2015 |                       |  |   | <u>\$ (28,588,345)</u>  |

See accompanying notes.

**Aberdeen Community Development District  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
September 30, 2015**

|                                       | General           | Debt<br>Service     | Capital<br>Projects | Governmental<br>Funds |
|---------------------------------------|-------------------|---------------------|---------------------|-----------------------|
| <b>ASSETS</b>                         |                   |                     |                     |                       |
| Cash and cash equivalents             | \$ 104,939        | \$ -                | \$ 94,605           | \$ 199,544            |
| Investments                           | 674,391           | -                   | -                   | 674,391               |
| Assessments receivable, net           | -                 | 22,568              | -                   | 22,568                |
| Due from other governments            | 3,780             | 9,513               | -                   | 13,293                |
| Prepaid expenses                      | 29,869            | -                   | -                   | 29,869                |
| Restricted assets                     |                   |                     |                     |                       |
| Investments, at fair value            | -                 | 1,756,814           | -                   | 1,756,814             |
| Total Assets                          | <u>\$ 812,979</u> | <u>\$ 1,788,895</u> | <u>\$ 94,605</u>    | <u>\$ 2,696,479</u>   |
| <b>LIABILITIES AND FUND BALANCES</b>  |                   |                     |                     |                       |
| Liabilities:                          |                   |                     |                     |                       |
| Accounts payable and accrued expenses | \$ 26,118         | \$ -                | \$ 1,151            | \$ 27,269             |
| Total Liabilities                     | <u>\$ 26,118</u>  | <u>\$ -</u>         | <u>\$ 1,151</u>     | <u>\$ 27,269</u>      |
| Fund Balances:                        |                   |                     |                     |                       |
| Nonspendable - prepaid expenses       | \$ 29,869         | \$ -                | \$ -                | \$ 29,869             |
| Restricted - capital projects         | -                 | -                   | 93,454              | 93,454                |
| Restricted - debt service             | -                 | 1,788,895           | -                   | 1,788,895             |
| Unassigned                            | 756,992           | -                   | -                   | 756,992               |
| Total Fund Balances                   | <u>786,861</u>    | <u>1,788,895</u>    | <u>93,454</u>       | <u>2,669,210</u>      |
| Total Liabilities and Fund Balances   | <u>\$ 812,979</u> | <u>\$ 1,788,895</u> | <u>\$ 94,605</u>    | <u>\$ 2,696,479</u>   |

See accompanying notes.

**Aberdeen Community Development District  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
TO NET POSTION OF GOVERNMENTAL ACTIVITIES  
September 30, 2015**

|  |                               |
|--|-------------------------------|
| Total Governmental Fund Balances   | \$ 2,669,210                  |
| Amounts reported for governmental activities in the Statement of Net Position<br>are different because:  |                               |
| Capital assets (land (\$150,000), recreational facilities and amenities (\$52,293),<br>and infrastructure (\$5,734,313), net of accumulated depreciation<br>(\$1,331,552)) used in governmental activities are not financial resources and;<br>therefore, are not reported in the funds. | 4,605,054                     |
| Long-term liabilities, including bonds payable, are not due and payable in the<br>current period and; therefore, are not reported in the funds.  | (35,700,000)                  |
| Accrued interest expense for long-term debt is not a financial use and;<br>therefore, is not reported in the funds.  | <u>(162,609)</u>              |
| Net Position of Governmental Activities  | <u><u>\$ (28,588,345)</u></u> |

See accompanying notes.

**Aberdeen Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES - GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2015**

|                                      | General           | Debt<br>Service     | Capital<br>Projects | Totals<br>Governmental<br>Funds |
|--------------------------------------|-------------------|---------------------|---------------------|---------------------------------|
| Revenues                             |                   |                     |                     |                                 |
| Special assessments                  | \$ 1,134,097      | \$ 1,422,996        | \$ -                | \$ 2,557,093                    |
| Investment earnings                  | 576               | 6,004               | 1                   | 6,581                           |
| Miscellaneous revenues               | 5,324             | -                   | -                   | 5,324                           |
| Developer contributions              | 14,631            | 391,007             | -                   | 405,638                         |
| Total Revenues                       | <u>1,154,628</u>  | <u>1,820,007</u>    | <u>1</u>            | <u>2,974,636</u>                |
| Expenditures                         |                   |                     |                     |                                 |
| Current                              |                   |                     |                     |                                 |
| General government                   | 202,605           | 136,928             | -                   | 339,533                         |
| Physical environment                 | 248,378           | -                   | 9,503               | 257,881                         |
| Culture and recreation               | 339,853           | -                   | -                   | 339,853                         |
| Capital Outlay                       | -                 | -                   | 27,760              | 27,760                          |
| Debt service                         |                   |                     |                     |                                 |
| Principal                            | -                 | 775,000             | -                   | 775,000                         |
| Interest                             | -                 | 2,331,880           | -                   | 2,331,880                       |
| Total Expenditures                   | <u>790,836</u>    | <u>3,243,808</u>    | <u>37,263</u>       | <u>4,071,907</u>                |
| Excess of revenues over expenditures | <u>363,792</u>    | <u>(1,423,801)</u>  | <u>(37,262)</u>     | <u>(1,097,271)</u>              |
| Other financing sources (uses)       |                   |                     |                     |                                 |
| Gain on Bond Extinguishment          | -                 | 3,690,572           | -                   | 3,690,572                       |
| Gain on Interest Forgiven            | -                 | 4,906,183           | -                   | 4,906,183                       |
| Operating transfers in               | 284,058           | 5,747               | 93,000              | 382,805                         |
| Operating transfers out              | (93,000)          | (284,058)           | (5,747)             | (382,805)                       |
| Total Other Financing Sources (Uses) | <u>191,058</u>    | <u>8,318,444</u>    | <u>87,253</u>       | <u>8,596,755</u>                |
| Net change in fund balances          | 554,850           | 6,894,643           | 49,991              | 7,499,484                       |
| Fund Balances - October 1, 2014      | <u>232,011</u>    | <u>(5,105,748)</u>  | <u>43,463</u>       | <u>(4,830,274)</u>              |
| Fund Balances - September 30, 2015   | <u>\$ 786,861</u> | <u>\$ 1,788,895</u> | <u>\$ 93,454</u>    | <u>\$ 2,669,210</u>             |

See accompanying notes.

**Aberdeen Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2015**

Net Change in Fund Balances -Total Governmental Funds \$ 7,499,484

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation. This is the amount that capital outlay (\$27,760) was less than depreciation (\$(196,941)) in the current period. (169,181)

Repayments of bond principal are expenditures in the governmental funds, but the repayments reduce long-term liabilities in the Statement of Net Position. 775,000

The gain on the cancellation of debt relating to long-term liabilities not yet matured is not recognized in the governmental fund financial statements, but is included in the statement of activities. 2,831,853

The change in accrued interest on long-term liabilities is recorded in the statement of activities but not in the fund financial statements. 66,080

Change in Net Position of Governmental Activities \$ 11,003,236

See accompanying notes.



**Aberdeen Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND**  
**For the Year Ended September 30, 2015**

|   | <b>Original<br/>Budget</b> | <b>Final<br/>Budget</b> | <b>Actual</b>     | <b>Variance with<br/>Final Budget<br/>Positive<br/>(Negative)</b> |
|---|----------------------------|-------------------------|-------------------|---|
| <b>Revenues</b>                             |                            |                         |                   |   |
| Special assessments                         | \$ 933,462                 | \$ 933,462              | \$ 1,134,097      | \$ 200,635  |
| Investment earnings                         | -                          | -                       | 576               | 576   |
| Miscellaneous revenues                      | 3,000                      | 3,000                   | 5,324             | 2,324   |
| Developer contributions                     | -                          | -                       | 14,631            | 14,631  |
| <b>Total Revenues</b>                       | <b>936,462</b>             | <b>936,462</b>          | <b>1,154,628</b>  | <b>218,166</b>  |
| <b>Expenditures</b>                         |                            |                         |                   |   |
| <b>Current</b>                              |                            |                         |                   |   |
| General government                          | 166,344                    | 166,344                 | 202,605           | (36,261)  |
| Physical environment                        | 406,434                    | 406,434                 | 248,378           | 158,056   |
| Culture and recreation                      | 363,684                    | 363,684                 | 339,853           | 23,831  |
| <b>Total Expenditures</b>                   | <b>936,462</b>             | <b>936,462</b>          | <b>790,836</b>    | <b>145,626</b>  |
| Excess of revenues over expenditures        | -                          | -                       | 363,792           | 363,792   |
| <b>Other financing sources (uses)</b>       |                            |                         |                   |   |
| Operating transfers in                      | -                          | -                       | 284,058           | 284,058   |
| Operating transfers out                     | -                          | -                       | (93,000)          | (93,000)  |
| <b>Total Other Financing Sources (Uses)</b> | <b>-</b>                   | <b>-</b>                | <b>191,058</b>    | <b>191,058</b>  |
| Net change in fund balances                 | -                          | -                       | 554,850           | 554,850   |
| Fund Balances - October 1, 2014             | -                          | -                       | 232,011           | 232,011   |
| Fund Balances - September 30, 2015          | <b>\$ -</b>                | <b>\$ -</b>             | <b>\$ 786,861</b> | <b>\$ 786,861</b>   |

See accompanying notes.

**Aberdeen Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2015**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was created on November 5, 2003, by administrative Rule 42NN-1 of the Florida Land and Water Adjudicatory Commission, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Aberdeen Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Aberdeen Community Development District (the primary government) as a local unit of special-purpose government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board ("GASB") Statement Number 14, and Statements 39 and 61, amendments of GASB Statement Number 14. The Financial Reporting Entity, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Aberdeen Community Development District  
NOTES TO THE FINANCIAL STATEMENTS  
September 30, 2015**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, developer contributions, intergovernmental revenues and interest. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Aberdeen Community Development District  
NOTES TO THE FINANCIAL STATEMENTS  
September 30, 2015**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District implemented the Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The classifications include non-spendable, restricted, committed, assigned and unassigned.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Committed Fund Balance** – This classification consists of amounts that can only be used for specific purposes pursuant to the constraints imposed by a formal action of the government's highest level of decision making authority.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** - When restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

**Aberdeen Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2015**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. In addition, the proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund - The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Funds - Accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements. The bond series is secured by a pledge of all available special assessment revenues in any fiscal year related to the improvements and a first lien on the special assessment revenues from the District lien on all acreage of benefited land.

Capital Projects Funds – Accounts for construction of infrastructure improvements within the district.

**Aberdeen Community Development District  
NOTES TO THE FINANCIAL STATEMENTS  
September 30, 2015**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as infrastructure and improvements, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

For purposes of the statement of cash flows, cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**Aberdeen Community Development District  
NOTES TO THE FINANCIAL STATEMENTS  
September 30, 2015**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**b. Restricted Assets**

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation, or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land and improvements, are reported in the governmental activities column in the government-wide statements.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

|                                       |            |
|---------------------------------------|------------|
| Infrastructure                        | 30 years   |
| Recreational facilities and amenities | 7-20 years |

**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds.

**Aberdeen Community Development District  
NOTES TO THE FINANCIAL STATEMENTS  
September 30, 2015**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds (\$2,669,210) differs from “net position” of governmental activities (\$(28,588,345)) reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (infrastructure and improvements that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

|                                       |    |                     |
|---------------------------------------|----|---------------------|
| Land                                  | \$ | 150,000             |
| Infrastructure                        |    | 5,734,313           |
| Recreational facilities and amenities |    | 52,293              |
| Accumulated depreciation              |    | <u>(1,331,552)</u>  |
| Total                                 |    | <u>\$ 4,605,054</u> |

**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Balances at September 30, 2015 were:

|               |    |                     |
|---------------|----|---------------------|
| Bonds payable | \$ | <u>(35,700,000)</u> |
|---------------|----|---------------------|

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

|                  |    |                  |
|------------------|----|------------------|
| Accrued interest | \$ | <u>(162,609)</u> |
|------------------|----|------------------|



**Aberdeen Community Development District  
NOTES TO THE FINANCIAL STATEMENTS  
September 30, 2015**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds (\$7,499,484) differs from the “change in net position” for governmental activities (\$11,003,236) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation. The following is the amount of depreciation and amount of capital asset acquisitions.

|                            |                     |
|----------------------------|---------------------|
| Depreciation               | \$ (196,941)        |
| Capital asset acquisitions | 27,760              |
| Total                      | <u>\$ (169,181)</u> |

**Long-term debt transactions**

Repayments of bond principal are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

|                         |                   |
|-------------------------|-------------------|
| Bond principal payments | <u>\$ 775,000</u> |
|-------------------------|-------------------|

Gain on the cancellation of debt relating to long-term liabilities not yet matured is not recognized in the governmental fund financial statements, but is included in the statement of activities.

|   |                     |
|---|---------------------|
| Gain on extinguishment of long-term liabilities | <u>\$ 2,831,853</u> |
|---|---------------------|

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

|                                    |                  |
|------------------------------------|------------------|
| Change in accrued interest payable | <u>\$ 66,080</u> |
|------------------------------------|------------------|

**Aberdeen Community Development District  
NOTES TO THE FINANCIAL STATEMENTS  
September 30, 2015**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet and statement of net position as cash and investments.

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned. The investment policy of the District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2015, the District's bank balance was \$206,484 and the carrying value was \$199,544. The District controls its exposure to custodial credit risk because it maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2015, the District had the following investments and maturities.

| <u>Investment</u>                                 | <u>Maturity</u> | <u>Fair Value</u>   | <u>Book Value</u>   |
|---|-----------------|---------------------|---------------------|
| First American Government<br>Obligation Fund CI Z | N/A             | \$ 198,731          | \$ 198,731          |
| First American Government<br>Obligation Fund CI Y | N/A             | 1,756,814           | 1,756,814           |
| State Board of Administration<br>Florida Prime    | N/A             | 475,660             | 475,660             |
|   |                 | <u>\$ 2,431,205</u> | <u>\$ 2,431,205</u> |

Interest Rate Risk

The District monitors investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The Local Government Surplus Funds Trust is an authorized investment under Section 218.415, Florida Statutes. The District's investments in the state investment pool and government loans are limited by state statutory requirements and bond compliance. The District has monies invested with the Local Government Surplus Funds Trust Fund (Fund), at September 30, 2015. This fund met the requirements of a "2a-7 like pool" as defined in Government Accounting Standards Board, Statement 31. As of September 30, 2015, the District's investment in the First American Government Obligation Fund Class Y and US Bank Managed Money Market was rated AAAM by Standard & Poor's.

**Aberdeen Community Development District  
NOTES TO THE FINANCIAL STATEMENTS  
September 30, 2015**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. The investment in First American Government Obligation Fund Class Z represents 8% of the District's total investments. The investments in Local Government Surplus Funds Trust represents 20% of the District's total investments. The remaining 72% is invested in First American Government Obligation Fund Class Y.

The types of deposits and investments and their level of risk exposure as of September 30, 2015 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary. In addition, the District has the ability to hold investments to maturity that have fair values less than cost. The District's investments are recorded at fair value.

**NOTE D – INTERFUND TRANSFERS**

Interfund transfers for the fiscal year ended September 30, 2015 were as follows:

| Fund             | Transfer in | Transfer out |
|------------------|-------------|--------------|
| General fund     | \$ 284,058  | \$ 93,000    |
| Debt service     | 5,747       | 284,058      |
| Capital projects | 93,000      | 5,747        |
|                  | \$ 382,805  | \$ 382,805   |

In the current year, \$284,058 was transferred from the debt service fund to the general fund as per the Funding Agreement discussed in Note J.

**NOTE E – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2014-2015 fiscal year were levied in October 2014. All assessments are payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount. All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments that were on the assessment roll certified and delivered to the Tax Collector are collected via the sale of tax certificates on or prior to June 1. For certain parcels, the District bills and collects the annual assessments.

**Aberdeen Community Development District  
NOTES TO THE FINANCIAL STATEMENTS  
September 30, 2015**

**NOTE F – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2015 was as follows:

|   | Balance<br>October 1,<br>2014 | Additions          | Deletions   | Balance<br>September 30,<br>2015 |
|---|-------------------------------|--------------------|-------------|----------------------------------|
| <u>Governmental Activities:</u>             |                               |                    |             |                                  |
| Capital assets, not being depreciated:      |                               |                    |             |                                  |
| Land  | \$ 150,000                    | \$ -               | \$ -        | \$ 150,000                       |
| Total Capital Assets, Not Being Depreciated | <u>150,000</u>                | <u>-</u>           | <u>-</u>    | <u>150,000</u>                   |
| Capital assets, being depreciated:          |                               |                    |             |                                  |
| Infrastructure                              | 5,734,313                     | -                  | -           | 5,734,313                        |
| Recreational facility and amenities         | <u>24,533</u>                 | <u>27,760</u>      | <u>-</u>    | <u>52,293</u>                    |
| Total Capital Assets Being Depreciated      | <u>5,758,846</u>              | <u>27,760</u>      | <u>-</u>    | <u>5,786,606</u>                 |
| Less accumulated depreciation for:          |                               |                    |             |                                  |
| Infrastructure                              | (1,126,880)                   | (191,144)          | -           | (1,318,024)                      |
| Recreational facility and amenities         | <u>(7,731)</u>                | <u>(5,797)</u>     | <u>-</u>    | <u>(13,528)</u>                  |
| Total Accumulated Depreciation              | <u>(1,134,611)</u>            | <u>(196,941)</u>   | <u>-</u>    | <u>(1,331,552)</u>               |
| Governmental Activities Capital Assets      | <u>\$ 4,774,235</u>           | <u>\$(169,181)</u> | <u>\$ -</u> | <u>\$ 4,605,054</u>              |

Depreciation expense was charged to physical environment (\$191,144) and culture and recreation (\$5,797) during the year.

**NOTE G – LONG-TERM DEBT**

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2015:

|                                      |                      |
|--------------------------------------|----------------------|
| Long-term debt at October 1, 2014    | \$ 38,460,000        |
| Principal payments                   | (775,000)            |
| Cancellation of debt                 | <u>(1,985,000)</u>   |
| Long-term debt at September 30, 2015 | <u>\$ 35,700,000</u> |

During the year, the District entered into a bond restructuring agreement, as detailed in Note J, resulting in the forgiveness of certain matured debt. Additionally, the reissuance of Series 2005 and 2006 bonds reduced the total outstanding principal by \$1,985,000. These amounts are reflected as a gain on cancellation of debt in the accompanying financial statements.

**Aberdeen Community Development District  
NOTES TO THE FINANCIAL STATEMENTS  
September 30, 2015**

**NOTE G – LONG-TERM DEBT (CONTINUED)**

Long-term debt is comprised of the following:

**Capital Improvement Revenue Bonds**

\$36,185,000 Series 2005 Special Assessment Bonds due in annual principal installments beginning May 2007 and maturing May 1, 2036. Interest at a rate of 5.5% is due May and November beginning May 2006. \$ 30,825,000

\$8,170,000 Series 2006-1 Special Assessment Bonds due in a lump sum principal payment on November 1, 2025. Interest at a rate of 5.25% is due May and November beginning May 2007. 4,875,000

\$ 35,700,000

The annual requirements to amortize the principal and interest of long-term debt outstanding as of September 30, 2015 are as follows:

| Year Ending<br>September 30, | Principal            | Interest             | Total                |
|------------------------------|----------------------|----------------------|----------------------|
| 2016                         | \$ 800,000           | \$ 1,300,875         | \$ 2,100,875         |
| 2017                         | 845,000              | 1,907,313            | 2,752,313            |
| 2018                         | 895,000              | 1,860,838            | 2,755,838            |
| 2019                         | 945,000              | 1,811,613            | 2,756,613            |
| 2020                         | 1,000,000            | 1,759,638            | 2,759,638            |
| 2021-2025                    | 5,910,000            | 7,908,838            | 13,818,838           |
| 2026-2030                    | 12,655,000           | 4,937,169            | 17,592,169           |
| 2031-2035                    | 10,240,000           | 2,413,950            | 12,653,950           |
| 2036                         | 2,410,000            | 132,550              | 2,542,550            |
| Totals                       | <u>\$ 35,700,000</u> | <u>\$ 24,032,784</u> | <u>\$ 59,732,784</u> |

Summary of Significant Bonds Resolution Terms and Covenants

Special Assessment Revenue Bonds, Series 2005.

Depository Funds - The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

**Aberdeen Community Development District  
NOTES TO THE FINANCIAL STATEMENTS  
September 30, 2015**

**NOTE G – LONG-TERM DEBT (CONTINUED)**

1. Reserve Fund - The 2005 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service payment. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

|                                      | Bonds              |                        |
|--------------------------------------|--------------------|------------------------|
|                                      | Reserve<br>Balance | Reserve<br>Requirement |
| Series 2005 Special Assessment Bonds | \$ 1,238,007       | \$ 1,238,450           |

Special Assessment Revenue Bonds, Series 2006.

Depository Funds - The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

2. Reserve Fund - The 2006 Reserve Account is funded from the proceeds of the Bonds in an amount equal to the reserve percentage, 2.625%, times the deemed outstanding amount. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

|                                      | Bonds              |                        |
|--------------------------------------|--------------------|------------------------|
|                                      | Reserve<br>Balance | Reserve<br>Requirement |
| Series 2006 Special Assessment Bonds | \$ 127,970         | \$ 127,692             |

**NOTE H – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

**Aberdeen Community Development District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2015**

**NOTE I – LITIGATION AND SETTLEMENT AGREEMENT**

In November 2011, the Trustee, on behalf of the bondholders, and the District entered into a Funding Agreement whereby the Trustee agreed to fund District operations with trust estate assets and, in return, the District would postpone the pending foreclosure sales unless directed by the Trustee. During the year, the bankruptcy court approved a settlement agreement between a new developer and the former landowner. As part of the agreement the new developer obtained all the land and the related debt of the former landowner. Additionally, the new developer paid \$345,822 for prior year general fund special assessments and the balance of the 2014/2015 general fund assessments due.

**NOTE J – BOND RESTRUCTURING AGREEMENT**

In July 2015, the District entered into an agreement with the developer, bondholder and landowner, DR Horton, Inc. - Jacksonville, to bring the Series 2005 Bonds current, extend the maturity of the Series 2006-1 Bonds and the cancellation of the remaining Series 2006-2 Bonds (Bond Restructuring). On September 1, 2015, the Bond Restructuring was completed.



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Aberdeen Community Development District  
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Aberdeen Community Development District, as of and for the year ended September 30, 2015, and the related notes to the financial statements, and have issued our report thereon dated May 31, 2016.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Aberdeen Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Aberdeen Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Aberdeen Community Development District's internal control over financial reporting.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



**Board of Supervisors  
Aberdeen Community Development District**

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Aberdeen Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted a compliance matter and other matters that we reported to management of the District in a separate letter dated May 31, 2016.

The District's responses to the findings identified in our audit are described in the accompanying Management Letter. We did not audit the District's responses and, accordingly, we express no opinion on them.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger, Toombs, Elam,  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants  
Fort Pierce, Florida

May 31, 2016



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**MANAGEMENT LETTER**

To the Board of Supervisors  
Aberdeen Community Development District  
St. Johns County, Florida

**Report on the Financial Statements**

We have audited the financial statements of the Aberdeen Community Development District as of and for the year ended September 30, 2015, and have issued our report thereon dated May 31, 2016.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reports and Schedule**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in that report, which is dated May 31, 2016, should be considered in conjunction with this Management Letter.

**Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we address in the Management Letter, if not already addressed in the auditor's report on compliance and internal controls, whether or not recommendations made in the preceding annual financial report have been followed. The following recommendations were made in the preceding audit report.

**Findings and Recommendations**

**2013-01 / 2014-01 /2015-01 Reserve Requirement**

Finding – The Debt Service Reserve Requirement for Series 2005 was not met at fiscal year end.

Recommendation – The District should make the necessary arrangements to ensure funds are available to make debt service payments.

Management Response – In April 2015, the bankruptcy court approved an agreement whereby the new Developer acquired the land and related debt. The reserve requirement was not met for Series 2005 as a result of a clerical error.

Current Status: This finding has not been completely corrected as of September 30, 2015.

To the Board of Supervisors  
Aberdeen Community Development District

**Findings and Recommendations (Continued)**

**2012-02 / 2013-02 /2014-02 Deficit Fund Balance**

**Finding –** The District's financial conditions continue to deteriorate and the future of the project remains uncertain. The Debt Service Fund has reported a deficit fund balance at the end of the prior year. Nonpayment of assessments caused there to be insufficient funds available to make the required debt service payments on the Series 2005 and Series 2006 bonds. The failures by the District to pay its debt service are considered events of default. The District remains obligated with respect to the principal and interest on the Series 2005 and Series 2006 Bonds.

**Recommendation –** The District should maintain taking the necessary steps to improve the deteriorating financial condition.

**Management Response –** The District is working directly with the Trustee and Bondholders to resolve all financial issues related to the non-payment of assessments. In April 2015, an agreement was approved by the bankruptcy court that allowed a new Developer to acquire the land and the related debt of the former landowner.

**Current Status:** This finding has been corrected as of September 30, 2015.

**Financial Condition**

Section 10.554(1)(i)5.a., Rules of the Auditor General, requires that we report the results of our determination as to whether or not Aberdeen Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the Aberdeen Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

As required by the Rules of the Auditor General (Section 10.554(1)(i)2.) the scope of our audit included a review of the provisions of Section 218.415, Florida Statutes regarding the investment of public funds. In connection with our audit, we determined that Aberdeen Community Development District complied with Section 218.415, Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures. It is management's responsibility to monitor the Aberdeen Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

To the Board of Supervisors  
Aberdeen Community Development District

### **Annual Financial Report**

Section 10.554(1)(i)5.b., Rules of the Auditor General, requires that we report the results of our determination as to whether the annual financial report for the Aberdeen Community Development District for the fiscal year ended September 30, 2015, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2015. In connection with our audit, we determined that these two reports were in agreement.

### **Other Matters**

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the Management Letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

### **Purpose of this Letter**

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger, Toombs, Elam,  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

May 31, 2016



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**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Aberdeen Community Development District  
St. Johns County, Florida

We have examined Aberdeen Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2015. Management is responsible for Aberdeen Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Aberdeen Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Aberdeen Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Aberdeen Community Development District's compliance with the specified requirements.

In our opinion, Aberdeen Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2015.

*Berger, Toombs, Elam,  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

May 31, 2016