

Estancia at WireGrass
Community Development District

Financial Statements
(Unaudited)

October 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Estancia at Wiregrass Community Development District

Balance Sheet
As of 10/31/2014
(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	54,554	0	0	54,554	0	0
Investments	0	2,395,400	4,223	2,399,623	0	0
Assessments Receivable	561,951	0	1,066,224	1,628,176	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	3,790	0	0	3,790	0	0
Amount Available in Debt Service	0	0	0	0	0	2,395,400
Amount To Be Provided Debt Service	0	0	0	0	0	13,034,600
Fixed Assets	0	0	0	0	14,626,105	0
Total Assets	<u>620,296</u>	<u>2,395,400</u>	<u>1,070,447</u>	<u>4,086,143</u>	<u>14,626,105</u>	<u>15,430,000</u>
Liabilities						
Accounts Payable	7,829	0	825,435	833,264	0	0
Accrued Expenses Payable	1,600	0	0	1,600	0	0
Retainage Payable	0	0	245,013	245,013	0	0
Due To Others	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	15,430,000
Total Liabilities	<u>9,429</u>	<u>0</u>	<u>1,070,447</u>	<u>1,079,876</u>	<u>0</u>	<u>15,430,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	2,803	2,395,400	0	2,398,203	14,626,105	0
Net Change in Fund Balance	608,064	0	0	608,064	0	0
Total Fund Equity & Other Credits	<u>610,867</u>	<u>2,395,400</u>	<u>0</u>	<u>3,006,267</u>	<u>14,626,105</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>620,296</u>	<u>2,395,400</u>	<u>1,070,447</u>	<u>4,086,143</u>	<u>14,626,105</u>	<u>15,430,000</u>

This statement is unaudited

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Revenues					
Special Assessments					
Tax Roll	162,682	162,682	162,681	(1)	0.00%
Off Roll	480,618	480,618	480,618	0	0.00%
Total Revenues	<u>643,300</u>	<u>643,300</u>	<u>643,299</u>	<u>(1)</u>	<u>0.00%</u>
Expenditures					
Financial & Administrative					
Administrative Services	5,724	477	477	0	91.66%
District Management	20,244	1,687	1,687	0	91.66%
District Engineer	10,000	833	0	833	100.00%
Disclosure Report	5,000	417	0	417	100.00%
Trustees Fees	3,500	0	0	0	100.00%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial Consulting Services	8,600	717	717	0	91.66%
Accounting Services	18,000	1,500	1,500	0	91.66%
Auditing Services	2,300	0	0	0	100.00%
Arbitrage Rebate Calculation	650	0	0	0	100.00%
Public Officials Liability Insurance	4,255	4,255	4,052	203	4.77%
Legal Advertising	1,500	125	82	43	94.52%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	2,700	225	0	225	100.00%
Legal Counsel					
District Counsel	30,000	2,500	300	2,200	99.00%
Security Operations					
Security Service & Patrols	39,000	3,250	0	3,250	100.00%
Electric Utility Services					
Utility Services	17,520	1,460	1,371	89	92.17%
Street Lights	8,051	671	0	671	100.00%
Water-Sewer Combination Services					
Utility Services	12,000	1,000	64	936	99.46%
Stormwater Control					
Fountain Service Repairs & Maintenance	5,000	417	0	417	100.00%
Aquatic Contract	10,850	904	825	79	92.39%
Mitigation Area Monitoring & Maintenance	4,800	400	475	(75)	90.10%
Stormwater Assessment	900	900	0	900	100.00%

This statement is unaudited

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater System Maintenance	2,000	167	0	167	100.00%
Other Physical Environment					
General Liability Insurance	2,500	2,500	2,500	0	0.00%
Property & Casualty Insurance	15,000	15,000	7,195	7,805	52.03%
Entry & Walls Maintenance	2,000	167	0	167	100.00%
Landscape Maintenance-Phase 1	115,870	9,656	10,767	(1,111)	90.70%
Irrigation Repairs & Maintenance	3,000	250	566	(316)	81.12%
Landscape - Annual Rotations	1,140	95	0	95	100.00%
Landscape - Mulch/Pine Straw	106,800	8,900	0	8,900	100.00%
Landscape Replacement Plants, Shrubs, Trees	5,000	417	0	417	100.00%
Landscape Maintenance - Chancey Road	34,230	2,853	2,083	770	93.91%
Irrigation Repairs - Chancey Road	2,000	167	0	167	100.00%
Landscape - Annual Rotation - Chancey Road	5,746	479	0	479	100.00%
Landscape - Mulch/Pine Straw - Chancey Road	15,195	1,266	0	1,266	100.00%
Landscape Replacement Plants, Shrubs, Trees - Chancey Road	2,500	208	0	208	100.00%
Holiday Decorations	5,000	0	0	0	100.00%
Miscellaneous Expense	10,000	833	400	433	96.00%
Road & Street Facilities					
Street Light/Decorative Light Maintenance	1,000	83	0	83	100.00%
Street Sign Repair & Replacement	1,000	83	0	83	100.00%
Sidewalk Repair & Maintenance	1,000	83	0	83	100.00%
Parks & Recreation					
Maintenance & Repairs	5,000	417	0	417	100.00%
Contingency					
Miscellaneous Fees - Reserve Study	3,000	250	0	250	100.00%
Miscellaneous Contingency	21,400	1,783	0	1,783	100.00%
Total Expenditures	<u>571,300</u>	<u>67,569</u>	<u>35,236</u>	<u>32,334</u>	<u>93.83%</u>
Excess Revenues Over/(Under) Expenditures	<u>72,000</u>	<u>575,731</u>	<u>608,064</u>	<u>32,333</u>	<u>(744.53)%</u>
Other Financing Sources (Uses)					

This statement is unaudited

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Transfer of Reserves	(72,000)	(72,000)	0	72,000	100.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	503,731	608,064	104,333	0.00%
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Fund Balance, Beginning of Period	0	0	2,803	2,803	0.00%
Fund Balance, End of Period	<u>0</u>	<u>503,731</u>	<u>610,867</u>	<u>107,136</u>	<u>0.00%</u>

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Expenditures				
Contingency				
Capital Reserve	72,000	0	72,000	100.00%
Total Expenditures	<u>72,000</u>	<u>0</u>	<u>72,000</u>	<u>100.00%</u>
Excess of Revenues Over/(Under) Expenditures	<u>(72,000)</u>	<u>0</u>	<u>72,000</u>	<u>(100.00)%</u>
Other Financing Sources				
Transfer of Reserves	72,000	0	(72,000)	(100.00)%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0.00%</u></u>

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenues Over/(Under) Expenditures	0	0	0	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	2,395,400	2,395,400	0.00%
Fund Balance, End of Period	<u>0</u>	<u>2,395,400</u>	<u>2,395,400</u>	<u>0.00%</u>

This statement is unaudited

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	5	5	0.00%
Contributions From Private Sources				
Developer Contributions	0	310,269	310,269	0.00%
Total Revenues	<u>0</u>	<u>310,274</u>	<u>310,274</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	310,274	(310,274)	0.00%
Total Expenditures	<u>0</u>	<u>310,274</u>	<u>(310,274)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	0	0	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	0	0	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0.00%</u></u>

**Estancia at Wiregrass CDD
Investment Summary
October 31, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2014</u>
US Bank Series 2013 Interest	First American Treasury Oblig Cl Z	\$ 1,595,400
US Bank Series 2013 Reserve	First American Treasury Oblig Cl Z	799,914
US Bank Series 2013 Prepayment	First American Treasury Oblig Cl Z	86
	Total Debt Service Fund Investments	<u>\$ 2,395,400</u>
US Bank Series 2013 Construction Escrow	US Bank Money Market	\$ 4,223
	Total Capital Project Fund Investments	<u>\$ 4,223</u>

Estancia at Wiregrass Community Development District

Summary A/R Ledger

From 10/1/2014 Through 10/31/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2013	Standard Pacific of Florida, GP	DF1013-1	38,806.56
8/31/2014	Standard Pacific of Florida, GP	ARB011	60,000.00
9/30/2014	Standard Pacific of Florida, GP	ARB013	560,189.13
9/30/2014	Standard Pacific of Florida, GP	ARB014	135,766.50
10/1/2014	Pasco County Tax Collector	FY14-15	162,681.43
10/1/2014	Standard Pacific of Florida, GP	211-15-01	360,463.50
10/31/2014	Standard Pacific of Florida, GP	ARB016	<u>310,268.71</u>
Report Balance			<u><u>1,628,175.83</u></u>

Estancia at Wiregrass Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2014 Through 10/31/2014

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Department of Economic Opportunity	10/1/2014	31354	Special District Fee FY 2014/2015	175.00
Fountain Design Group, Inc.	10/24/2014	71847	Monthly Bill - Weekly Fountain Services 10/14	400.00
Hopping Green & Sams	10/30/2014	78868	General Legal Counsel 09/14	197.01
Luke Brothers, Inc.	8/26/2014	8322	Monthly Maintenance/Pest Control/Fertilization 07/14	5,540.00
Pasco County Utilities	10/27/2014	01322825 10/14	Acct #0936115 - 3987 Estancia Blvd 10/14	63.77
Tampa Bay Times	11/4/2014	24628	Legal Advertising Acct # 119685 10/14	82.14
Withlacoochee River Electric Cooperative, Inc.	10/28/2014	With Summ 10/14	Summary Bill 10/14	1,370.99
			Total 001 - General Fund	7,828.91

Estancia at Wiregrass Community Development District

Summary A/P Ledger

300 - Capital Projects Fund

From 10/1/2014 Through 10/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
CRS Building Corporation	9/30/2014	CR 75 CRS	CR 75-80 Series 2013	46,123.20
ELM	9/30/2014	CR 76 ELM	CR 75-80 S2013	3,412.63
Golf Coast Construction LLC	10/31/2014	CR 81 Golf Coast	CR 81-83 S2013	168,760.00
Randy Suggs Inc.	10/31/2014	CR 82 Randy Suggs	CR 81-83 Series 2013	274,851.89
RIPA & Associates, LLC	9/30/2014	CR 77 RIPA	CR 75-80 Series 2013	316,899.71
Stantec Consulting Services Inc.	9/30/2014	CR 78 Stantec	CR 75-80 S2013	178.70
Stantec Consulting Services Inc.	10/31/2014	CR 83 Stantec	CR 81-83 S2013	2,428.22
WRA Consultants	9/30/2014	CR 79 WRA	CR 75-80 Series 2013	1,232.70
WRA Consultants	9/30/2014	CR 80 WRA	CR 75-80 S2013	11,547.62
			Total 300 - Capital Projects Fund	825,434.67
Report Balance				833,263.58

**ESTANCIA AT WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2013**

Construction Account Activity Through October 31, 2014

Inflows:	Debt Proceeds	\$	12,173,518.89
	Underwriter Discount		308,600.00
			12,482,118.89
	Total Bond Proceeds:	\$	12,482,118.89
	Developer Contributions		\$2,614,224.34
	Interest Earnings		18.30
			15,096,361.53
	Total Inflows:	\$	15,096,361.53

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status With Trustee as of 10/31/14
10/31/13	COI	Underwriter's Discount	(308,600.00)	Cleared
10/31/13	COI	Nabors Giblin and Nickerson PA	(50,000.00)	Cleared
10/31/13	COI	Gray Robinson	(33,500.00)	Cleared
10/31/13	COI	Hopping Green & Sams	(36,706.19)	Cleared
10/31/13	COI	Rizzetta & Company, Inc.	(30,000.00)	Cleared
10/31/13	COI	Image Master	(1,250.00)	Cleared
10/31/13	COI	Holland and Knight LLP	(5,000.00)	Cleared
10/31/13	COI	US Bank	(5,200.00)	Cleared
		Total COI:	\$ (470,256.19)	
10/31/13	2	Standard Pacific Homes	(517,538.59)	Cleared
10/31/13	3	RIPA & Associates, Inc.	(415,859.18)	Cleared
12/31/13	4	RIPA & Associates, Inc.	(706,756.27)	Cleared
12/31/13	5	Hopping Green & Sams	(8,552.15)	Cleared
12/31/13	6	Randy Suggs, Inc.	(3,050.00)	Cleared
12/31/13	7	Hubbell Lighting, Inc.	(194,544.00)	Cleared
12/31/13	8	RIPA & Associates, Inc.	(805,067.53)	Cleared
01/31/14	9	Hopping Green & Sams	(2,999.05)	Cleared
01/31/14	10	Standard Pacific Homes	(10,905.00)	Cleared

**ESTANCIA AT WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2013**

Construction Account Activity Through October 31, 2014

01/31/14	11	RIPA & Associates, Inc.	(583,677.25)	Cleared
01/31/14	12	Standard Pacific Homes	(742,310.05)	Cleared
02/28/14	13	Hopping Green & Sams	(7,671.98)	Cleared
02/28/14	14	Stantec Consulting Services, Inc.	(548.67)	Cleared
02/28/14	15	WRA Consultants	(33,361.64)	Cleared
02/28/14	16	CRS Building Corporation	(219,177.90)	Cleared
02/28/14	17	Stantec Consulting Services, Inc.	(429.69)	Cleared
03/31/14	18	RIPA & Associates, Inc.	(1,857,230.91)	Cleared
03/31/14	19	Randy Suggs, Inc.	(98,969.00)	Cleared
04/30/14	20	VOID	VOID	VOID
04/30/14	21	CRS Building Corporation	(289,485.00)	Cleared
04/30/14	22	Hopping Green & Sams	(5,319.53)	Cleared
04/30/14	23	Randy Suggs, Inc.	(770.00)	Cleared
04/30/14	24	RIPA & Associates, Inc.	(704,422.89)	Cleared
04/30/14	25	Stantec Consulting Services, Inc.	(850.11)	Cleared
04/30/14	26	WRA Consultants	(14,227.31)	Cleared
04/30/14	27	ELM	(47,207.10)	Cleared
04/30/14	28	Randy Suggs, Inc.	(158,829.65)	Cleared
05/30/14	29	VOID	VOID	Cleared
05/30/14	30	Standard Pacific of Florida GP, INC.	(175,460.79)	Cleared
05/30/14	31	RIPA & Associates, Inc.	(878,042.77)	Cleared
05/30/14	32	WRA Consultants	(11,500.00)	Cleared
05/30/14	33	Hubbell Lighting, Inc.	(99,384.00)	Cleared
05/30/14	34	Hopping Green & Sams	(2,423.00)	Cleared
05/30/14	35	Randy Suggs, Inc.	(183,480.69)	Cleared
05/30/14	36	ELM	(24,199.99)	Cleared
05/30/14	37	WRA Consultants	(16,577.86)	Cleared
05/30/14	38	CRS Building Corporation	(370,013.40)	Cleared
05/30/14	39	Standard Pacific of Florida GP, INC.	(1,905,059.57)	Cleared
05/30/14	40	WRA Consultants	(22,878.81)	Cleared
06/30/14	41	RIPA & Associates, Inc.	(470,059.19)	Cleared
06/30/14	42	WREC	(1,995.00)	Cleared
06/30/14	43	Randy Suggs, Inc.	(153,312.25)	Cleared
06/30/14	44	Hubbell Lighting, Inc.	(28,860.00)	Cleared

**ESTANCIA AT WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2013**

Construction Account Activity Through October 31, 2014

06/30/14	45	CRS Building Corporation	(318,314.70)	Cleared
07/31/14	46	Hopping Green & Sams	(1,507.39)	Cleared
07/31/14	47	ELM	(5,917.12)	Cleared
07/31/14	48	Estancia at Wiregrass CDD	(728.84)	Cleared
07/31/14	49	Hubbell Lighting, Inc.	(63,277.00)	Cleared
07/31/14	50	Randy Suggs, Inc.	(148,323.29)	Cleared
07/31/14	51	RIPA & Associates, Inc.	(215,261.93)	Cleared
07/31/14	52	Stantec Consulting Services, Inc.	(2,751.61)	Cleared
07/31/14	53	WRA Consultants	(25,653.57)	Cleared
07/31/14	54	CRS Building Corporation	(59,496.30)	Cleared
07/31/14	55	Hopping Green & Sams	(2,317.46)	Cleared
07/31/14	56	Randy Suggs, Inc.	(9,001.05)	Cleared
07/31/14	57	ELM	(5,669.21)	Cleared
08/08/14		CRS Building Corporation	18,250.00	Cleared
08/31/14	58	RIPA & Associates, Inc.	(246,920.10)	Cleared
08/31/14	59	Stantec Consulting Services, Inc.	(1,437.76)	Cleared
08/31/14	60	WRA Consultants	(26,060.84)	Cleared
08/31/14	61	WREC	(3,040.00)	Cleared
08/31/14	62	WRA Consultants	(8,054.88)	Cleared
08/31/14	63	CRS Building Corporation	(70,251.30)	Cleared
08/31/14	64	Hubbell Lighting, Inc.	(12,058.00)	Cleared
08/31/14	65	Randy Suggs, Inc.	(81,285.31)	Cleared
09/30/14	66	ELM	(13,129.33)	Cleared
09/30/14	67	Hubbell Lighting, Inc.	(36,696.00)	Cleared
09/30/14	68	WRA Consultants	(12,935.44)	Cleared
09/30/14	69	WRA Consultants	(8,013.20)	Cleared
09/30/14	70	Randy Suggs, Inc.	(157,729.16)	Cleared
09/30/14	71	Stantec Consulting Services, Inc.	(2,764.45)	Cleared
09/30/14	72	CRS Building Corporation	(119,227.50)	Cleared
09/30/14	73	RIPA & Associates, Inc.	(125,531.53)	Cleared
09/30/14	74	Hubbell Lighting, Inc.	(17,546.00)	Cleared
09/30/14	75	CRS Building Corporation	(46,123.20)	AP
09/30/14	76	ELM	(3,412.63)	AP
09/30/14	77	RIPA & Associates, Inc.	(316,899.71)	AP

**ESTANCIA AT WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2013**

Construction Account Activity Through October 31, 2014

09/30/14	78	Stantec Consulting Services, Inc.	(178.70)	AP
09/30/14	79	WRA Consultants	(1,232.70)	AP
09/30/14	80	WRA Consultants	(11,547.62)	AP
10/31/14	81	Golf Coast Construction, LLC	(168,760.00)	AP
10/31/14	82	Randy Suggs, Inc.	(274,851.89)	AP
10/31/14	83	Stantec Consulting Services, Inc.	(2,428.22)	AP

Total Requisitions: \$ (14,381,092.71)

Total COI and Requisitions: \$ (14,851,348.90)

Retainage Payable (245,012.63)

Total Outflows: (15,096,361.53)

Funds Available in Construction Fund at October 31, 2014 \$ -

Outstanding Contracts:

RIPA	79,224.93
Randy Suggs, Inc.	205,089.56
CRS Building Corporation	244,073.70
WRA	81,275.00

Contract Sub Total: \$ 609,663.19

Committed Funds to be Contributed by Developer \$ 609,663.19

Estancia at Wiregrass Community Development District
Notes to Unaudited Financial Statements
October 31, 2014

Balance Sheet

1. Trust statement activity has been recorded through 10/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Statement of Revenue and Expenditures – Reserve Fund

3. Reserve funds budgeted in the General Fund budget adopted by the District are reflected in the Reserve Fund for presentation purposes. As of October 31, 2014 the Reserve has not been funded.

Summary A/R Ledger

4. Payment terms for landowner assessments are (a) defined in the FY14-15 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.