

Final Budget
Estancia at Wiregrass Community Development District
General Fund
Fiscal Year 2015/2016

	Chart of Accounts Classification	Budget for 2015/2016
1		
2	REVENUES	
3		
4	Special Assessments	
5	Tax Roll*	\$ 162,680
6	Off Roll*	\$ 432,960
7		
8	TOTAL REVENUES	\$ 595,640
9		
10	Balance Forward from Prior Year	\$ 9,143
11		
12	TOTAL REVENUES AND BALANCE FORWARD	\$ 604,783
13		
14	<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
15		
16	EXPENDITURES - ADMINISTRATIVE	
17		
18	Financial & Administrative	
19	Administrative Services	\$ 4,500
20	District Management	\$ 20,068
21	District Engineer	\$ 10,000
22	Disclosure Report	\$ 5,000
23	Trustees Fees	\$ 3,500
24	Tax Collector /Property Appraiser Fees	\$ 150
25	Financial Consulting Services	\$ 10,000
26	Accounting Services	\$ 18,000
27	Auditing Services	\$ 2,400
28	Arbitrage Rebate Calculation	\$ 650
29	Public Officials Liability Insurance	\$ 4,400
30	Legal Advertising	\$ 1,500
31	Dues, Licenses & Fees	\$ 175
32		
33	Website Fees & Maintenance	\$ 2,000
34	Legal Counsel	
35	District Counsel	\$ 30,000
36		
37	Administrative Subtotal	\$ 112,343
38		
39	EXPENDITURES - FIELD OPERATIONS	
40		
41	Security Operations	
42	Security Services and Patrols	\$ 10,000
43	Electric Utility Services	
44	Utility Services	\$ 18,000
45	Street Lights	\$ 11,500
46	Water-Sewer Combination Services	
47	Utility Services	\$ 12,000
48	Stormwater Control	
49	Fountain Service Repairs & Maintenance	\$ 11,000
50	Aquatic Contract	\$ 13,000
51	Mitigation Area Monitoring & Maintenance	\$ 4,800
52	Animal trapping	\$ 10,000
53	Stormwater Assessment	\$ 900
54	Aquatic Plant installation 5 yr plan	\$ 10,000
55	Stormwater System Maintenance	\$ 2,000
56	Other Physical Environment	
57	General Liability Insurance	\$ 2,500
58	Property Insurance	\$ 15,000
59	Entry & Walls Maintenance	\$ 2,000
60	Landscape Maintenance Phase 1 & 2a	\$ 130,870
61	Irrigation Repairs Maintenance	\$ 3,000
62	Landscape-Annual Rotation	\$ 1,140
63	Landscape - Mulch	\$ 106,800
64	Landscape Replacement Plants, Shrubs, Trees	\$ 5,000
65	Landscape Maintenance-Chancey Road	\$ 35,230
66	Irrigation Repairs-Chancey Road	\$ 2,500
67	Landscape-Annual Rotation Chancey Road	\$ 6,000
68	Landscape Mulch-Chancey Road	\$ 16,500
69	Landscape Replacement-Chancey Road	\$ 30,000
70	Holiday Decorations	\$ 5,000
71	Miscellaneous Expense	\$ 10,000
72	Road & Street Facilities	
73	Street Light Decorative Light Maintenance	\$ 2,200
74	Street Sign Repair & Replacement	\$ 1,000
75	Sidewalk Repair & Maintenance	\$ 1,000

Final Budget
Estancia at Wiregrass Community Development District
General Fund
Fiscal Year 2015/2016

	Chart of Accounts Classification	Budget for 2015/2016
76	Parks & Recreation	
77	Maintenance & Repair	\$ -
78	Boardwalk and Bridge Maintenance	\$ 5,000
79	Trail/Bike Path Maintenance	\$ 5,000
80	Contingency	
81	Miscellaneous Fees-Reserve Study	\$ 3,500
82	Miscellaneous Contingency	\$ -
83	Capital Reserves	\$ -
84		
85	Field Operations Subtotal	\$ 492,440
86		
87	TOTAL EXPENDITURES	\$ 604,783
88		
89	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
90		

**Final Template
Community Development District
Reserve Fund
Fiscal Year 2015/2016**

	Chart of Accounts Classification	Budget for 2015/2016
1		
2	REVENUES	
3		
4	Special Assessments	
5	Tax Roll*	\$ -
6	Off Roll*	\$ -
7	Contributions & Donations from Private Sources	
8	Developer Contributions	\$ -
9	Owners Association	\$ -
10	Other Miscellaneous Revenues	
11	Miscellaneous Revenues	\$ -
12		
13	TOTAL REVENUES	\$ -
14		
15	Balance Forward from Prior Year	\$ 72,000
16		
17	TOTAL REVENUES AND BALANCE FORWARD	\$ 72,000
18		
19	<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
20		
21	EXPENDITURES	
22		
23	Contingency	
24	Capital Reserves	\$ 72,000
25	Capital Outlay	\$ -
26		
27	TOTAL EXPENDITURES	\$ 72,000
28		
29	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
30		

Budget Template
Estancia at Wiregrass Ranch Community Development District
Debt Service
Fiscal Year 2015/2016

Chart of Accounts Classification	Series 2013	Series 2015 ⁽¹⁾	Budget for 2015/2016
REVENUES			
Special Assessments			
Net Special Assessments	\$1,239,600.00	\$0.00	\$1,239,600.00
TOTAL REVENUES	\$1,239,600.00	\$0.00	\$1,239,600.00
EXPENDITURES			
Administrative			
Financial & Administrative			
Bank Fees			\$0.00
Debt Service Obligation	\$1,239,600.00	\$0.00	\$1,239,600.00
Administrative Subtotal	\$1,239,600.00	\$0.00	\$1,239,600.00
TOTAL EXPENDITURES	\$1,239,600.00	\$0.00	\$1,239,600.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs and Early Payment Discounts: 6.0%

Gross assessments \$1,318,723.40

Notes:

Tax Roll Collection Costs for Pasco County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ No Series 2015 debt service assessments will be payable until Fiscal Year 2016/2017.

Estancia at Wiregrass Community Development District

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2015/2016 O&M Budget	\$595,640.00
Pasco Co. 6% Collection Cost:	\$38,019.57
2015/2016 Total:	\$633,659.57

2014/2015 O&M Budget	\$643,300.00
2015/2016 O&M Budget	\$595,640.00
Total Difference:	-\$47,660.00

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2014/2015	2015/2016 ⁽¹⁾⁽²⁾	\$	%
Series 2013 Debt Service - Ph. 1 Platted Single Family 45'	\$0.00	\$1,152.43	\$0.00	0.00%
Operations/Maintenance - Ph. 1 Platted Single Family 45'	\$461.83	\$461.83	\$0.00	0.00%
Total	\$461.83	\$1,614.26	\$0.00	0.00%
Series 2013 Debt Service - Ph. 1 Platted Single Family 55'	\$0.00	\$1,324.63	\$0.00	0.00%
Operations/Maintenance - Ph. 1 Platted Single Family 55'	\$530.84	\$530.84	\$0.00	0.00%
Total	\$530.84	\$1,855.47	\$0.00	0.00%
Series 2013 Debt Service - Ph. 1 Platted Single Family 65'	\$0.00	\$1,549.81	\$0.00	0.00%
Operations/Maintenance - Ph. 1 Platted Single Family 65'	\$621.09	\$621.08	-\$0.01	0.00%
Total	\$621.09	\$2,170.89	-\$0.01	0.00%
Series 2013 Debt Service - Ph. 1 Platted Single Family 80'	\$0.00	\$1,788.25	\$0.00	0.00%
Operations/Maintenance - Ph. 1 Platted Single Family 80'	\$716.64	\$716.63	-\$0.01	0.00%
Total	\$716.64	\$2,504.88	-\$0.01	0.00%
Series 2013 Debt Service - Ph. 3 Unplatted Single Family 45'	\$0.00	\$1,279.40	\$0.00	0.00%
Operations/Maintenance - Ph. 3 Unplatted Single Family 45'	\$461.83	\$461.83	\$0.00	0.00%
Total	\$461.83	\$1,741.23	\$0.00	0.00%
Series 2013 Debt Service - Ph. 3 Unplatted Single Family 55'	\$0.00	\$1,470.57	\$0.00	0.00%
Operations/Maintenance - Ph. 3 Unplatted Single Family 55'	\$530.84	\$530.84	\$0.00	0.00%
Total	\$530.84	\$2,001.41	\$0.00	0.00%
Series 2013 Debt Service - Ph. 2B Unplatted Single Family 65'	\$0.00	\$1,720.58	\$0.00	0.00%
Operations/Maintenance - Ph. 2B Unplatted Single Family 65'	\$621.09	\$621.08	-\$0.01	0.00%
Total	\$621.09	\$2,341.66	-\$0.01	0.00%
Series 2013 Debt Service - Ph. 2B Unplatted Single Family 80'	\$0.00	\$1,985.28	\$0.00	0.00%
Operations/Maintenance - Ph. 2B Unplatted Single Family 80'	\$716.64	\$716.63	-\$0.01	0.00%
Total	\$716.64	\$2,701.91	-\$0.01	0.00%
Series 2013 Debt Service - Ph. 2A Unplatted Villas ⁽³⁾	\$0.00	\$1,279.40	\$0.00	0.00%
Operations/Maintenance - Ph. 2A Unplatted Villas ⁽³⁾	\$0.00	\$461.83	\$0.00	0.00%
Total	\$0.00	\$1,741.23	\$0.00	0.00%

⁽¹⁾ First scheduled debt service payments on the Series 2013 bonds will be payable in Fiscal Year 2015/2016.

⁽²⁾ First scheduled debt service payments on the Series 2015 bonds will be payable in Fiscal Year 2016/2017.

⁽³⁾ New product type per Amended Final Supplemental Special Assessment Allocation Report, Series 2013 (March 10, 2015).

ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$595,640.00
COLLECTION COSTS @	6.0%
TOTAL O&M ASSESSMENT	<u>\$38,019.57</u>
	<u>\$633,659.57</u>

PRODUCT	ALLOCATION OF O&M ASSESSMENT							PER LOT ANNUAL ASSESSMENT				
	O&M	SERIES 2013 DEBT SERVICE ⁽¹⁾	SERIES 2015 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	SERIES 2013 DEBT SERVICE	O&M	SERIES 2013 DEBT SERVICE ⁽²⁾	SERIES 2015 DEBT SERVICE ⁽³⁾	TOTAL ⁽³⁾
Phase 1 Platted Lots												
Single Family 45'	70	70	0	0.87	60.90	5.10%	\$32,327.95	\$80,670.00	\$461.83	\$1,152.43	\$0.00	\$1,614.26
Single Family 55'	88	88	0	1.00	88.00	7.37%	\$46,713.62	\$116,567.00	\$530.84	\$1,324.63	\$0.00	\$1,855.47
Single Family 65'	81	81	0	1.17	94.77	7.94%	\$50,307.38	\$125,535.00	\$621.08	\$1,549.81	\$0.00	\$2,170.89
Single Family 80'	61	61	0	1.35	82.35	6.90%	\$43,714.39	\$109,083.00	\$716.63	\$1,788.25	\$0.00	\$2,504.88
Sub-Total	<u>300</u>	<u>300</u>	<u>0</u>		<u>326.02</u>	<u>27.31%</u>	<u>\$173,063.33</u>	<u>\$431,855.00</u>				
Unplatted Lots												
Single Family 45'	175	33	142	0.87	152.25	12.75%	\$80,819.86	\$461.83	\$1,279.40	\$0.00	\$1,741.23	
Single Family 55'	323	181	142	1.00	323.00	27.06%	\$171,460.20	\$530.84	\$1,470.57	\$0.00	\$2,001.41	
Single Family 65'	146	146	0	1.17	170.82	14.31%	\$90,677.50	\$621.08	\$1,720.58	\$0.00	\$2,341.66	
Single Family 80'	101	101	0	1.35	136.35	11.42%	\$72,379.56	\$716.63	\$1,985.28	\$0.00	\$2,701.91	
Villas	98	98	0	0.87	85.26	7.14%	\$45,259.12	\$461.83	\$1,279.40	\$0.00	\$1,741.23	
Sub-Total	<u>843</u>	<u>559</u>	<u>284</u>		<u>867.68</u>	<u>72.69%</u>	<u>\$460,596.25</u>	<u>\$885,747.04</u>				
Total	<u>1143</u>	<u>859</u>	<u>284</u>		<u>1193.70</u>	<u>100.00%</u>	<u>\$633,659.57</u>	<u>\$1,317,602.04</u>				

LESS: Pasco County Collection Costs and Early Payment Discounts

(\$38,019.57)

(\$79,056.12)

Net Revenue to be Collected

\$595,640.00

\$1,239,600.00

(1) Pursuant to the methodology described in the Amended Master Report, the Series 2015 Assessments will be assigned on a "first platted-first assigned" basis, subsequent to the allocation of the Series 2013 Assessments (1,143 units). The Series 2015 unit counts are based on current phasing and are subject to change based on the absorption of the Series 2013 principal. No Series 2015 debt service assessments will be payable until Fiscal Year 2016/2017.

(2) Annual debt service assessment per lot adopted in connection with the Series 2013 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

(3) Annual assessment that will appear on November 2015 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.