

ESTANCIA AT WIREGRASS

Community Development District

Annual Operating and Debt Service Budgets

Fiscal Year 2018

Version 1 - Approved Tentative Budget
(Approved at the 05/23/17 Meeting)

Prepared by:



ESTANCIA AT WIREGRASS

Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 3
Exhibit A - Allocation of Fund Balances	4
Budget Narrative	5 - 10
<u>DEBT SERVICE BUDGETS</u>	
Series 2013	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Amortization Schedule	12 - 13
Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances	14
Amortization Schedule	15 - 16
<u>SUPPORTING BUDGET SCHEDULE</u>	
Comparison of Assessment Rates	17

ESTANCIA AT WIREGRASS

Community Development District

Operating Budget

Fiscal Year 2018

ESTANCIA AT WIREGRASS

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	BUDGET FY 2017	THRU APR 2017	MAY- SEP 2017	PROJECTED FY 2017	BUDGET FY 2018
Interest - Investments	\$ 393	\$ -	\$ -	\$ -	\$ -	\$ 240
Interlocal Agreement	1,860	-	-	-	-	-
Interest - Tax Collector	-	-	14	-	14	-
Special Assmnts- Tax Collector	164,502	456,244	456,116	29,251	485,367	514,150
Special Assmnts- CDD Collected	432,963	439,536	329,652	109,884	439,536	465,603
Special Assmnts- Discounts	-	-	-	-	-	(20,566)
Other Miscellaneous Revenues	-	-	391	-	391	-
TOTAL REVENUES	599,718	895,780	786,173	139,135	925,308	959,427

EXPENDITURES**Administrative**

P/R-Board of Supervisors	-	-	1,000	1,000	2,000	2,400
FICA Taxes	-	-	-	-	-	184
ProfServ-Administrative	4,500	4,500	1,127	400	1,527	-
ProfServ-Arbitrage Rebate	-	650	-	650	650	650
ProfServ-Dissemination Agent	5,000	5,000	6,500	-	6,500	6,500
ProfServ-Engineering	7,484	10,000	8,911	4,500	13,411	10,000
ProfServ-Legal Services	19,458	20,000	11,882	7,500	19,382	20,000
ProfServ-Mgmt Consulting Serv	20,068	20,068	29,400	21,000	50,400	50,400
ProfServ-Property Appraiser	-	-	-	150	150	150
ProfServ-Special Assessment	10,000	5,000	5,000	-	5,000	5,000
ProfServ-Trustee Fees	8,432	7,500	3,771	3,771	7,542	7,500
ProfServ-Consultants	-	5,000	-	-	-	-
Accounting Services	18,000	18,000	-	-	-	-
Auditing Services	4,900	3,115	-	3,115	3,115	3,115
Postage and Freight	-	-	-	-	-	180
Insurance - General Liability	2,250	2,700	2,250	-	2,250	2,475
Printing and Binding	-	-	-	-	-	420
Legal Advertising	3,755	1,500	1,023	700	1,723	1,800
Misc-Assessmnt Collection Cost	150	150	-	-	-	10,283
Misc-Web Hosting	775	900	525	375	900	900
Annual District Filing Fee	175	175	200	-	200	175
Total Administrative	104,947	104,258	71,589	43,161	114,751	122,132

Other Public Safety

Contracts-Security Services	-	10,000	2,360	7,500	9,860	10,000
Total Other Public Safety	-	10,000	2,360	7,500	9,860	10,000

Electric Utility Services

Electricity - General	20,907	22,000	10,822	8,300	19,122	21,600
Electricity - Streetlighting	107	11,500	929	650	1,579	2,100
Total Electric Utility Services	21,014	33,500	11,751	8,950	20,701	23,700

ESTANCIA AT WIREGRASS

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
 Fiscal Year 2018 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	BUDGET FY 2017	THRU APR 2017	MAY- SEP 2017	PROJECTED FY 2017	BUDGET FY 2018
Water-Sewer Comb Services						
Utility - Water & Sewer	3,404	2,000	1,010	825	1,835	2,000
Utility - Reclaimed Water	-	9,000	-	-	-	5,000
Total Water-Sewer Comb Services	3,404	11,000	1,010	-	1,835	7,000
Flood Control/Stormwater Mgmt						
Contracts-Fountain	7,800	7,800	4,550	3,250	7,800	7,800
Contracts-Wetland Mitigation	6,125	9,275	2,250	2,250	4,500	9,000
Contracts-Aquatic Control	9,900	9,900	5,775	4,125	9,900	9,900
R&M-Aquascaping	-	5,000	-	-	-	5,000
R&M-Fountain	803	3,200	-	-	-	3,000
R&M-Stormwater System	-	2,000	-	-	-	1,500
Total Flood Control/Stormwater Mgmt	24,628	37,175	12,575	9,625	22,200	36,200
Field						
ProfServ-Field Management	-	7,200	-	-	-	7,200
Contracts-Landscape	153,275	229,590	138,456	120,461	258,917	289,106
Contracts-Pest Control	495	4,010	8,485	2,500	10,985	4,010
Contracts-Fire Ant Treatment	-	10,000	13,392	-	13,392	10,000
Landscape Maintenance Chancey Road	30,745	21,090	14,578	10,413	24,991	24,990
Irrigation Repairs Chancey Road	194	3,900	466	500	966	3,000
Landscape Annual Rotation Chancey Road	4,307	5,746	2,873	2,500	5,373	5,746
Landscape Mulch Chancey Road	14,490	15,195	14,490	-	14,490	15,195
Landscape Replacement Chancey Road	-	5,000	495	2,500	2,995	5,000
Fertilization-Chancey Road	-	6,740	3,480	2,900	6,380	6,740
Pest Control-Chancey Road	-	2,500	1,095	1,000	2,095	2,500
Insurance - Property	9,271	11,547	8,893	-	8,893	9,782
Insurance - General Liability	1,850	2,238	1,850	-	1,850	2,035
R&M-Entry Feature	-	2,000	-	-	-	2,000
R&M-Fertilizer	-	23,900	11,601	5,000	16,601	23,900
R&M-Irrigation	8,315	18,691	9,859	6,000	15,859	18,691
R&M-Mulch	28,362	169,200	75,600	75,000	150,600	169,200
R&M-Plant Replacement	27,632	30,000	15,868	12,000	27,868	30,000
R&M-Annuals	-	1,900	3,972	1,500	5,472	1,900
Misc-Holiday Decor	5,000	5,000	5,000	-	5,000	5,000
Misc-Contingency	4,530	7,500	2,800	-	2,800	7,500
Total Field	288,466	582,947	333,253	242,273	575,526	643,495
Road and Street Facilities						
R&M-Sidewalks	-	1,000	-	-	-	1,000
R&M-Street Signs	701	1,000	-	-	-	1,000
R&M-Streetlights	15,822	15,000	1,268	300	1,568	15,000
Total Road and Street Facilities	16,523	17,000	1,268	300	1,568	17,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR 2017	PROJECTED MAY- SEP 2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
<i>Parks and Recreation - General</i>						
ProfServ-Wildlife Management Service	12,000	14,400	8,400	6,000	14,400	14,400
R&M-Bike Paths & Asphalt	1,777	5,000	-	-	-	5,000
R&M-Boardwalks	-	5,000	-	-	-	5,000
Misc-Reserve Study	-	3,500	-	-	-	3,500
<i>Total Parks and Recreation - General</i>	13,777	27,900	8,400	6,000	14,400	27,900
<i>Reserves</i>						
Capital Reserve	-	72,000	-	-	-	72,000
<i>Total Reserves</i>	-	72,000	-	-	-	72,000
TOTAL EXPENDITURES & RESERVES	472,759	895,780	442,206	317,809	760,841	959,427
Excess (deficiency) of revenues Over (under) expenditures	126,959	-	343,967	(178,674)	164,467	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-
Net change in fund balance	126,959	-	343,967	(178,674)	164,467	-
FUND BALANCE, BEGINNING	302,501	429,460	429,460	-	429,460	593,927
FUND BALANCE, ENDING	\$ 429,460	\$ 429,460	\$ 773,427	\$ (178,674)	\$ 593,927	\$ 593,927

Exhibit "A"
 Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 593,927
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	72,000
Total Funds Available (Estimated) - 9/30/2018	665,927

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	3,855
Subtotal	<u>3,855</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		295,809 ⁽¹⁾
Reserves - (Current Year)	72,000 ⁽²⁾	
Reserves - (Budget Year)	<u>72,000 ⁽³⁾</u>	<u>144,000</u>
		<u>439,809</u>

Total Allocation of Available Funds	443,664
--	----------------

Total Unassigned (undesignated) Cash	\$ <u>222,263</u>
---	--------------------------

Notes

- (1) Represents approximately 3 months of operating expenditures less reserves
- (2) Represents Reserves for FY 2017
- (2) Represents Reserves for FY 2018

Budget Narrative
Fiscal Year 2018**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their operating account.

Special Assessments-Tax Collector

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

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

FICA Taxes

Payroll taxes are calculated at 7.65% of board payroll.

Professional Services - Arbitrage Rebate Calculation

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Administrative** (continued)**Professional Services-Management Consulting Services**

The District receives Management, Field Services, Accounting, Assessment and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Severn Trent in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Property Appraiser

The Pasco County Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The fiscal year budget for property appraiser costs is based on the Pasco County Flat Fee of \$150.

Professional Services-Special Assessment

This is the Administrative fee to prepare the District's special assessment roll.

Professional Services – Trustee Fees

The District issued this Series of 2013 Capital Improvement Revenue Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Postage and Freight

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

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance & Risk Advisors Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Printing and Binding

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

Legal Advertising

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

Budget Narrative
Fiscal Year 2018

EXPENDITURES

Administrative (continued)**Miscellaneous-Assessment Collection Costs**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

Miscellaneous-Web Hosting

The District is mandated to post on the internet the approved and adopted budgets, minutes and audits per State requirements.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Other Public Safety**Contracts-Security Services**

This is for the patrols by the Pasco County Sheriff's Office on an as needed basis.

Electric Utility Services**Electricity-General**

This is for the electric utility services for the irrigation timers, lift station pumps, fountains, etc.

Electricity-Streetlighting

This is for the electric for the streetlights on Chancey Road.

Water-Sewer Combination Services**Utility-Water & Sewer**

This is for the water & sewer utility services related to the operations of the District.

Utility-Reclaimed Water

The District may incur expenses related to the use of reclaimed water for irrigation.

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Flood Control/Stormwater Management****Contracts-Fountain**

The District has a contract for the monthly maintenance of the fountains throughout the Parks and Recreational areas.

Contracts-Wetland Mitigation

The District has a contract for semi-annual wetland mitigation and a contract for quarterly mitigation maintenance on the Parcel S-1.

Contracts-Aquatic Control

The District has a contract for the monthly care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

R&M-Aquascaping

This is for the replacing of beneficial aquatic plants that may or may not have been required by other governmental entities.

R&M-Fountain

This is for the repairs and maintenance of the fountains throughout the Parks and Recreational areas.

R&M-Stormwater System

This is for the repairs and maintenance of the stormwater system throughout the District.

Field**Professional Services-Field Management**

This is for the field manager who oversees the daily activity of the field operations of the District.

Contracts-Landscaping

The District currently has a contract with Vivicon for landscaping services plus the maintenance of the C-4 Road.

Contracts-Pest Control

The District currently has a contract with Vivicon for the pest control of the plants, trees and flowers around the District.

Contracts-Fire Ant Treatment

The District currently has a contract with Vivicon for the fire ant treatment around the District.

Landscape Maintenance-Chancey Road

The District currently has a contract with Vivicon for landscaping services along Chancey Road.

Irrigation Repairs-Chancey Road

The District currently has a contract with Vivicon for irrigation maintenance along Chancey Road.

Landscape Annual Rotation-Chancey Road

This is for the installation of the annual flowers along Chancey Road.

Budget Narrative
Fiscal Year 2018

EXPENDITURES

Field (continued)

Landscape Mulch-Chancey Road

This is for the installation of mulch along Chancey Road.

Landscape Replacement-Chancey Road

This is for the landscape replacement including turf, trees, shrubs, etc. along Chancey Road.

Fertilization-Chancey Road

This is for the fertilization of the turf, trees, plants and shrubs along Chancey Road.

Pest Control-Chancey Road

This is for the pest control of the turf, trees, plants and shrubs along Chancey Road.

Insurance – Property

This is for the property insurance for the items owned by the District.

Insurance – General Liability

This is for the general liability insurance for the items owned by the District.

R&M-Entry Feature

This is for the repairs and maintenance of the entry monuments and fencing.

R&M-Fertilizer

This is for the fertilization of the turf, trees, plants and shrubs of the District, except Chancey Road.

R&M-Irrigation

This is for the repairs and maintenance of the irrigation system of the District, except Chancey Road.

R&M-Mulch

This is for the installation of mulch around the District, except Chancey Road.

R&M-Plant Replacement

This is for the landscape replacement including turf, trees, shrubs, etc. around the District, except Chancey Road.

R&M-Annuals

This is for the installation of the annual flowers around the District, except Chancey Road.

Miscellaneous-Holiday Decor

This is for the decorations that will be displayed around the District during the Holidays.

Miscellaneous-Contingency

This is for any miscellaneous fees or services that may arise around the District.

Budget Narrative
Fiscal Year 2018

EXPENDITURES

Road and Street Facilities

R&M-Sidewalks

This is for the repairs and maintenance of the sidewalks around the District.

R&M-Street Signs

This is for the repairs and maintenance of the street signs around the District.

R&M-Streetlights

This is for the repairs, maintenance and inspection of the streetlights around the District.

Parks and Recreation-General

Professional Services-Wildlife Management Service

The District has a contract to remove the hogs and wild animals around the District.

R&M-Bike Paths & Asphalt

This is for the repairs and maintenance of the various trails or pathway systems around the District.

R&M-Boardwalk

This is for the repairs and maintenance of the boardwalks and bridges around the District.

Miscellaneous-Reserve Study

This is for the expense related to a reserve study of the assets around the District.

Reserves

Capital Reserve

This for the reserve of assets around the District.

ESTANCIA AT WIREGRASS

Community Development District

Debt Service Budgets

Fiscal Year 2018

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR 2017	PROJECTED MAY- SEP 2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES						
Interest - Investments	\$ 1,418	\$ -	\$ 2,359	\$ -	\$ 2,359	\$ -
Special Assmnts- Tax Collector	406,290	406,065	796,437	51,076	847,513	847,513
Special Assmnts- CDD Collected	833,311	833,311	221,479	221,469	442,938	442,938
Special Assmnts- Discounts	-	-	-	-	-	(33,901)
TOTAL REVENUES	1,241,019	1,239,376	1,020,275	272,545	1,292,810	1,256,550
	-	-	-	-	-	-
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Tax Collector	-	-	-	-	-	16,950
Total Administrative	-	-	-	-	-	16,950
<i>Debt Service</i>						
Principal Debt Retirement	-	175,000	175,000	-	175,000	185,000
Principal Prepayments	-	-	5,088	-	5,088	-
Interest Expense	1,063,600	1,064,376	531,800	526,047	1,057,847	1,046,197
Total Debt Service	1,063,600	1,239,376	711,888	526,047	1,237,935	1,231,197
TOTAL EXPENDITURES	1,063,600	1,239,376	711,888	526,047	1,237,935	1,248,147
Excess (deficiency) of revenues Over (under) expenditures	177,419	-	308,387	(253,502)	54,875	8,403
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	8,403
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	8,403
Net change in fund balance	177,419	-	308,387	(253,502)	54,875	8,403
FUND BALANCE, BEGINNING	1,331,799	1,509,218	1,509,218	-	1,509,218	1,564,093
FUND BALANCE, ENDING	\$ 1,509,218	\$ 1,509,218	\$ 1,817,605	\$ (253,502)	\$ 1,564,093	\$ 1,572,496

ESTANCIA AT WIREGRASS

Community Development District

2013 Debt Service Fund

**Debt Amortization Schedule
Series 2013 Special Assessment Bonds**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual DS
11/1/2017 5/1/2018	185,000	6.375%	526,047	711,047	1,231,197
11/1/2018	195,000	6.375%	520,150	715,150	
5/1/2019			513,934	513,934	1,229,084
11/01/2019	210,000	6.375%	513,934	723,934	
5/1/2020			507,241	507,241	1,231,175
11/1/2020	220,000	6.375%	507,241	727,241	
5/1/2021			500,228	500,228	1,227,469
11/1/2021	235,000	6.375%	500,228	735,228	
5/1/2022			492,738	492,738	1,227,966
11/1/2022	250,000	6.375%	492,738	742,738	
5/1/2023			484,769	484,769	1,227,506
11/1/2023	265,000	6.375%	484,769	749,769	
5/1/2024			476,322	476,322	1,226,091
11/1/2024	285,000	6.375%	476,322	761,322	
5/1/2025			467,238	467,238	1,228,559
11/1/2025	300,000	6.375%	467,238	767,238	
5/1/2026			457,675	457,675	1,224,913
11/1/2026	320,000	6.375%	457,675	777,675	
5/1/2027			447,475	447,475	1,225,150
11/1/2027	340,000	7.000%	447,475	787,475	
5/1/2028			435,575	435,575	1,223,050
11/1/2028	365,000	7.000%	435,575	800,575	
5/1/2029			422,800	422,800	1,223,375
11/1/2029	390,000	7.000%	422,800	812,800	
5/1/2030			409,150	409,150	1,221,950
11/1/2030	420,000	7.000%	409,150	829,150	
5/1/2031			394,450	394,450	1,223,600
11/1/2031	450,000	7.000%	394,450	844,450	
5/1/2032			378,700	378,700	1,223,150
11/1/2032	480,000	7.000%	378,700	858,700	
5/1/2033			361,900	361,900	1,220,600
11/1/2033	515,000	7.000%	361,900	876,900	
5/1/2034			343,875	343,875	1,220,775
11/1/2034	550,000	7.000%	343,875	893,875	
5/1/2035			324,625	324,625	1,218,500
11/1/2035	585,000	7.000%	324,625	909,625	
5/1/2036			304,150	304,150	1,213,775
11/1/2036	630,000	7.000%	304,150	934,150	
5/1/2037			282,100	282,100	1,216,250
11/1/2037	675,000	7.000%	282,100	957,100	
5/1/2038			258,475	258,475	1,215,575
11/1/2038	720,000	7.000%	258,475	978,475	
5/1/2039			233,275	233,275	1,211,750
11/1/2039	770,000	7.000%	233,275	1,003,275	
5/1/2040			206,325	206,325	1,209,600

**Debt Amortization Schedule
Series 2013 Special Assessment Bonds**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual DS
11/1/2040	825,000	7.000%	206,325	1,031,325	
5/1/2041			177,450	177,450	1,208,775
11/1/2041	880,000	7.000%	177,450	1,057,450	
5/1/2042			146,650	146,650	1,204,100
11/1/2042	945,000	7.000%	146,650	1,091,650	
5/1/2043			113,575	113,575	1,205,225
11/1/2043	1,010,000	7.000%	113,575	1,123,575	
5/1/2044			78,225	78,225	1,201,800
11/1/2044	1,080,000	7.000%	78,225	1,158,225	
5/1/2045			40,425	40,425	1,198,650
11/1/2045	1,155,000	7.000%	40,425	1,195,425	1,195,425
	15,250,000		20,085,034	35,335,034	35,335,034

ESTANCIA AT WIREGRASS

Community Development District

2015 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2018 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR 2017	PROJECTED MAY- SEP 2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES						
Interest - Investments	\$ 357	\$ -	\$ 237	\$ -	\$ 237	\$ -
Special Assmnts- CDD Collected	-	311,151	154,806	154,807	309,613	309,613
TOTAL REVENUES	357	311,151	155,043	154,807	309,850	309,613
EXPENDITURES						
<i>Debt Service</i>						
Principal Debt Retirement	-	-	-	-	-	70,000
Interest Expense	216,809	311,151	118,619	-	118,619	235,838
Total Debt Service	216,809	311,151	118,619	-	118,619	305,838
TOTAL EXPENDITURES	216,809	311,151	118,619	-	118,619	305,838
Excess (deficiency) of revenues Over (under) expenditures	(216,452)	-	36,424	154,807	191,231	3,775
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	(194)	-	(194)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	3,775
TOTAL OTHER SOURCES (USES)	-	-	(194)	-	(194)	3,775
Net change in fund balance	(216,452)	-	36,230	154,807	191,037	3,775
FUND BALANCE, BEGINNING	645,073	428,621	428,621	-	428,621	619,658
FUND BALANCE, ENDING	\$ 428,621	\$ 428,621	\$ 464,851	\$ 154,807	\$ 619,658	\$ 623,433

ESTANCIA AT WIREGRASS

Community Development District

2015 Debt Service Fund

**Debt Amortization Schedule
Series 2015 Special Assessment Bonds**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual DS
11/1/2017 5/1/2018	70,000	4.000%	118,619	188,619	305,838
11/1/2018	75,000	4.000%	117,219	192,219	
5/1/2019			115,719	115,719	307,938
11/1/2019	75,000	4.000%	115,719	190,719	
5/1/2020			114,219	114,219	304,938
11/1/2020	80,000	4.000%	114,219	194,219	
5/1/2021			112,619	112,619	306,838
11/1/2021	80,000	4.000%	112,619	192,619	
5/1/2022			111,019	111,019	303,638
11/1/2022	85,000	4.000%	111,019	196,019	
5/1/2023			109,319	109,319	305,338
11/1/2023	90,000	5.250%	109,319	199,319	
5/1/2024			106,956	106,956	306,275
11/1/2024	95,000	5.250%	106,956	201,956	
5/1/2025			104,463	104,463	306,419
11/1/2025	100,000	5,250%	104,463	204,463	
5/1/2026			101,838	101,838	306,300
11/1/2026	105,000	5.250%	101,838	206,838	
5/1/2027			99,081	99,081	305,919
11/1/2027	110,000	5.250%	99,081	209,081	
5/1/2028			96,194	96,194	305,275
11/1/2028	115,000	5.250%	96,194	211,194	
5/1/2029			93,175	93,175	304,369
11/1/2029	120,000	5.250%	93,175	213,175	
5/1/2030			90,025	90,025	303,200
11/1/2030	125,000	5.250%	90,025	215,025	
5/1/2031			86,744	86,744	301,769
11/1/2031	135,000	5.250%	86,744	221,744	
5/1/2032			83,200	83,200	304,944
11/1/2032	140,000	5.250%	83,200	223,200	
5/1/2033			79,525	79,525	302,725
11/1/2033	150,000	5.250%	79,525	229,525	
5/1/2034			75,588	75,588	305,113
11/1/2034	155,000	5.250%	75,588	230,588	
5/1/2035			71,519	71,519	302,106
11/1/2035	165,000	5.250%	71,519	236,519	
5/1/2036			67,188	67,188	303,706
11/1/2036	175,000	5.375%	67,188	242,188	
5/1/2037			62,484	62,484	304,672
11/1/2037	180,000	5.375%	62,484	242,484	
5/1/2038			57,647	57,647	300,131
11/1/2038	190,000	5.375%	57,647	247,647	
5/1/2039			52,541	52,541	300,188
11/1/2039	200,000	5.375%	52,541	252,541	
5/1/2040			47,166	47,166	299,706

ESTANCIA AT WIREGRASS

Community Development District

2015 Debt Service Fund

**Debt Amortization Schedule
Series 2015 Special Assessment Bonds**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual DS
11/1/2040	215,000	5.375%	47,166	262,166	
5/1/2041			41,388	41,388	303,553
11/1/2041	225,000	5.375%	41,388	266,388	
5/1/2042			35,341	35,341	301,728
11/1/2042	235,000	5.375%	35,341	270,341	
5/1/2043			29,025	29,025	299,366
11/1/2043	250,000	5.375%	29,025	279,025	
5/1/2044			22,306	22,306	301,331
11/01/2044	265,000	5.375%	22,306	287,306	
5/1/2045			15,184	15,184	302,491
11/1/2045	275,000	5.375%	15,184	290,184	
5/1/2046			7,794	7,794	297,978
11/1/2046	290,000	5.375%	7,794	297,794	297,794
	4,570,000		4,531,581	9,101,581	9,101,581

ESTANCIA AT WIREGRASS

Community Development District

Supporting Budget Schedule

Fiscal Year 2018

Comparison of Assessment Rates
Fiscal Year 2018 vs. Fiscal Year 2017

Product	O&M Units	2013 DS Units	2015 DS Units	EAU Factor	Total EAUs	% of EAUs	O&M			Series 2013 DS			Series 2015 DS			Total Per Unit		
							FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change
Platted Lots																		
Phase 1 Single Family 45'	70	70		0.87	60.9	5.10%	\$ 734.90	\$ 693.76	6%	\$ 1,152.43	\$ 1,152.43	0%	\$ -	\$ -	n/a	\$ 1,887.33	\$ 1,846.19	2%
Phase 1 Single Family 55'	88	88		1	88	7.36%	\$ 844.71	\$ 797.42	6%	\$ 1,324.63	\$ 1,324.63	0%	\$ -	\$ -	n/a	\$ 2,169.34	\$ 2,122.05	2%
Phase 1 Single Family 65'	81	81		1.17	94.77	7.93%	\$ 988.31	\$ 932.98	6%	\$ 1,549.81	\$ 1,549.81	0%	\$ -	\$ -	n/a	\$ 2,538.12	\$ 2,482.79	2%
Phase 1 Single Family 80'	61	61		1.35	82.35	6.89%	\$ 1,140.36	\$ 1,076.52	6%	\$ 1,788.25	\$ 1,788.25	0%	\$ -	\$ -	n/a	\$ 2,928.61	\$ 2,864.77	2%
Phase 2																		
Phase 2A Villas	98	98		0.87	85.26	7.13%	\$ 734.90	\$ 693.76	6%	\$ 1,279.40	\$ 1,279.40	0%	\$ -	\$ -	n/a	\$ 2,014.30	\$ 1,973.16	2%
Phase 3																		
Phase 3 Single Family 45'	97	97		0.87	84.39	7.06%	\$ 734.90	\$ 693.76	6%	\$ 1,279.40	\$ 1,279.40	0%	\$ -	\$ -	n/a	\$ 2,014.30	\$ 1,973.16	2%
Phase 3 Single Family 55'	113	113		1	113	9.46%	\$ 844.71	\$ 797.42	6%	\$ 1,470.57	\$ 1,470.57	0%	\$ -	\$ -	n/a	\$ 2,315.28	\$ 2,267.99	2%
Sub-Total	608	608	0		608.67	50.93%												
Unplatted Lots																		
Phase 2																		
Phase 2B-1 Single Family 65'	64	64		1.17	74.88	6.27%	\$ 929.01	\$ 877.00	6%	\$ 1,720.58	\$ 1,720.58	0%	\$ -	\$ -	n/a	\$ 2,649.59	\$ 2,597.58	2%
Phase 2B-1 Single Family 80'	59	59		1.35	79.65	6.66%	\$ 1,071.94	\$ 1,011.93	6%	\$ 1,985.00	\$ 1,985.00	0%	\$ -	\$ -	n/a	\$ 3,056.94	\$ 2,996.93	2%
Phase 2B-1 Single Family 65'	82	82		1.17	95.94	8.03%	\$ 929.01	\$ 877.00	6%	\$ 1,720.58	\$ 1,720.58	0%	\$ -	\$ -	n/a	\$ 2,649.59	\$ 2,597.58	2%
Phase 2B-1 Single Family 80'	43	43		1.35	58.05	4.86%	\$ 1,071.94	\$ 1,011.93	6%	\$ 1,985.00	\$ 1,985.00	0%	\$ -	\$ -	n/a	\$ 3,056.94	\$ 2,996.93	2%
Phase 3																		
Phase 3 Single Family 55'	11	11		1	11	0.92%	\$ 794.03	\$ 749.58	6%	\$ 1,470.57	\$ 1,470.57	0%	\$ -	\$ -	n/a	\$ 2,264.60	\$ 2,220.15	2%
Phase 3 Single Family 55'	57	57		1	57	4.77%	\$ 794.03	\$ 749.58	6%	\$ -	\$ -	n/a	\$ 1,239.34	\$ 1,239.34	0%	\$ 2,033.37	\$ 1,988.92	2%
Phase 4																		
Phase 4 Single Family 45'	78	78		0.87	67.86	5.68%	\$ 690.80	\$ 652.13	6%	\$ -	\$ -	n/a	\$ 1,078.23	\$ 1,078.23	0%	\$ 1,769.03	\$ 1,730.36	2%
Phase 4 Single Family 55'	142	142		1	142	11.88%	\$ 794.03	\$ 749.58	6%	\$ -	\$ -	n/a	\$ 1,239.34	\$ 1,239.34	0%	\$ 2,033.37	\$ 1,988.92	2%
Sub-Total	536	259	277		586.38	49.07%												
Total	1144	867	277		1195.05	100.00%												