

Estancia at Wiregrass  
Community Development District

Financial Statements  
(Unaudited)

January 31, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Estancia at Wiregrass Community Development District**

Balance Sheet

As of 1/31/2014

(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
<b>Assets</b>						
Cash In Bank	5,372	0	0	5,372	0	0
Investments	0	2,947,881	8,020,604	10,968,485	0	0
Accounts Receivable	166,161	0	0	166,161	0	0
Assessments Receivable	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	370	0	0	370	0	0
Amount Available in Debt Service	0	0	0	0	0	2,947,881
Amount To Be Provided Debt Service	0	0	0	0	0	12,482,119
Fixed Assets	0	0	0	0	4,327,803	0
<b>Total Assets</b>	<u>171,903</u>	<u>2,947,881</u>	<u>8,020,604</u>	<u>11,140,388</u>	<u>4,327,803</u>	<u>15,430,000</u>
<b>Liabilities</b>						
Accounts Payable	181	0	0	181	0	0
Accrued Expenses Payable	319	0	336,544	336,864	0	0
Due To Others	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	15,430,000
<b>Total Liabilities</b>	<u>500</u>	<u>0</u>	<u>336,544</u>	<u>337,044</u>	<u>0</u>	<u>15,430,000</u>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	0	0	0	0	4,327,803	0
Net Change in Fund Balance	171,403	2,947,881	7,684,059	10,803,344	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>171,403</u>	<u>2,947,881</u>	<u>7,684,059</u>	<u>10,803,344</u>	<u>4,327,803</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>171,903</u>	<u>2,947,881</u>	<u>8,020,604</u>	<u>11,140,388</u>	<u>4,327,803</u>	<u>15,430,000</u>

See Notes to Unaudited Financial Statements

**Estancia at Wiregrass Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 1/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Contributions From Private Sources					
Developer Contributions	785,643	785,643	196,161	(589,482)	75.03%
<b>Total Revenues</b>	<b>785,643</b>	<b>785,643</b>	<b>196,161</b>	<b>(589,482)</b>	<b>75.03%</b>
<b>Expenditures</b>					
Financial & Administrative					
Administrative Services	5,724	1,908	1,908	0	66.66%
District Management	20,244	6,748	6,748	0	66.66%
District Engineer	10,000	3,333	0	3,333	100.00%
Tax Collector/Property Appraiser Fees	150	150	0	150	100.00%
Financial Consulting Services	8,600	6,200	2,867	3,333	66.66%
Accounting Services	18,000	6,000	6,000	0	66.66%
Auditing Services	4,500	0	0	0	100.00%
Public Officials Liability Insurance	1,750	1,750	4,052	(2,302)	(131.54)%
Legal Advertising	1,500	500	409	91	72.73%
Dues, Licenses & Fees	175	175	0	175	100.00%
Legal Counsel					
District Counsel	30,000	10,000	2,442	7,558	91.85%
Security Operations					
Security Service & Patrols	69,000	23,000	0	23,000	100.00%
Electric Utility Services					
Utility Services	50,000	16,667	0	16,667	100.00%
Street Lights	8,400	2,800	0	2,800	100.00%
Water-Sewer Combination Services					
Utility Services	12,000	4,000	0	4,000	100.00%
Stormwater Control					
Aquatic Contract	20,400	6,800	0	6,800	100.00%
Mitigation Area Monitoring & Maintenance	25,000	8,333	0	8,333	100.00%
Stormwater Assessment	900	900	0	900	100.00%
Stormwater System Maintenance	5,000	1,667	0	1,667	100.00%
Other Physical Environment					
General Liability Insurance	8,000	8,000	332	7,668	95.85%
Property & Casualty Insurance	15,000	15,000	0	15,000	100.00%
Entry & Walls Maintenance	5,000	1,667	0	1,667	100.00%
Landscape Maintenance	185,000	61,667	0	61,667	100.00%

**Estancia at Wiregrass Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 1/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Irrigation Maintenance	15,000	5,000	0	5,000	100.00%
Irrigation Repairs & Maintenance	3,000	1,000	0	1,000	100.00%
Landscape Replacement Plants, Shrubs, Trees	15,000	5,000	0	5,000	100.00%
Landscape Maintenance - Chancey Road	45,000	15,000	0	15,000	100.00%
Mulch	75,000	25,000	0	25,000	100.00%
Miscellaneous Expense	5,000	1,667	0	1,667	100.00%
Road & Street Facilities					
Street Sweeping	15,000	5,000	0	5,000	100.00%
Street Light/Decorative Light Maintenance	1,000	333	0	333	100.00%
Street Sign Repair & Replacement	1,000	333	0	333	100.00%
Sidewalk Repair & Maintenance	5,000	1,667	0	1,667	100.00%
Parks & Recreation					
Maintenance Supplies	1,000	333	0	333	100.00%
Maintenance & Repairs	10,500	3,500	0	3,500	100.00%
Special Recreation Facilities					
Special Events	8,800	2,933	0	2,933	100.00%
Total Expenditures	<u>704,643</u>	<u>254,031</u>	<u>24,758</u>	<u>229,273</u>	<u>96.49%</u>
Excess Revenues Over/(Under) Expenditures	<u>81,000</u>	<u>531,612</u>	<u>171,403</u>	<u>(360,209)</u>	<u>(111.60)%</u>
Other Financing Sources (Uses)					
Interfund Transfer					
Transfer of Reserves	<u>(81,000)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>100.00%</u>
Total Other Financing Sources (Uses)	<u>(81,000)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>100.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>531,612</u></u>	<u><u>171,403</u></u>	<u><u>(360,209)</u></u>	<u><u>0.00%</u></u>

**Estancia at Wiregrass Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2013 Through 1/31/2014

(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	81,000	0	81,000	100.00%
Total Expenditures	<u>81,000</u>	<u>0</u>	<u>81,000</u>	<u>100.00%</u>
Excess of Revenues Over/(Under) Expenditures	<u>(81,000)</u>	<u>0</u>	<u>81,000</u>	<u>(100.00)%</u>
Other Financing Sources				
Interfund Transfer				
Transfer of Reserves	81,000	0	(81,000)	(100.00)%
Total Other Financing Sources	<u>81,000</u>	<u>0</u>	<u>(81,000)</u>	<u>(100.00)%</u>
Exc. Of Rev./Other Sources Over Expend./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 10/1/2013 Through 1/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>2,947,881</u>	<u>2,947,881</u>	<u>0.00%</u>
Total Other Financing Sources	<u>0</u>	<u>2,947,881</u>	<u>2,947,881</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>2,947,881</u>	<u>2,947,881</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,947,881</u></u>	<u><u>2,947,881</u></u>	<u><u>0.00%</u></u>

**Estancia at Wiregrass Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2013 Through 1/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	5,200	(5,200)	0.00%
Financial Consulting Services	0	30,000	(30,000)	0.00%
Printing & Binding	0	1,250	(1,250)	0.00%
Legal Counsel				
District Counsel	0	36,706	(36,706)	0.00%
Trustee Counsel	0	5,000	(5,000)	0.00%
Bond Counsel	0	50,000	(50,000)	0.00%
Disclosure Counsel	0	33,500	(33,500)	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0	4,327,803	(4,327,803)	0.00%
Total Expenditures	<u>0</u>	<u>4,489,460</u>	<u>(4,489,460)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	(4,489,460)	(4,489,460)	0.00%
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>12,173,519</u>	<u>12,173,519</u>	<u>0.00%</u>
Total Other Financing Sources	<u>0</u>	<u>12,173,519</u>	<u>12,173,519</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	7,684,059	7,684,059	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>7,684,059</u></u>	<u><u>7,684,059</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2014</u>
US Bank Series 2013 Interest	First American Treasury Oblig Cl Z	\$ 2,147,881
US Bank Series 2013 Reserve	First American Treasury Oblig Cl Z	800,000
	<b>Total Debt Service Fund Investments</b>	<b>\$ 2,947,881</b>
US Bank Series 2013 Construction	First American Treasury Oblig Cl Z	\$ 8,020,604
	<b>Total Capital Project Fund Investments</b>	<b>\$ 8,020,604</b>



**Estancia at Wiregrass Community Development District**

Summary A/R Ledger

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

<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	<u>166,160.75</u>
Report Balance			<u>166,160.75</u>

**Estancia at Wiregrass Community Development District**

Summary A/P Ledger

001 - General Fund

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

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hopping Green & Sams	1/28/2014	74387	General Legal Counsel 12/13	180.68
			Total 001 - General Fund	180.68
Report Balance				180.68

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

**Construction Account Activity Through January 31, 2014**

<b>Inflows:</b>	<b>Debt Proceeds</b>	<b>\$12,173,518.89</b>
	<b>Underwriter Discount</b>	<b>\$308,600.00</b>
	<b>Total Bond Proceeds:</b>	<b>\$12,482,118.89</b>
	<b>Interfund Transfers from Reserve</b>	<b>\$0.00</b>
	<b>Interest Earnings</b>	<b>\$0.00</b>
	<b>Total Inflows:</b>	<b>\$12,482,118.89</b>

**Outflows: Requisitions**

Requisition Date	Requisition Number	Contractor	Amount	Status With Trustee as of 01/31/14
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
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
01/31/14	11	RIPA & Associates, Inc.	(583,677.25)	Cleared
01/31/14	12	Standard Pacific Homes	(742,310.05)	Cleared
<b>Total COI and Construction Requisitions:</b>			<b>(\$4,461,515.26)</b>	

<b>Retainage Payable</b>	<b>(336,544.31)</b>
<b>Total Outflows:</b>	<b>(\$4,798,059.57)</b>

**Capital Project Fund at January 31, 2014**      **\$7,684,059.32**

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

**Construction Account Activity Through January 31, 2014**

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**Outstanding Contracts:**

RIPA	(4,001,444.68)
Hubbell Lighting, Inc.	(194,544.00)
<b>Contract Sub Total:</b>	<b>(4,195,988.68)</b>

<b>Uncommitted Funds Available</b>	<b>\$3,488,070.64</b>
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Estancia at Wiregrass Ranch  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 013114  
Reconciliation Date: 1/31/2014  
Status: Open

Bank Balance	5,468.52
Less Outstanding Checks/Vouchers	96.13
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	5,372.39
Balance Per Books	<u>5,372.39</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Estancia at Wiregrass Ranch  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 013114  
Reconciliation Date: 1/31/2014  
Status: Open

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
118	1/29/2014	System Generated Check/Voucher	96.13	Times Publishing Company
Outstanding Checks/Vouchers			96.13	

SUNTRUST BANK  
 PO BOX 305183  
 NASHVILLE TN 37230-5183

01/31/2014  
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Account  
 Statement



ESTANCIA AT WIREGRASS RANCH  
 COMMUNITY DEVELOPMENT DISTRICT  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614

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Account Summary	Account Type	Account Number	Statement Period
	BUSINESS CHECKING		01/01/2014 - 01/31/2014

Description	Amount	Description	Amount
Beginning Balance	\$10,721.59	Average Balance	\$7,636.78
Deposits/Credits	\$0.00	Average Collected Balance	\$7,636.78
Checks	\$5,253.07	Number of Days in Statement Period	31
Withdrawals/Debits	\$0.00		
Ending Balance	\$5,468.52		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	114	406.28	01/15	116	96.13	01/14			
	115	4,380.66	01/14	117	370.00	01/10			

Checks: 4

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	10,721.59	10,721.59	01/14	5,874.80	5,874.80
	01/10	10,351.59	10,351.59	01/15	5,468.52	5,468.52

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

**Balance Sheet**

1. Trust statement activity has been recorded through 1/31/14.
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 January 31, 2014 the reserve has not been funded.