

Estancia at WireGrass
Community Development District

Financial Statements
(Unaudited)

December 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Estancia at Wiregrass Community Development District

Balance Sheet
As of 12/31/2014
(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	20,550	0	0	20,550	0	0
Investments	0	1,863,600	29,273	1,892,873	0	0
Assessments Receivable	558,760	0	221,224	779,985	0	0
Prepaid Expenses	314	0	0	314	0	0
Deposits	3,425	0	0	3,425	0	0
Amount Available in Debt Service	0	0	0	0	0	1,863,600
Amount To Be Provided Debt Service	0	0	0	0	0	13,566,400
Fixed Assets	0	0	0	0	14,728,995	0
Total Assets	583,050	1,863,600	250,498	2,697,147	14,728,995	15,430,000
Liabilities						
Accounts Payable	14,829	0	0	14,829	0	0
Accrued Expenses Payable	3,037	0	0	3,037	0	0
Retainage Payable	0	0	248,385	248,385	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	17,865	0	248,385	266,250	0	15,430,000
Fund Equity & Other Credits						
Beginning Fund Balance	2,803	2,395,400	0	2,398,203	14,728,995	0
Net Change in Fund Balance	562,382	(531,800)	2,113	32,694	0	0
Total Fund Equity & Other Credits	565,185	1,863,600	2,113	2,430,897	14,728,995	0
Total Liabilities & Fund Equity	583,050	1,863,600	250,498	2,697,147	14,728,995	15,430,000

See Notes to Unaudited Financial Statements

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 12/31/2014

(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	1,431	1,431	0	75.00%
District Management	20,244	5,061	5,061	0	75.00%
District Engineer	10,000	2,500	0	2,500	100.00%
Disclosure Report	5,000	1,250	0	1,250	100.00%
Trustees Fees	3,500	3,500	3,457	43	1.22%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial Consulting Services	8,600	2,150	2,150	0	75.00%
Accounting Services	18,000	4,500	4,500	0	75.00%
Auditing Services	2,300	2,300	0	2,300	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	375	82	293	94.52%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	2,700	675	0	675	100.00%
Legal Counsel					
District Counsel	30,000	7,500	1,141	6,359	96.19%
Security Operations					
Security Service & Patrols	39,000	9,750	0	9,750	100.00%
Electric Utility Services					
Utility Services	17,520	4,380	4,331	49	75.27%
Street Lights	8,051	2,013	0	2,013	100.00%
Water-Sewer Combination Services					
Utility Services	12,000	3,000	135	2,865	98.87%
Stormwater Control					
Fountain Service Repairs & Maintenance	5,000	1,250	0	1,250	100.00%
Aquatic Contract	10,850	2,713	2,475	238	77.18%
Mitigation Area Monitoring & Maintenance	4,800	1,200	950	250	80.20%

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater Assessment	900	900	0	900	100.00%
Stormwater System Maintenance	2,000	500	0	500	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	500	0	500	100.00%
Landscape Maintenance-Phase 1	115,870	28,967	21,471	7,496	81.46%
Irrigation Repairs & Maintenance	3,000	750	1,699	(949)	43.36%
Landscape - Annual Rotations	1,140	285	0	285	100.00%
Landscape - Mulch/Pine Straw	106,800	26,700	0	26,700	100.00%
Landscape Replacement Plants, Shrubs, Trees	5,000	1,250	4,577	(3,327)	8.46%
Landscape Maintenance - Chancey Road	34,230	8,558	9,213	(655)	73.08%
Irrigation Repairs - Chancey Road	2,000	500	0	500	100.00%
Landscape - Annual Rotation - Chancey Road	5,746	1,436	2,873	(1,437)	50.00%
Landscape - Mulch/Pine Straw - Chancey Road	15,195	3,799	0	3,799	100.00%
Landscape Replacement Plants, Shrubs, Trees - Chancey Road	2,500	625	0	625	100.00%
Holiday Decorations	5,000	5,000	0	5,000	100.00%
Miscellaneous Expense	10,000	2,500	1,449	1,051	85.50%
Road & Street Facilities					
Street Light/Decorative Light Maintenance	1,000	250	0	250	100.00%
Street Sign Repair & Replacement	1,000	250	0	250	100.00%
Sidewalk Repair & Maintenance	1,000	250	0	250	100.00%
Parks & Recreation					
Maintenance & Repairs	5,000	1,250	0	1,250	100.00%
Contingency					
Miscellaneous Fees - Reserve Study	3,000	750	0	750	100.00%
Miscellaneous Contingency	21,400	5,350	0	5,350	100.00%
Total Expenditures	<u>571,300</u>	<u>167,848</u>	<u>80,918</u>	<u>86,930</u>	<u>85.84%</u>

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 12/31/2014

(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>
Excess Revenues Over/(Under) Expenditures	72,000	475,452	562,382	86,929	(681.08)%
Other Financing Sources (Uses)					
Transfer of Reserves	(72,000)	(72,000)	0	72,000	100.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	403,452	562,382	158,929	0.00%
Fund Balance, Beginning of Period	0	0	2,803	2,803	0.00%
Fund Balance, End of Period	<u>0</u>	<u>403,452</u>	<u>565,185</u>	<u>161,732</u>	<u>0.00%</u>

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 12/31/2014

(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 12/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Expenditures				
Debt Service Payments				
Interest	0	531,800	(531,800)	0.00%
Total Expenditures	<u>0</u>	<u>531,800</u>	<u>(531,800)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	(531,800)	(531,800)	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	(531,800)	(531,800)	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>1,863,600</u>	<u>1,863,600</u>	<u>0.00%</u>

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	8	8	0.00%
Contributions From Private Sources				
Developer Contributions	0	415,269	415,269	0.00%
Total Revenues	<u>0</u>	<u>415,276</u>	<u>415,276</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	413,164	(413,164)	0.00%
Total Expenditures	<u>0</u>	<u>413,164</u>	<u>(413,164)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	2,113	2,113	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	2,113	2,113	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,113</u></u>	<u><u>2,113</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2014</u>
US Bank Series 2013 Interest	First American Treasury Oblig Cl Z	\$ 1,063,600
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>\$ 1,863,600</u>
US Bank Series 2013 Construction Escrow	US Bank Money Market	\$ 29,273
	Total Capital Project Fund Investments	<u>\$ 29,273</u>

Estancia at Wiregrass Community Development District

Summary A/R Ledger

From 12/1/2014 Through 12/31/2014

<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
10/1/2014	Pasco County Tax Collector	FY14-15	159,490.15
10/1/2014	Standard Pacific of Florida, GP	211-15-01	360,463.50
10/31/2014	Standard Pacific of Florida, GP	ARB016	116,224.34
12/31/2014	Standard Pacific of Florida, GP	ARB017	105,000.00
Report Balance			779,984.55

Estancia at Wiregrass Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2014 Through 12/31/2014

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Fountain Design Group, Inc.	12/24/2014	72282	Monthly Bill-Weekly Fountain Srvcs/Clean Pentair/Cartridge	899.28
Hopping Green & Sams	12/29/2014	79812	General Legal Counsel 11/14	531.50
Luke Brothers, Inc.	12/1/2014	11103	Monthly Maintenance/Pest Control/Irrigation 12/14	5,793.51
Luke Brothers, Inc.	12/22/2014	11420	Plants Installed 12/14	4,576.60
Pasco County Utilities	12/24/2014	01322825 12/14	Acct #0936115 - 3987 Estancia Blvd 12/14	27.68
Vivicon Inc.	12/24/2014	14802	Winter Annuals Installed 12/14	1,436.50
Withlacoochee River Electric Cooperative, Inc.	12/26/2014	With Summ 12/14	Summary Bill 12/14	1,563.67
			Total 001 - General Fund	14,828.74
Report Balance				14,828.74

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

Construction Account Activity Through December 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		\$2,719,224.34
	Interest Earnings		21.05
			2,719,245.39
	Total Inflows:	\$	15,201,364.28

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status With Trustee as of 12/31/14
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 December 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 December 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)	Cleared
09/30/14	76	ELM	(3,412.63)	Cleared
09/30/14	77	RIPA & Associates, Inc.	(316,899.71)	Cleared

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

Construction Account Activity Through December 31, 2014

09/30/14	78	Stantec Consulting Services, Inc.	(178.70)	Cleared
09/30/14	79	WRA Consultants	(1,232.70)	Cleared
09/30/14	80	WRA Consultants	(11,547.62)	Cleared
10/31/14	81	Golf Coast Construction, LLC	(168,760.00)	Cleared
10/31/14	82	Randy Suggs, Inc.	(274,581.89)	Cleared
10/31/14	82	Randy Suggs, Inc.	(270.00)	Cleared
10/31/14	83	Stantec Consulting Services, Inc.	(2,428.22)	Cleared
12/31/14	84	CRS Building Corporation	(30,351.60)	Cleared
12/31/14	85	WRA Consultants	(18,593.60)	Cleared
12/31/14	86	WRA Consultants	(42,072.53)	Cleared
12/31/14	87	WRA Consultants	(8,500.00)	Cleared

Total Requisitions: \$ (14,480,610.44)

Total COI and Requisitions: \$ (14,950,866.63)

Retainage Payable (248,385.03)

Total Outflows: (15,199,251.66)

Funds Available in Construction Fund at December 31, 2014 \$ 2,112.62

Outstanding Contracts:

RIPA	79,224.93
Randy Suggs, Inc.	205,089.56
CRS Building Corporation	213,722.10
WRA	32,875.00

Contract Sub Total: \$ 530,911.59

Committed Funds to be Contributed by Developer \$ 528,798.96

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/14.
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 December 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.
5. Payment for Invoice #ARB016 totaling \$116,224.34 was received in January 2015.
6. Payment for Invoice #ARB017 totaling \$83,775.66 was received in January 2015.