

Estancia at WireGrass
Community Development District

Financial Statements
(Unaudited)

September 30, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Estancia at Wiregrass Community Development District

Balance Sheet

As of 9/30/2014

(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	4,664	0	0	4,664	0	0
Investments	0	2,395,400	21,764	2,417,164	0	0
Accounts Receivable	38,807	0	755,956	794,762	0	0
Assessments Receivable	0	0	0	0	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	14,315,832	0
Total Assets	47,260	2,395,400	777,720	3,220,380	14,315,832	15,430,000
Liabilities						
Accounts Payable	41,193	0	396,941	438,134	0	0
Accrued Expenses Payable	6,067	0	135,767	141,833	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	47,260	0	777,720	824,980	0	15,430,000
Fund Equity & Other Credits						
Beginning Fund Balance	0	0	(32,460)	(32,460)	14,315,832	0
Net Change in Fund Balance	0	2,395,400	32,460	2,427,860	0	0
Total Fund Equity & Other Credits	0	2,395,400	0	2,395,400	14,315,832	0
Total Liabilities & Fund Equity	47,260	2,395,400	777,720	3,220,380	14,315,832	15,430,000

See Notes to Unaudited Financial Statements

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 9/30/2014

(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					
Contributions From Private Sources					
Developer Contributions	785,643	785,643	158,807	(626,836)	79.78%
Total Revenues	<u>785,643</u>	<u>785,643</u>	<u>158,807</u>	<u>(626,836)</u>	<u>79.79%</u>
Expenditures					
Financial & Administrative					
Administrative Services	5,724	5,724	5,724	0	0.00%
District Management	20,244	20,244	20,244	0	0.00%
District Engineer	10,000	10,000	0	10,000	100.00%
Disclosure Report	0	0	5,000	(5,000)	0.00%
Trustees Fees	0	0	575	(575)	0.00%
Tax Collector/Property Appraiser Fees	150	150	1,450	(1,300)	(866.66)%
Financial Consulting Services	8,600	8,600	8,600	0	0.00%
Accounting Services	18,000	18,000	18,000	0	0.00%
Auditing Services	4,500	4,500	2,200	2,300	51.11%
Public Officials Liability Insurance	1,750	1,750	4,052	(2,302)	(131.54)%
Legal Advertising	1,500	1,500	1,625	(125)	(8.34)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Legal Counsel					
District Counsel	30,000	30,000	29,253	747	2.48%
Security Operations					
Security Service & Patrols	69,000	69,000	0	69,000	100.00%
Electric Utility Services					
Utility Services	50,000	50,000	5,124	44,876	89.75%
Street Lights	8,400	8,400	0	8,400	100.00%
Water-Sewer Combination Services					
Utility Services	12,000	12,000	0	12,000	100.00%
Stormwater Control					
Aquatic Contract	20,400	20,400	2,475	17,925	87.86%
Mitigation Area Monitoring & Maintenance	25,000	25,000	1,350	23,650	94.60%
Stormwater Assessment	900	900	0	900	100.00%
Stormwater System Maintenance	5,000	5,000	0	5,000	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%

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 9/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Entry & Walls Maintenance	5,000	5,000	0	5,000	100.00%
Landscape Maintenance	185,000	185,000	16,760	168,240	90.94%
Irrigation Maintenance	15,000	15,000	1,133	13,867	92.44%
Irrigation Repairs & Maintenance	3,000	3,000	236	2,764	92.13%
Landscape Replacement Plants, Shrubs, Trees	15,000	15,000	52	14,948	99.65%
Landscape Maintenance - Chancey Road	45,000	45,000	17,000	28,000	62.22%
Mulch	75,000	75,000	16,100	58,900	78.53%
Miscellaneous Expense	5,000	5,000	1,347	3,653	73.05%
Road & Street Facilities					
Street Sweeping	15,000	15,000	0	15,000	100.00%
Street Light/Decorative Light Maintenance	1,000	1,000	0	1,000	100.00%
Street Sign Repair & Replacement	1,000	1,000	0	1,000	100.00%
Sidewalk Repair & Maintenance	5,000	5,000	0	5,000	100.00%
Parks & Recreation					
Maintenance Supplies	1,000	1,000	0	1,000	100.00%
Maintenance & Repairs	10,500	10,500	0	10,500	100.00%
Special Recreation Facilities					
Special Events	8,800	8,800	0	8,800	100.00%
Total Expenditures	<u>704,643</u>	<u>704,643</u>	<u>158,807</u>	<u>545,836</u>	<u>77.46%</u>
Excess Revenues Over/(Under) Expenditures	81,000	81,000	0	(81,000)	100.00%
Other Financing Sources (Uses)					
Transfer of Reserves	(81,000)	(81,000)	0	81,000	100.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	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</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 9/30/2014

(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				
Transfer of Reserves	81,000	0	(81,000)	(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 10/1/2013 Through 9/30/2014

(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	552,481	(552,481)	0.00%
Total Expenditures	<u>0</u>	<u>552,481</u>	<u>(552,481)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>(552,481)</u>	<u>(552,481)</u>	<u>0.00%</u>
Other Financing Sources				
Bond Proceeds	0	2,947,881	2,947,881	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	<u>0</u>	<u>2,395,400</u>	<u>2,395,400</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,395,400</u></u>	<u><u>2,395,400</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 9/30/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	13	13	0.00%
Contributions From Private Sources				
Developer Contributions	0	2,303,956	2,303,956	0.00%
Total Revenues	<u>0</u>	<u>2,303,969</u>	<u>2,303,969</u>	<u>0.00%</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%
Underwriter Discount	0	308,600	(308,600)	0.00%
Legal Counsel				
District Counsel	0	4,246	(4,246)	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	14,315,832	(14,315,832)	0.00%
Total Expenditures	<u>0</u>	<u>14,753,628</u>	<u>(14,753,628)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	(12,449,659)	(12,449,659)	0.00%
Other Financing Sources				
Bond Proceeds	0	12,482,119	12,482,119	0.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	32,460	32,460	0.00%
Fund Balance, Beginning of Period	0	(32,460)	(32,460)	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
September 30, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 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	\$ 21,764
	Total Capital Project Fund Investments	<u>\$ 21,764</u>

Estancia at Wiregrass Community Development District

Summary A/R Ledger

From 9/1/2014 Through 9/30/2014

<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	<u>135,766.50</u>
Report Balance			<u><u>794,762.19</u></u>

Estancia at Wiregrass Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2014 Through 9/30/2014

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Cardno Entrix	9/22/2014	105055	Mitigation Maintenance 08/14	475.00
Cardno Entrix	9/22/2014	105056	Monthly Aquatic Maintenance 08/14	825.00
Cardno Entrix	10/23/2014	106180	Mitigation Maintenance 09/14	475.00
Estancia at Wiregrass Master Property Owners Association Inc	9/24/2014	092414	Reimburse Estancia POA- Fountian Design Inv 71371	400.00
Fountain Design Group, Inc.	9/25/2014	71656	Weekly Fountain Services/Pentair 420 Filter 09/14	947.08
Hopping Green & Sams	9/16/2014	77986	General Legal Counsel 08/14	4,567.09
Luke Brothers, Inc.	8/1/2014	8614	Monthly Maintenance/Pest Control/Irrigation 08/14	5,793.51
Luke Brothers, Inc.	9/1/2014	9316	Monthly Maintenance/Pest Control/Irrigation 09/14	5,793.51
Luke Brothers, Inc.	9/24/2014	9425	Monthly Maintenance/Pest Control/Irrigation 09/14	20,400.00
Vivicon Inc.	9/25/2014	14554	Install Plants Proposal 3196 - 09/14	51.80
Withlacoochee River Electric Cooperative, Inc.	9/25/2014	1411 500 548 050 09/14	29078 Sant Luce Dr P 7 09/14	63.60
Withlacoochee River Electric Cooperative, Inc.	9/25/2014	With Summ 09/14	Summary Bill 09/14	1,401.72
			Total 001 - General Fund	41,193.31

Estancia at Wiregrass Community Development District

Summary A/P Ledger

300 - Capital Projects Fund

From 9/1/2014 Through 9/30/2014

<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
Hubbell Lighting, Inc.	9/30/2014	CR 74 Hubbell	CR 70-74 Series 2013	17,546.00
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
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	396,940.56
Report Balance				438,133.87

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

Construction Account Activity Through September 30, 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		\$2,303,955.63
	Interest Earnings		13.40
	Total Inflows:	\$	14,786,087.92

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status With Trustee as of 09/30/14
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
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

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

Construction Account Activity Through September 30, 2014

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
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

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

Construction Account Activity Through September 30, 2014

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)	OS
09/30/14	75	CRS Building Corporation	(46,123.20)	OS
09/30/14	76	ELM	(3,412.63)	OS
09/30/14	77	RIPA & Associates, Inc.	(316,899.71)	OS
09/30/14	78	Stantec Consulting Services, Inc.	(178.70)	OS
09/30/14	79	WRA Consultants	(1,232.70)	OS
09/30/14	80	WRA Consultants	(11,547.62)	OS
Total Requisitions:			\$ (13,935,052.60)	

Total COI and Requisitions:	\$ (14,405,308.79)
Retainage Payable	(245,012.63)
Accrued Expenses	(135,766.50)
Total Outflows:	(14,786,087.92)

Funds Available in Construction Fund at September 30, 2014 \$ -

Outstanding Contracts:

RIPA	79,224.93
Randy Suggs, Inc.	344,174.95
CRS Building Corporation	244,073.70
Hubbell Lighting, Inc.	0.00
WRA	81,275.00
Contract Sub Total:	\$ 748,748.58

Committed Funds to be Contributed by Developer \$ 748,748.58

**Estancia at Wiregrass Community Development District
Notes to Unaudited Financial Statements
September 30, 2014**

Balance Sheet

1. Trust statement activity has been recorded through 9/30/14.
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 September 30, 2014 the Reserve has not been funded.

Summary A/R Ledger

4. Payment terms for landowner assessments are (a) defined in the FY13-14 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 #ARB011 totaling \$60,000.00 was received in October 2014.
6. Payment for Invoice #ARB013 totaling \$340,000.00 was received in October 2014.