Estancia at WireGrass
Community Development District

Financial Statements
(Unaudited)

July 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Estancia at Wiregrass Community Development District

Balance Sheet

As of 7/31/2016

(In Whole Numbers)

	General Fund	Reserve 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	196,874	0	0	0	196,874	0	0
Investments	248,257	0	1,520,715	420,215	2,189,187	0	0
Investments--Reserves	0	72,070	0	0	72,070	0	0
Assessments Receivable	1,254	0	416,645	0	417,899	0	0
Prepaid Expenses	314	0	0	0	314	0	0
Deposits	4,155	0	0	0	4,155	0	0
Due From Others	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	1,937,360
Amount To Be Provided Debt Service	0	0	0	0	0	0	18,062,640
Fixed Assets	0	0	0	0	0	15,810,705	0
Total Assets	450,855	72,070	1,937,360	420,215	2,880,500	15,810,705	20,000,000
Liabilities							
Accounts Payable	4,409	0	0	0	4,409	0	0
Accrued Expenses Payable	4,995	0	0	0	4,995	0	0
Retainage Payable	0	0	0	0	0	0	0
Due To Others	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	20,000,000
Total Liabilities	9,404	0	0	0	9,404	0	20,000,000
Fund Equity & Other Credits							
Beginning Fund Balance	302,798	0	1,976,872	833,201	3,112,872	15,810,705	0
Net Change in Fund Balance	138,653	72,070	(39,512)	(412,986)	(241,775)	0	0
Total Fund Equity & Other Credits	441,451	72,070	1,937,360	420,215	2,871,096	15,810,705	0
Total Liabilities & Fund Equity	450,855	72,070	1,937,360	420,215	2,880,500	15,810,705	20,000,000

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	257	257	0.00%
Special Assessments					
Tax Roll	90,677	90,677	91,024	347	(0.38)%
Off Roll	432,963	432,963	432,963	0	0.00%
Other Miscellaneous Revenues					
HOA Cost Share	0	0	1,410	1,410	0.00%
Total Revenues	523,640	523,640	525,654	2,014	(0.38)%
Expenditures					
Financial & Administrative					
Administrative Services	4,500	3,750	3,750	0	16.66%
District Management	20,068	16,723	16,723	0	16.66%
District Engineer	10,000	8,333	1,308	7,026	86.92%
Disclosure Report	5,000	4,167	5,000	(833)	0.00%
Trustees Fees	3,500	3,500	4,346	(846)	(24.17)%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial Consulting Services	10,000	9,168	9,167	1	8.33%
Accounting Services	18,000	15,000	15,000	0	16.66%
Auditing Services	2,400	2,400	4,900	(2,500)	(104.16)%
Arbitrage Rebate Calculation	650	542	0	542	100.00%
Public Officials Liability Insurance	4,400	4,400	2,250	2,150	48.86%
Legal Advertising	1,500	1,250	1,452	(202)	3.21%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	2,000	1,667	630	1,037	68.50%
Legal Counsel					
District Counsel	30,000	25,000	11,371	13,629	62.09%
Security Operations					
Security Service & Patrols	10,000	8,333	0	8,333	100.00%
Electric Utility Services					
Utility Services	18,000	15,000	17,322	(2,322)	3.76%
Street Lights	11,500	9,583	0	9,583	100.00%
Water-Sewer Combination Services					
Utility Services	12,000	10,000	3,242	6,758	72.97%
Stormwater Control					

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Fountain Service Repairs & Maintenance	11,000	9,167	6,278	2,889	42.92%
Aquatic Contract	13,000	10,833	8,250	2,583	36.53%
Mitigation Area Monitoring & Maintenance	4,800	4,000	4,925	(925)	(2.60)%
Animal Trapping	10,000	8,333	0	8,333	100.00%
Stormwater Assessment	900	750	0	750	100.00%
Stormwater System Maintenance	2,000	1,667	0	1,667	100.00%
Aquatic Plant Installation/Replacement	10,000	8,333	0	8,333	100.00%
Other Physical Environment					
General Liability Insurance	2,500	2,500	1,850	650	26.00%
Property Insurance	15,000	15,000	9,271	5,729	38.19%
Entry & Walls Maintenance	2,000	1,667	0	1,667	100.00%
Landscape Maintenance-Phases 1 & 2	130,870	109,058	121,551	(12,493)	7.12%
Irrigation Repairs & Maintenance	3,000	2,500	7,845	(5,345)	(161.48)%
Landscape - Annual Rotation	1,140	950	0	950	100.00%
Landscape - Mulch/Pine Straw	106,800	89,000	28,362	60,638	73.44%
Landscape Replacement Plants, Shrubs, Trees	5,000	4,167	27,365	(23,198)	(447.29)%
Landscape Maintenance - Chancey Road	35,230	29,358	26,580	2,778	24.55%
Irrigation Repairs - Chancey Road	2,500	2,083	0	2,083	100.00%
Landscape - Annual Rotation - Chancey Road	6,000	5,000	4,307	693	28.20%
Landscape - Mulch/Pine Straw - Chancey Road	16,500	13,750	14,490	(740)	12.18%
Landscape Replacement Plants, Shrubs, Trees - Chancey Road	30,000	25,000	0	25,000	100.00%
Holiday Decorations	5,000	5,000	5,000	0	0.00%
Miscellaneous Expense	10,000	8,333	2,189	6,145	78.11%
Road & Street Facilities					
Street Light/Decorative Light Maintenance	2,200	1,833	9,876	(8,043)	(348.90)%
Street Sign Repair & Replacement	1,000	833	701	132	29.90%
Sidewalk Repair & Maintenance	1,000	833	0	833	100.00%

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Parks & Recreation					
Trail/Bike Path Maintenance	5,000	4,167	1,777	2,390	64.46%
Boardwalk and Bridge Maintenance	5,000	4,167	0	4,167	100.00%
Wildlife Management Services	0	0	9,600	(9,600)	0.00%
Contingency					
Miscellaneous Fees - Reserve Study	3,500	2,917	0	2,917	100.00%
Total Expenditures	604,783	510,341	387,002	123,339	36.01%
Excess Revenues Over/(Under) Expenditures	(81,143)	13,299	138,653	125,354	270.87%
Other Financing Sources (Uses)					
Carryforward Fund Balance	81,143	67,619	0	(67,619)	100.00%
Excess of Rev/Other Sources Over (Under) Exp/Other Uses	0	80,918	138,653	57,735	0.00%
Fund Balance, Beginning of Period	0	0	302,798	302,798	0.00%
Fund Balance, End of Period	0	80,918	441,451	360,533	0.00%

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	70	70	0.00%
Special Assessments				
Tax Roll	72,000	72,000	0	0.00%
Total Revenues	72,000	72,070	70	0.10%
Expenditures				
Contingency				
Capital Reserve	72,000	0	72,000	100.00%
Total Expenditures	72,000	0	72,000	100.00%
Excess of Revenues Over (Under) Expenditures	0	72,070	72,070	0.00%
Excess of Rev/Other Sources Over/(Under) Exp/Other Uses	0	72,070	72,070	0.00%
Fund Balance, End of Period	0	72,070	72,070	0.00%

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund 2013

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,012	1,012	0.00%
Special Assessments				
Tax Roll	406,289	406,290	0	0.00%
Off Roll	833,311	833,311	0	0.00%
Total Revenues	1,239,600	1,240,612	1,012	0.08%
Expenditures				
Debt Service Payments				
Interest	1,239,600	1,063,600	176,000	14.19%
Total Expenditures	1,239,600	1,063,600	176,000	14.20%
Excess of Revenues Over (Under) Expenditures	0	177,012	177,012	0.00%
Excess of Rev/Other Sources Over/(Under) Exp/Other Uses	0	177,012	177,012	0.00%
Fund Balance, Beginning of Period	0	1,331,800	1,331,800	0.00%
Fund Balance, End of Period	0	1,508,812	1,508,812	0.00%

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund 2015

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	285	285	0.00%
Total Revenues	0	285	285	0.00%
Expenditures				
Debt Service Payments				
Interest	0	216,809	(216,809)	0.00%
Total Expenditures	0	216,809	(216,809)	0.00%
Excess of Revenues Over (Under) Expenditures	0	(216,524)	(216,524)	0.00%
Excess of Rev/Other Sources Over/(Under) Exp/Other Uses	0	(216,524)	(216,524)	0.00%
Fund Balance, Beginning of Period	0	645,072	645,072	0.00%
Fund Balance, End of Period	0	428,548	428,548	0.00%

Estancia at Wiregrass Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund 2015

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	399	399	0.00%
Total Revenues	0	399	399	0.00%
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	413,385	(413,385)	0.00%
Total Expenditures	0	413,385	(413,385)	0.00%
Excess of Revenues Over (Under) Expenditures	0	(412,986)	(412,986)	0.00%
Excess of Rev/Other Sources Over/(Under) Exp/Other Uses	0	(412,986)	(412,986)	0.00%
Fund Balance, Beginning of Period	0	833,201	833,201	0.00%
Fund Balance, End of Period	0	420,215	420,215	0.00%

Estancia at Wiregrass CDD
Investment Summary
July 31, 2016

Account	Investment		Balance as of July 31, 2016
The Bank of Tampa	Money Market	$	248,257
	Total General Fund Investments	**$**	**248,257**
The Bank of Tampa ICS Mutual of Omaha Bank	Money Market	$	72,070
	Total Reserve Fund Investments	**$**	**72,070**
US Bank Series 2013 Reserve	First American Treasury Oblig Cl Z	$	795,669
US Bank Series 2013 Revenue	First American Treasury Oblig Cl Z		292,163
US Bank Series 2013 Prepayment	First American Treasury Oblig Cl Z		4,335
US Bank Series 2015 Cap I	US Bank Money Market		118,773
US Bank Series 2015 Reserve	US Bank Money Market		309,716
US Bank Series 2015 Prepayment	US Bank Money Market		59
	Total Debt Service Fund Investments	**$**	**1,520,715**
US Bank Series 2015 Construction	US Bank Money Market	$	420,215
	Total Capital Project Fund Investments	**$**	**420,215**

Estancia at Wiregrass Community Development District

Summary A/R Ledger

001 - General Fund

From 7/1/2016 Through 7/31/2016

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2015	Pasco County Tax Collector	FY15-16	353.56
7/1/2016	Estancia at Wiregrass Master Property Owners Assoc, Inc.	HOA0616	900.00
		Total 001 - General Fund	1,253.56

Estancia at Wiregrass Community Development District

Summary A/R Ledger

200 - Debt Service Fund 2013

From 7/1/2016 Through 7/31/2016

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2015	Standard Pacific of Florida, GP	211-16-01	416,645.41
		Total 200 - Debt Service Fund 2013	416,645.41
Report Balance			417,898.97

Estancia at Wiregrass Community Development District

Summary A/P Ledger

001 - General Fund

From 7/1/2016 Through 7/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Hopping Green & Sams	7/20/2016	88903	General Counsel 06/16	963.25
Luke Brothers, Inc.	7/13/2016	INV00017988	Irrigation Repairs 07/16	333.80
Times Publishing Company	7/29/2016	326554 07/29/16	Legal Advertising 07/16	897.20
US Bank	6/24/2016	4331820	Trustee Fees Custody Account 06/01/16 - 05/31/17	575.00
Withlacoochee River Electric Cooperative, Inc.	7/27/2016	With Summ 07/16	Summary Bill 07/16	1,639.39
			Total 001 - General Fund	4,408.64
Report Balance				4,408.64

ESTANCIA AT WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2015

Construction Account Activity Through July 31, 2016

Inflows:	**Debt Proceeds**	**$**	**3,833,560.03**
	Underwriter Discount		**91,400.00**
	Total Bond Proceeds:		**3,924,960.03**
	Developer Contributions		**557,193.00**
	Interest Earnings		**448.19**
	Total Inflows:	**$**	**4,482,601.22**

Outflows: **Requisitions**

Requisition Date	Requisition Number	Contractor		Amount	Status With Trustee as of 07/31/16
06/30/15	COI	Underwriter's Discount	$	(91,400.00)	Cleared
06/30/15	COI	Nabors Giblin and Nickerson PA		(50,000.00)	Cleared
06/30/15	COI	Gray Robinson		(35,000.00)	Cleared
06/30/15	COI	Hopping Green & Sams		(40,470.50)	Cleared
06/30/15	COI	Rizzetta & Company, Inc.		(35,000.00)	Cleared
06/30/15	COI	Image Master		(1,500.00)	Cleared
06/30/15	COI	Holland and Knight LLP		(5,000.00)	Cleared
06/30/15	COI	US Bank		(5,200.00)	Cleared
		Total COI:		**(263,570.50)**	
06/30/15	1	Hubbell Lighting, Inc.		(30,000.00)	Cleared
06/30/15	2	Standard Pacific of Florida GP, INC. - Refund Developer Advances Series 2013 *		(3,208,676.00)	Cleared
07/31/15	3	WRA Consultants		(2,406.54)	Cleared
07/31/15	4	WRA Consultants		(9,985.58)	Cleared
08/31/15	9	WRA Consultants		(5,684.21)	Cleared
09/30/15	10	Hubbell Lighting, Inc.		(125,344.00)	Cleared
09/30/15	11	WRA Consultants		(1,628.33)	Cleared
09/30/15	13	Stantec Consulting Services, Inc.		(1,064.33)	Cleared
09/30/15	14	WRA Consultants		(641.05)	Cleared
12/31/15	15	Stantec Consulting Services, Inc.		(202.69)	Cleared

ESTANCIA AT WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2015

Construction Account Activity Through July 31, 2016

12/31/15	16	WRA Consultants	(26,706.61)	Cleared
01/31/16	17	WRA Consultants	(15,386.79)	Cleared
01/31/16	18	WRA Consultants	(9,064.41)	Cleared
04/30/16	19	RIPA & Associates, Inc.	(21,667.59)	Cleared
04/30/16	20	WRA Consultants	(24,178.41)	Cleared
04/30/16	21	Hubbell Lighting, Inc.	(190,953.00)	Cleared
06/30/16	22	WRA Consultants	(13,539.02)	Cleared
06/30/16	23	WRA Consultants	(11,783.40)	Cleared
07/31/16	24	Hubbell Lighting, Inc.	(89,686.80)	Cleared
07/31/16	25	WRA Consultants	(10,216.76)	Cleared
		Total Requisitions:	**(3,798,815.52)**	

Total COI and Requisitions:		**(4,062,386.02)**
Total Outflows:		**(4,062,386.02)**
Capital Projects Fund Balance at July 31, 2016	**$**	**420,215.20**
Outstanding Contracts:		
WRA	$	89,686.80
Contract Sub Total:		**89,686.80**
Uncommitted Funds Available	**$**	**330,528.40**

* Requisition CR2 totals $3,208,676.00. Actual amounts paid to Standard Pacific of Florida GP, INC. totaled $2,651,483.00; an additional $557,193.00 was contributed by the developer.

Estancia at Wiregrass Community Development District
Notes to Unaudited Financial Statements
July 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 07/31/16.
2. See EMMA (Electronic Municipal Market Access) at http://www.emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY15-16 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.