

# **ESTANCIA AT WIREGRASS**

Community Development District

## ***Annual Operating and Debt Service Budgets*** **Fiscal Year 2020**

Version 2 - Approved Tentative Budget  
(Approved at the 05/28/19 Meeting)

Prepared by:



# ESTANCIA AT WIREGRASS

Community Development District

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# **ESTANCIA AT WIREGRASS**

Community Development District

## **Operating Budget**

Fiscal Year 2020

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	BUDGET FY 2019	THRU APR 2019	MAY- SEP 2019	PROJECTED FY 2019	BUDGET FY 2020
Interest - Investments	\$ 5,884	\$ 240	\$ 7,972	\$ 4,500	\$ 12,472	\$ 4,800
Interest - Tax Collector	128	-	196	-	196	-
Special Assmnts- Tax Collector	644,684	690,954	681,021	9,933	690,954	737,252
Special Assmnts- CDD Collected	342,901	346,393	259,795	86,598	346,393	369,604
Special Assmnts- Discounts	(25,124)	(27,638)	(25,707)	-	(25,707)	(29,490)
Other Miscellaneous Revenues	217	-	4,942	-	4,942	-
Impact Fees	-	-	470,747	-	470,747	-
<b>TOTAL REVENUES</b>	<b>968,690</b>	<b>1,009,949</b>	<b>1,398,966</b>	<b>101,031</b>	<b>1,499,997</b>	<b>1,082,166</b>

**EXPENDITURES**

**Administrative**

P/R-Board of Supervisors	1,600	2,400	600	1,000	1,600	2,400
ProfServ-Arbitrage Rebate	-	650	-	650	650	650
ProfServ-Dissemination Agent	6,500	6,500	-	6,500	6,500	6,500
ProfServ-Engineering	6,305	10,000	3,677	4,000	7,677	9,000
ProfServ-Legal Services	13,624	20,000	3,586	9,000	12,586	18,000
ProfServ-Mgmt Consulting Serv	50,400	52,000	30,333	21,667	52,000	53,562
ProfServ-Property Appraiser	150	150	150	-	150	150
ProfServ-Trustee Fees	7,743	7,500	4,148	3,600	7,748	7,750
Auditing Services	3,250	3,115	-	3,250	3,250	3,250
Postage and Freight	2,167	180	539	413	952	990
Insurance - General Liability	2,066	2,475	2,373	-	2,373	2,610
Printing and Binding	492	456	481	375	856	990
Legal Advertising	5,354	1,800	400	1,400	1,800	1,800
Misc-Assessmnt Collection Cost	9,930	13,819	13,106	199	13,305	14,745
Misc-Web Hosting	900	900	525	375	900	900
Annual District Filing Fee	200	175	175	-	175	175
<b>Total Administrative</b>	<b>110,681</b>	<b>122,120</b>	<b>60,093</b>	<b>52,428</b>	<b>112,521</b>	<b>123,472</b>

**Other Public Safety**

Contracts-Security Services	1,800	-	3,612	3,600	7,212	-
Off Duty Sheriff's Deputies	-	-	-	-	-	5,000
<b>Total Other Public Safety</b>	<b>1,800</b>	<b>-</b>	<b>3,612</b>	<b>3,600</b>	<b>7,212</b>	<b>5,000</b>

**Electric Utility Services**

Electricity - General	21,530	22,800	24,230	21,000	45,230	48,000
Electricity - Streetlighting	1,597	2,100	836	750	1,586	9,800
<b>Total Electric Utility Services</b>	<b>23,127</b>	<b>24,900</b>	<b>25,066</b>	<b>21,750</b>	<b>46,816</b>	<b>57,800</b>

# ESTANCIA AT WIREGRASS

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2020 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL	PROJECTED	TOTAL	ANNUAL
			THRU APR 2019	MAY- SEP 2019	PROJECTED FY 2019	BUDGET FY 2020
<b>Water-Sewer Comb Services</b>						
Utility - Water & Sewer	2,650	3,360	397	750	1,147	3,360
Utility - Reclaimed Water	17,534	12,000	16,322	15,000	31,322	36,000
<b>Total Water-Sewer Comb Services</b>	<b>20,184</b>	<b>15,360</b>	<b>16,719</b>	<b>15,750</b>	<b>32,469</b>	<b>39,360</b>
<b>Flood Control/Stormwater Mgmt</b>						
Contracts-Fountain	7,800	7,800	4,550	3,250	7,800	7,800
Contracts-Wetland Mitigation	7,100	9,000	2,950	3,900	6,850	9,000
Contracts-Aquatic Control	11,640	11,640	6,790	4,850	11,640	11,640
Contracts-Ponds	-	24,000	13,755	10,000	23,755	24,000
R&M-Aquascaping	2,070	5,000	-	2,500	2,500	2,500
R&M-Fountain	2,013	3,000	775	2,000	2,775	3,000
R&M-Stormwater System	75	1,500	-	1,500	1,500	1,500
<b>Total Flood Control/Stormwater Mgmt</b>	<b>30,698</b>	<b>61,940</b>	<b>28,820</b>	<b>28,000</b>	<b>56,820</b>	<b>59,440</b>
<b>Field</b>						
Payroll-Maintenance Staff	-	-	-	-	-	16,000
ProfServ-Field Management	-	7,200	-	7,200	7,200	40,000
Contracts-Landscape	289,106	439,106	224,848	183,808	408,656	441,859
Contracts-Pest Control	11,358	4,010	4,195	-	4,195	4,200
Contracts-Fire Ant Treatment	12,468	10,000	12,468	-	12,468	12,500
Landscape Maintenance Chancey Road	24,990	24,990	14,578	10,412	24,990	24,990
Irrigation Repairs Chancey Road	227	3,000	-	2,000	2,000	3,000
Landscape Annual Rotation Chancey Road	1,437	5,746	4,310	1,300	5,610	5,745
Landscape Mulch Chancey Road	270	15,195	9,900	-	9,900	10,000
Landscape Replacement Chancey Road	18,843	5,000	-	10,000	10,000	10,000
Fertilization-Chancey Road	3,965	6,740	1,929	2,750	4,679	4,800
Pest Control-Chancey Road	4,395	2,500	-	4,380	4,380	4,380
Insurance - Property	8,168	8,616	8,260	-	8,260	9,085
Insurance - General Liability	1,699	2,035	1,951	-	1,951	2,145
R&M-Entry Feature	3,094	2,000	1,256	744	2,000	2,000
R&M-Fertilizer	22,460	23,900	6,944	16,956	23,900	23,880
R&M-Irrigation	8,214	18,691	8,898	7,500	16,398	18,000
R&M-Mulch	11,102	121,200	17,769	60,000	77,769	73,200
R&M-Plant Replacement	30,263	30,000	12,046	17,900	29,946	30,000
R&M-Annuals	3,803	1,900	2,535	2,000	4,535	5,000
Misc-Holiday Decor	5,000	5,000	5,000	-	5,000	5,000
Misc-Contingency	23,385	5,000	7,103	-	7,103	5,000
<b>Total Field</b>	<b>484,246</b>	<b>741,829</b>	<b>343,990</b>	<b>326,950</b>	<b>670,940</b>	<b>750,784</b>
<b>Road and Street Facilities</b>						
R&M-Sidewalks	-	1,000	-	1,000	1,000	1,000
R&M-Street Signs	3,536	1,000	1,730	500	2,230	2,400
R&M-Streetlights	18,063	20,000	7,718	6,250	13,968	20,000
<b>Total Road and Street Facilities</b>	<b>21,599</b>	<b>22,000</b>	<b>9,448</b>	<b>7,750</b>	<b>17,198</b>	<b>23,400</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	BUDGET FY 2019	THRU APR 2019	MAY- SEP 2019	PROJECTED FY 2019	BUDGET FY 2020
<b><i>Parks and Recreation - General</i></b>						
ProfServ-Wildlife Management Service	17,085	16,800	10,170	7,000	17,170	17,910
R&M-Boardwalks	280	5,000	-	5,000	5,000	5,000
<b><i>Total Parks and Recreation - General</i></b>	<b>17,365</b>	<b>21,800</b>	<b>10,170</b>	<b>12,000</b>	<b>22,170</b>	<b>22,910</b>
<b><i>Construction In Progress</i></b>						
Construction in Progress	24,330	-	14,977	-	14,977	-
<b><i>Total Construction In Progress</i></b>	<b>24,330</b>	<b>-</b>	<b>14,977</b>	<b>-</b>	<b>14,977</b>	<b>-</b>
<b><i>Reserves</i></b>						
Capital Reserve	14,279	-	-	-	-	-
<b><i>Total Reserves</i></b>	<b>14,279</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>748,309</b>	<b>1,009,949</b>	<b>512,895</b>	<b>468,228</b>	<b>981,123</b>	<b>1,082,166</b>
Excess (deficiency) of revenues						
Over (under) expenditures	220,381	-	886,071	(367,197)	518,874	-
Net change in fund balance	220,381	-	886,071	(367,197)	518,874	-
<b>FUND BALANCE, BEGINNING</b>	650,441	870,822	870,822	-	870,822	1,389,696
<b>FUND BALANCE, ENDING</b>	<b>\$ 870,822</b>	<b>\$ 870,822</b>	<b>\$ 1,756,893</b>	<b>\$ (367,197)</b>	<b>\$ 1,389,696</b>	<b>\$ 1,389,696</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 1,389,696
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2020</b>	<b>1,389,696</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Deposits	2,995
Subtotal	<u>2,995</u>

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	360,722 <sup>(1)</sup>
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<b>Total Allocation of Available Funds</b>	<b>363,717</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 1,025,979</u></b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures less reserves

**Budget Narrative**  
Fiscal Year 2020**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-CDD Collected**

The District will directly bill the developer for their portion of property within the District 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.

**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 2020**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 Inframark Infrastructure Management 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 Inframark 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 – 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.

**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.

**Budget Narrative**  
Fiscal Year 2020

**EXPENDITURES**

**Administrative** (continued)

**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**

**Off Duty Sheriff's Deputies**

This is for the patrols by the Pasco County Sheriff's Office off duty Sheriffs 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, signs, etc.

**Electricity-Streetlighting**

This is for the electric for the streetlights in the District.

**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 incurs expenses related to the use of reclaimed water for irrigation.

**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.

**Budget Narrative**  
Fiscal Year 2020**EXPENDITURES****Flood Control/Stormwater Management** (continued)**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.

**Contracts-Ponds**

The District has a contract for the monthly care and maintenance of the ponds.

**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****Payroll-Maintenance Staff**

This is for the field maintenance staff who do the daily activity of the field operations of the District.

**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 for landscaping services plus the maintenance of the C-4 Road. Additional services for landscaping were added for Phase 4 and ponds D2 and 204.

**Contracts-Pest Control**

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

**Contracts-Fire Ant Treatment**

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

**Landscape Maintenance-Chancey Road**

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

**Irrigation Repairs-Chancey Road**

The District currently has a contract 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 2020

**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 2020

**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-Boardwalk**

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

# **ESTANCIA AT WIREGRASS**

Community Development District

## **Debt Service Budgets**

Fiscal Year 2020

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	BUDGET FY 2019	THRU APR 2019	MAY- SEP 2019	PROJECTED FY 2019	BUDGET FY 2020
<b>REVENUES</b>						
Interest - Investments	\$ 18,530	\$ -	\$ 16,945	\$ 3,250	\$ 20,195	\$ -
Special Assmnts- Tax Collector	1,074,745	1,074,745	1,059,295	15,450	1,074,745	1,074,745
Special Assmnts- CDD Collected	229,330	229,340	114,670	114,670	229,340	229,340
Special Assmnts- Discounts	(41,883)	(42,990)	(39,986)	-	(39,986)	(42,990)
<b>TOTAL REVENUES</b>	<b>1,280,722</b>	<b>1,261,095</b>	<b>1,150,924</b>	<b>133,370</b>	<b>1,284,294</b>	<b>1,261,095</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	16,554	21,495	20,386	309	20,695	21,495
<b>Total Administrative</b>	<b>16,554</b>	<b>21,495</b>	<b>20,386</b>	<b>309</b>	<b>20,695</b>	<b>21,495</b>
<i>Debt Service</i>						
Principal Debt Retirement	185,000	195,000	195,000	-	195,000	210,000
Interest Expense	1,046,197	1,034,084	520,150	513,934	1,034,084	1,021,175
<b>Total Debt Service</b>	<b>1,231,197</b>	<b>1,229,084</b>	<b>715,150</b>	<b>513,934</b>	<b>1,229,084</b>	<b>1,231,175</b>
<b>TOTAL EXPENDITURES</b>	<b>1,247,751</b>	<b>1,250,579</b>	<b>735,536</b>	<b>514,243</b>	<b>1,249,779</b>	<b>1,252,670</b>
Excess (deficiency) of revenues Over (under) expenditures	32,971	10,516	415,388	(380,873)	34,515	8,425
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	10,516	-	-	-	8,425
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>10,516</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,425</b>
Net change in fund balance	32,971	10,516	415,388	(380,873)	34,515	8,425
<b>FUND BALANCE, BEGINNING</b>	<b>1,521,564</b>	<b>1,554,535</b>	<b>1,554,535</b>	<b>-</b>	<b>1,554,535</b>	<b>1,589,050</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,554,535</b>	<b>\$ 1,565,051</b>	<b>\$ 1,969,923</b>	<b>\$ (380,873)</b>	<b>\$ 1,589,050</b>	<b>\$ 1,597,475</b>

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual DS
<b>11/1/2019</b>	<b>210,000</b>	<b>6.375%</b>	<b>513,934</b>	<b>723,934</b>	
<b>5/1/2020</b>			<b>507,241</b>	<b>507,241</b>	<b>1,231,175</b>
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	



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

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual DS</b>
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
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
	<b>14,870,000</b>		<b>18,004,753</b>	<b>32,874,753</b>	<b>32,874,753</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	BUDGET FY 2019	THRU APR 2019	MAY- SEP 2019	PROJECTED FY 2019	BUDGET FY 2020
<b>REVENUES</b>						
Interest - Investments	\$ 776	\$ -	\$ 712	\$ 233	\$ 945	\$ -
Special Assmnts- Prepayment	391,532	-	-	-	-	-
Special Assmnts- CDD Collected	309,613	282,110	141,055	141,055	282,110	282,110
<b>TOTAL REVENUES</b>	<b>701,921</b>	<b>282,110</b>	<b>141,767</b>	<b>141,288</b>	<b>283,055</b>	<b>282,110</b>
<b>EXPENDITURES</b>						
<i>Debt Service</i>						
Principal Debt Retirement	70,000	75,000	75,000	-	75,000	65,000
Principal Prepayments	-	-	420,000	-	420,000	-
Interest Expense	235,838	232,938	117,602	115,719	233,321	229,938
<b>Total Debt Service</b>	<b>305,838</b>	<b>307,938</b>	<b>612,602</b>	<b>115,719</b>	<b>728,321</b>	<b>294,938</b>
<b>TOTAL EXPENDITURES</b>	<b>305,838</b>	<b>307,938</b>	<b>612,602</b>	<b>115,719</b>	<b>728,321</b>	<b>294,938</b>
Excess (deficiency) of revenues						
Over (under) expenditures	396,083	(25,828)	(470,835)	25,569	(445,266)	(12,828)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	(25,828)	-	-	-	(12,828)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(25,828)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(12,828)</b>
Net change in fund balance	396,083	(25,828)	(470,835)	25,569	(445,266)	(12,828)
<b>FUND BALANCE, BEGINNING</b>	<b>501,325</b>	<b>897,408</b>	<b>897,408</b>	<b>-</b>	<b>897,408</b>	<b>452,142</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 897,408</b>	<b>\$ 871,580</b>	<b>\$ 426,573</b>	<b>\$ 25,569</b>	<b>\$ 452,142</b>	<b>\$ 439,314</b>

**ESTANCIA AT WIREGRASS**

Community Development District

Series 2015 Debt Service Fund

**Amortization Schedule  
Series 2015 Special Assessment Bonds**

<b>Period Ending</b>	<b>Principal</b>	<b>Extraordinary Redemption</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual DS</b>
<b>11/1/2019</b>	<b>65,000</b>		<b>4.000%</b>	<b>115,719</b>	<b>190,719</b>	
<b>5/1/2020</b>				<b>114,219</b>	<b>114,219</b>	<b>294,938</b>
11/1/2020	70,000		4.000%	114,219	194,219	
5/1/2021				112,619	112,619	296,838
11/1/2021	70,000		4.000%	112,619	192,619	
5/1/2022				111,019	111,019	293,638
11/1/2022	75,000		4.000%	111,019	196,019	
5/1/2023				109,319	109,319	295,338
11/1/2023	80,000		5.250%	109,319	199,319	
5/1/2024				106,956	106,956	296,275
11/1/2024	85,000		5.250%	106,956	201,956	
5/1/2025				104,463	104,463	296,419
11/1/2025	90,000		5.250%	104,463	204,463	
5/1/2026				101,838	101,838	296,300
11/1/2026	95,000		5.250%	101,838	206,838	
5/1/2027				99,081	99,081	295,919
11/1/2027	100,000		5.250%	99,081	209,081	
5/1/2028				96,194	96,194	295,275
11/1/2028	105,000		5.250%	96,194	211,194	
5/1/2029				93,175	93,175	294,369
11/1/2029	110,000		5.250%	93,175	213,175	
5/1/2030				90,025	90,025	293,200
11/1/2030	115,000		5.250%	90,025	215,025	
5/1/2031				86,744	86,744	291,769
11/1/2031	125,000		5.250%	86,744	221,744	
5/1/2032				83,200	83,200	294,944
11/1/2032	130,000		5.250%	83,200	223,200	
5/1/2033				79,525	79,525	292,725
11/1/2033	135,000		5.250%	79,525	229,525	
5/1/2034				75,588	75,588	290,113
11/1/2034	145,000		5.250%	75,588	230,588	
5/1/2035				71,519	71,519	292,106
11/1/2035	150,000		5.250%	71,519	236,519	
5/1/2036				67,188	67,188	288,706
11/1/2036	160,000		5.375%	67,188	242,188	
5/1/2037				62,484	62,484	289,672
11/1/2037	165,000		5.375%	62,484	242,484	
5/1/2038				57,647	57,647	285,131

**ESTANCIA AT WIREGRASS**

Community Development District

Series 2015 Debt Service Fund

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

<b>Period Ending</b>	<b>Principal</b>	<b>Extraordinary Redemption</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual DS</b>
11/1/2038	175,000		5.375%	57,647	247,647	
5/1/2039				52,541	52,541	285,188
11/1/2039	185,000		5.375%	52,541	252,541	
5/1/2040				47,166	47,166	284,706
11/1/2040	195,000		5.375%	47,166	262,166	
5/1/2041				41,388	41,388	283,553
11/1/2041	205,000		5.375%	41,388	266,388	
5/1/2042				35,341	35,341	281,728
11/1/2042	220,000		5.375%	35,341	270,341	
5/1/2043				29,025	29,025	284,366
11/1/2043	230,000		5.375%	29,025	279,025	
5/1/2044				22,306	22,306	281,331
11/1/2044	240,000		5.375%	22,306	287,306	
5/1/2045				15,184	15,184	277,491
11/1/2045	250,000		5.375%	15,184	290,184	
5/1/2046				7,794	7,794	272,978
11/1/2046	265,000		5.375%	7,794	297,794	272,794
	<b>4,035,000</b>			<b>4,062,806</b>	<b>8,487,806</b>	<b>8,097,806</b>

# **ESTANCIA AT WIREGRASS**

Community Development District

## **Supporting Budget Schedule**

Fiscal Year 2020

# ESTANCIA AT WIREGRASS

Community Development District

All Funds

## Comparison of Assessment Rates Fiscal Year 2020 vs. Fiscal Year 2019

Product	O&M		2015 DS Units	EAU Factor	Total EAU	% of EAU	O&M			Series 2013 DS			Series 2015 DS			Total Per Unit					
	Units	2013 DS Units					FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change
<b>Platted Lots</b>																					
Phase 1																					
Phase 1 Single Family 45'	70	70	0.87	60.9	5.20%		\$ 840.42	\$ 787.64	7%	\$ 1,152.43	\$ 1,152.43	0%	\$ -	\$ -	n/a	\$ 1,992.85	\$ 1,940.07	3%			
Phase 1 Single Family 55'	88	88	1	88	7.52%		\$ 966.00	\$ 905.34	7%	\$ 1,324.63	\$ 1,324.63	0%	\$ -	\$ -	n/a	\$ 2,290.63	\$ 2,229.97	3%			
Phase 1 Single Family 65'	81	81	1.17	94.77	8.10%		\$ 1,130.22	\$ 1,059.25	7%	\$ 1,549.81	\$ 1,549.81	0%	\$ -	\$ -	n/a	\$ 2,680.03	\$ 2,609.06	3%			
Phase 1 Single Family 80'	61	61	1.35	82.35	7.04%		\$ 1,304.10	\$ 1,222.21	7%	\$ 1,788.25	\$ 1,788.25	0%	\$ -	\$ -	n/a	\$ 3,092.35	\$ 3,010.46	3%			
Phase 2																					
Phase 2A Villas	98	98	0.87	85.26	7.29%		\$ 840.42	\$ 787.64	7%	\$ 1,279.40	\$ 1,279.40	0%	\$ -	\$ -	n/a	\$ 2,119.82	\$ 2,067.04	3%			
Phase 2B-1 Single Family 65'	64	64	1.17	74.88	6.40%		\$ 1,130.22	\$ 1,059.25	7%	\$ 1,720.58	\$ 1,720.58	0%	\$ -	\$ -	n/a	\$ 2,850.80	\$ 2,779.83	3%			
Phase 2B-1 Single Family 80'	59	59	1.35	79.65	6.81%		\$ 1,304.10	\$ 1,222.21	7%	\$ 1,985.00	\$ 1,985.00	0%	\$ -	\$ -	n/a	\$ 3,289.10	\$ 3,207.21	3%			
Phase 3																					
Phase 3 Single Family 45'	97	97	0.87	84.39	7.21%		\$ 840.42	\$ 787.64	7%	\$ 1,279.40	\$ 1,279.40	0%	\$ -	\$ -	n/a	\$ 2,119.82	\$ 2,067.04	3%			
Phase 3 Single Family 55'	113	113	1	113	9.66%		\$ 966.00	\$ 905.34	7%	\$ 1,470.57	\$ 1,470.57	0%	\$ -	\$ -	n/a	\$ 2,436.57	\$ 2,375.91	3%			
<b>Sub-Total</b>	<b>731</b>	<b>731</b>	<b>0</b>	<b>763.2</b>	<b>65.22%</b>																
<b>Unplatted Lots</b>																					
Phase 2																					
Phase 2B-1 Single Family 65'	82	82	1.17	95.94	8.20%		\$ 1,062.41	\$ 995.69	7%	\$ 1,617.35	\$ 1,617.35	0%	\$ -	\$ -	n/a	\$ 2,679.75	\$ 2,613.04	3%			
Phase 2B-1 Single Family 80'	43	43	1.35	58.05	4.96%		\$ 1,225.86	\$ 1,148.87	7%	\$ 1,865.90	\$ 1,865.90	0%	\$ -	\$ -	n/a	\$ 3,091.76	\$ 3,014.77	3%			
Phase 3																					
Phase 3 Single Family 55'	11	11	1	11	0.94%		\$ 908.04	\$ 851.02	7%	\$ 1,382.34	\$ 1,382.34	0%	\$ -	\$ -	n/a	\$ 2,290.38	\$ 2,233.35	3%			
Phase 3C & 4																					
Phase 3C & 4 Townhome	200	200	0.63	125.455	10.72%		\$ 569.59	\$ 533.82	7%	\$ -	\$ -	n/a	\$ 731.10	\$ 731.10	0%	\$ 1,300.69	\$ 1,264.92	3%			
Phase 3C & 4 Single Family 45'	57	57	0.87	49.59	4.24%		\$ 790.00	\$ 740.39	7%	\$ -	\$ -	n/a	\$ 1,014.05	\$ 1,014.05	0%	\$ 1,804.05	\$ 1,754.44	3%			
Phase 3C & 4 Single Family 55'	67	67	1	67	5.73%		\$ 908.04	\$ 851.02	7%	\$ -	\$ -	n/a	\$ 1,165.52	\$ 1,165.52	0%	\$ 2,073.56	\$ 2,016.53	3%			
<b>Sub-Total</b>	<b>460</b>	<b>136</b>	<b>324</b>	<b>407.035</b>	<b>34.78%</b>																
<b>Total</b>	<b>1191</b>	<b>867</b>	<b>324</b>	<b>1170.23</b>	<b>100.00%</b>																