

ESTANCIA AT WIREGRASS

Community Development District

Annual Operating and Debt Service Budgets

Fiscal Year 2021

Version 1 - Approved Tentative Budget
(Approved at the 05/26/20 Meeting)

Prepared by:



ESTANCIA AT WIREGRASS

Community Development District

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ESTANCIA AT WIREGRASS

Community Development District

Operating Budget

Fiscal Year 2021

ESTANCIA AT WIREGRASS

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET	THRU	MAY-	PROJECTED	BUDGET
			FY 2020	APR-2020	SEP 2020	FY 2020	FY 2021
Interest - Investments	\$ 5,883	\$ 16,222	\$ 4,800	\$ 9,179	\$ 2,500	\$ 11,679	\$ 15,000
Interest - Tax Collector	128	211	-	59	-	59	-
Special Assmnts- Tax Collector	644,684	690,954	1,056,036	1,038,652	17,384	1,056,036	1,121,723
Special Assmnts- CDD Collected	342,901	346,393	61,747	46,310	30,873	77,183	-
Special Assmnts- Discounts	(25,124)	(25,409)	(42,241)	(39,682)	-	(39,682)	(44,870)
Other Miscellaneous Revenues	217	14,442	-	1,367	-	1,367	-
Impact Fees	11,046	370,286	-	-	-	-	-
TOTAL REVENUES	979,735	1,413,099	1,080,342	1,055,885	50,757	1,106,642	1,091,853

EXPENDITURES

Administration

P/R-Board of Supervisors	1,600	1,200	2,400	200	1,000	1,200	2,400
ProfServ-Arbitrage Rebate	-	-	650	-	650	650	650
ProfServ-Dissemination Agent	6,500	-	6,500	-	6,500	6,500	6,500
ProfServ-Engineering	4,020	8,433	9,000	8,925	3,750	12,675	9,000
ProfServ-Legal Services	13,624	16,768	18,000	2,099	7,500	9,599	18,000
ProfServ-Mgmt Consulting Serv	50,400	52,000	53,562	31,245	22,317	53,562	53,562
ProfServ-Property Appraiser	150	150	150	-	150	150	150
ProfServ-Trustee Fees	7,743	8,320	7,750	4,148	4,171	8,319	8,320
Auditing Services	3,250	3,250	3,250	-	3,250	3,250	3,250
Postage and Freight	2,167	2,410	990	282	415	697	990
Insurance - General Liability	2,066	2,373	2,610	3,350	-	3,350	3,685
Printing and Binding	492	1,129	990	163	415	578	990
Legal Advertising	5,354	2,532	1,800	98	1,702	1,800	1,800
Misc-Assessmnt Collection Cost	9,930	12,193	21,121	19,979	348	20,327	22,433
Misc-Web Hosting	900	825	900	525	375	900	900
Annual District Filing Fee	200	175	175	175	-	175	175
Total Administration	108,396	111,758	129,848	71,189	52,543	123,732	132,805

Other Public Safety

Off Duty Sheriff's Deputies	1,800	7,780	5,000	172	-	172	4,107
Total Other Public Safety	1,800	7,780	5,000	172	-	172	4,107

Electric Utility Services

Electricity - General	21,530	38,439	48,000	18,501	20,000	38,501	42,000
Electricity - Streetlighting	1,597	1,356	9,800	834	800	1,634	2,040
Total Electric Utility Services	23,127	39,795	57,800	19,335	20,800	40,135	44,040

Water Utility Services

Utility - Water	2,650	773	3,360	657	1,100	1,757	2,640
Utility - Reclaimed Water	17,534	27,088	36,000	23,501	12,500	36,001	36,000
Total Water Utility Services	-	27,861	39,360	24,158	13,600	37,758	38,640

ESTANCIA AT WIREGRASS

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET	THRU	MAY-	PROJECTED	BUDGET
			FY 2020	APR-2020	SEP 2020	FY 2020	FY 2021
Flood Control/Stormwater Mgmt							
Contracts-Fountain	7,800	7,800	7,800	4,550	3,250	7,800	7,800
Contracts-Wetland Mitigation	7,100	7,650	9,000	600	3,000	3,600	9,000
Contracts-Aquatic Control	11,640	11,640	11,640	6,790	4,850	11,640	39,720
Contracts-Ponds	-	25,080	24,000	16,380	11,700	28,080	-
R&M-Aquascaping	2,070	-	2,500	-	2,500	2,500	2,080
R&M-Fountain	2,013	3,235	3,000	28,174	1,000	29,174	3,000
R&M-Stormwater System	75	-	1,500	-	1,500	1,500	1,000
Total Flood Control/Stormwater Mgmt	30,698	55,405	59,440	56,494	27,800	84,294	62,600
Field							
Payroll-Maintenance Staff	-	-	16,000	-	16,000	16,000	16,000
ProfServ-Field Management	-	1,761	40,000	12,578	16,664	29,242	40,000
Contracts-Landscape	289,106	420,494	441,859	257,751	184,108	441,859	441,859
Contracts-Pest/Weed Control	11,358	8,650	4,200	6,695	2,080	8,775	9,400
Contracts-Fire Ant Treatment	12,468	12,468	12,500	12,468	-	12,468	12,500
Landscape Maintenance Chancey Road	24,990	24,990	24,990	14,578	10,413	24,991	24,990
Irrigation Repairs Chancey Road	227	1,971	3,000	-	3,000	3,000	3,000
Landscape Annual Rotation Chancey Road	1,437	5,746	5,745	1,437	4,308	5,745	5,745
Landscape Mulch Chancey Road	270	10,710	10,000	-	10,000	10,000	10,000
Landscape Replacement Chancey Road	18,843	5,190	10,000	-	10,000	10,000	10,000
Fertilization-Chancey Road	3,965	1,929	4,800	-	4,800	4,800	4,800
Pest Control-Chancey Road	4,395	-	4,380	-	4,380	4,380	4,380
Insurance - Property	8,168	10,505	9,085	11,659	-	11,659	13,769
Insurance - General Liability	1,699	1,951	2,145	2,753	-	2,753	3,028
R&M-Entry Feature	3,094	3,396	2,000	3,560	-	3,560	3,500
R&M-Fertilizer	22,460	7,439	23,880	17,815	6,065	23,880	23,880
R&M-Irrigation	8,214	16,465	18,000	8,918	9,082	18,000	18,000
R&M-Mulch	11,102	17,769	73,200	90,798	-	90,798	73,200
R&M-Plant Replacement	30,263	16,569	30,000	3,043	26,957	30,000	30,000
R&M-Annuals	3,803	4,934	5,000	6,234	-	6,234	6,500
Misc-Holiday Decor	5,000	5,000	5,000	5,000	-	5,000	5,000
Misc-Contingency	23,385	11,502	-	-	-	-	-
Total Field	484,247	589,439	745,784	455,287	307,857	763,144	759,551
Road and Street Facilities							
R&M-Sidewalks	-	13,350	1,000	1,520	-	1,520	1,000
R&M-Street Signs	3,536	2,980	2,400	3,575	-	3,575	2,400
R&M-Streetlights	18,063	7,768	18,000	17,163	7,500	24,663	25,000
Total Road and Street Facilities	21,599	24,098	21,400	22,258	7,500	29,758	28,400
Parks and Recreation - General							
ProfServ-Wildlife Management Service	17,085	17,355	17,910	10,725	7,000	17,725	17,910
R&M-Boardwalks	280	-	3,800	7,840	-	7,840	3,800
Total Parks and Recreation - General	17,365	17,355	21,710	18,565	7,000	25,565	21,710

ESTANCIA AT WIREGRASS

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP 2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Construction In Progress							
Construction in Progress	26,615	57,612	-	22,668	-	22,668	-
Total Construction In Progress	26,615	57,612	-	22,668	-	22,668	-
Reserves							
Capital Reserve	14,279	-	-	-	-	-	-
Total Reserves	14,279	-	-	-	-	-	-
TOTAL EXPENDITURES & RESERVES	748,310	931,103	1,080,342	690,126	437,099	1,127,225	1,091,853
Excess (deficiency) of revenues Over (under) expenditures	231,425	481,996	-	365,759	(386,342)	(20,583)	0
Net change in fund balance	231,425	481,996	-	365,759	(386,342)	(20,583)	1
FUND BALANCE, BEGINNING	650,445	881,870	1,363,866	1,363,866	-	1,363,866	1,343,283
FUND BALANCE, ENDING	\$ 881,870	\$ 1,363,866	\$ 1,363,866	\$ 1,729,625	\$ (386,342)	\$ 1,343,283	\$ 1,343,284

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 1,343,283
Net Change in Fund Balance - Fiscal Year 2021	0
Reserves - Fiscal Year 2021 Additions	-
Total Funds Available (Estimated) - 9/30/2021	1,343,283

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

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

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	363,951 (1)
Reserves - Capital Projects	129,721 (2)
Reserves - Impact Fees	282,418 (3)
Subtotal	<u>776,090</u>

Total Allocation of Available Funds	779,085
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Total Unassigned (undesignated) Cash	\$ <u>564,198</u>
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Notes

- (1) Represents approximately 3 months of operating expenditures less reserves.
(2) Represents Reserves from FY 2018.
(3) Represents Impact Fees less requisitions paid.

Budget Narrative
Fiscal Year 2021**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**Administration****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 2021**EXPENDITURES****Administration** (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 Series 2013 and Series 2015 Capital Improvement Revenue Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fees are 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 2021

EXPENDITURES

Administration (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 Utility Services**Utility-Water**

This is for the water 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 2021**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.

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-Landscape

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/Weed Control

The District currently has a contract for the pest and weed 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.

Landscape Mulch-Chancey Road

This is for the installation of mulch along Chancey Road.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Field (continued)

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.

Road and Street Facilities

R&M-Sidewalks

This is for the repairs and maintenance of the sidewalks around the District.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Road and Street Facilities (continued)

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-Boardwalks

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 2021

ESTANCIA AT WIREGRASS

Community Development District

Series 2013 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET FY 2020	THRU APR-2020	MAY- SEP 2020	PROJECTED FY 2020	BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 18,530	\$ 31,181	\$ -	\$ 12,035	\$ 4,000	\$ 16,035	\$ 18,000
Interest - Tax Collector	-	-	-	72	-	72	-
Special Assmnts- Tax Collector	1,074,745	1,074,745	1,301,187	1,279,768	21,419	1,301,187	1,317,364
Special Assmnts- CDD Collected	229,330	229,340	16,484	-	16,484	16,484	-
Special Assmnts- Prepayment	-	-	-	-	14,888	14,888	-
Special Assmnts- Discounts	(41,883)	(39,522)	(52,047)	(48,894)	-	(48,894)	(52,695)
TOTAL REVENUES	1,280,722	1,295,744	1,265,624	1,242,981	56,791	1,299,772	1,282,669
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	16,554	18,966	26,024	24,617	428	25,045	26,347
Total Administrative	16,554	18,966	26,024	24,617	428	25,045	26,347
<i>Debt Service</i>							
Principal Debt Retirement	185,000	195,000	210,000	210,000	-	210,000	220,000
Interest Expense	1,046,197	1,034,084	1,021,175	513,934	507,241	1,021,175	1,007,469
Total Debt Service	1,231,197	1,229,084	1,231,175	723,934	507,241	1,231,175	1,227,469
TOTAL EXPENDITURES	1,247,751	1,248,050	1,257,199	748,551	507,669	1,256,220	1,253,816
Excess (deficiency) of revenues Over (under) expenditures	32,971	47,694	8,425	494,430	(450,878)	43,552	28,853
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	8,425	-	-	-	28,853
TOTAL OTHER SOURCES (USES)	-	-	8,425	-	-	-	28,853
Net change in fund balance	32,971	47,694	8,425	494,430	(450,878)	43,552	28,853
FUND BALANCE, BEGINNING	1,521,563	1,554,534	1,602,228	1,602,228	-	1,602,228	1,645,780
FUND BALANCE, ENDING	\$ 1,554,534	\$ 1,602,228	\$ 1,610,653	\$ 2,096,658	\$ (450,878)	\$ 1,645,780	\$ 1,674,633

Amortization Schedule
Series 2013 Special Assessment Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual DS
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	
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

Amortization Schedule
Series 2013 Special Assessment Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual DS
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
	14,660,000		16,983,578	31,643,578	31,643,578

ESTANCIA AT WIREGRASS

Community Development District

Series 2015 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET FY 2020	THRU APR-2020	MAY- SEP 2020	PROJECTED FY 2020	BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 776	\$ 1,074	\$ -	\$ 276	\$ 175	\$ 451	\$ -
Interest - Tax Collector	-	-	-	12	-	12	-
Special Assmnts- Tax Collector	-	-	218,247	214,654	3,593	218,247	284,682
Special Assmnts- CDD Collected	309,613	282,110	76,958	-	76,958	76,958	-
Special Assmnts- Prepayment	-	-	-	-	143,987	143,987	-
Special Assmnts- Discounts	-	-	(8,730)	(8,201)	-	(8,201)	(11,387)
TOTAL REVENUES	310,389	283,184	286,475	206,741	224,713	431,454	273,294
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	-	4,365	4,129	72	4,201	5,694
Total Administrative	-	-	4,365	4,129	72	4,201	5,694
<i>Debt Service</i>							
Principal Debt Retirement	70,000	75,000	65,000	70,000	-	70,000	70,000
Principal Prepayments	-	425,067	-	-	-	-	-
Interest Expense	235,838	222,336	229,938	104,600	103,200	207,800	205,000
Total Debt Service	305,838	722,403	294,938	174,600	103,200	277,800	275,000
TOTAL EXPENDITURES	305,838	722,403	299,303	178,729	103,272	282,001	280,694
Excess (deficiency) of revenues Over (under) expenditures	4,551	(439,219)	(12,828)	28,012	121,441	149,453	(7,399)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	391,532	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	(12,828)	-	-	-	(7,399)
TOTAL OTHER SOURCES (USES)	391,532	-	(12,828)	-	-	-	(7,399)
Net change in fund balance	396,083	(439,219)	(12,828)	28,012	121,441	149,453	(7,399)
FUND BALANCE, BEGINNING	501,324	897,407	458,188	458,188	-	458,188	607,641
FUND BALANCE, ENDING	\$ 897,407	\$ 458,188	\$ 445,360	\$ 486,200	\$ 121,441	\$ 607,641	\$ 600,241

ESTANCIA AT WIREGRASS

Community Development District

Series 2015 Debt Service Fund

**Amortization Schedule
Series 2015 Special Assessment Bonds**

Period Ending	Outstanding Principal Balance	Principal	Coupon	Interest	Debt Service	Annual DS
11/1/2020	3,930,000	70,000	4.000%	103,200	194,219	
5/1/2021	3,860,000			101,800	112,619	275,000
11/1/2021	3,860,000	75,000	4.000%	101,800	192,619	
5/1/2022	3,785,000			100,300	111,019	277,100
11/1/2022	3,785,000	75,000	4.000%	100,300	196,019	
5/1/2023	3,710,000			98,800	109,319	274,100
11/1/2023	3,710,000	80,000	5.250%	98,800	199,319	
5/1/2024	3,630,000			96,700	106,956	275,500
11/1/2024	3,630,000	85,000	5.250%	96,700	201,956	
5/1/2025	3,545,000			94,469	104,463	276,169
11/1/2025	3,545,000	90,000	5.250%	94,469	204,463	
5/1/2026	3,455,000			92,106	101,838	276,575
11/1/2026	3,455,000	95,000	5.250%	92,106	206,838	
5/1/2027	3,360,000			89,613	99,081	276,719
11/1/2027	3,360,000	100,000	5.250%	89,613	209,081	
5/1/2028	3,260,000			86,988	96,194	276,600
11/1/2028	3,260,000	105,000	5.250%	86,988	211,194	
5/1/2029	3,155,000			84,231	93,175	276,219
11/1/2029	3,155,000	110,000	5.250%	84,231	213,175	
5/1/2030	3,045,000			81,344	90,025	275,575
11/1/2030	3,045,000	115,000	5.250%	81,344	215,025	
5/1/2031	2,930,000			78,325	86,744	274,669
11/1/2031	2,930,000	120,000	5.250%	78,325	221,744	
5/1/2032	2,810,000			75,175	83,200	273,500
11/1/2032	2,810,000	125,000	5.250%	75,175	223,200	
5/1/2033	2,685,000			71,894	79,525	272,069
11/1/2033	2,685,000	135,000	5.250%	71,894	229,525	
5/1/2034	2,550,000			68,350	75,588	275,244
11/1/2034	2,550,000	140,000	5.250%	68,350	230,588	
5/1/2035	2,410,000			64,675	71,519	273,025
11/1/2035	2,410,000	150,000	5.250%	64,675	236,519	
5/1/2036	2,260,000			60,738	67,188	275,413
11/1/2036	2,260,000	155,000	5.375%	60,738	242,188	
5/1/2037	2,105,000			56,572	62,484	272,309
11/1/2037	2,105,000	165,000	5.375%	56,572	242,484	
5/1/2038	1,940,000			52,138	57,647	273,709
11/1/2038	1,940,000	170,000	5.375%	52,138	247,647	
5/1/2039	1,770,000			47,569	52,541	269,706
11/1/2039	1,770,000	180,000	5.375%	47,569	252,541	
5/1/2040	1,590,000			42,731	47,166	270,300

Amortization Schedule
Series 2015 Special Assessment Bonds

Period Ending	Outstanding Principal Balance	Principal	Coupon	Interest	Debt Service	Annual DS
11/1/2040	1,590,000	190,000	5.375%	42,731	262,166	
5/1/2041	1,400,000			37,625	41,388	270,356
11/1/2041	1,400,000	205,000	5.375%	37,625	266,388	
5/1/2042	1,195,000			32,116	35,341	274,741
11/1/2042	1,195,000	215,000	5.375%	32,116	270,341	
5/1/2043	980,000			26,338	29,025	273,453
11/1/2043	980,000	225,000	5.375%	26,338	279,025	
5/1/2044	755,000			20,291	22,306	271,628
11/1/2044	755,000	240,000	5.375%	20,291	287,306	
5/1/2045	515,000			13,841	15,184	274,131
11/1/2045	515,000	250,000	5.375%	13,841	290,184	
5/1/2046	265,000			7,122	7,794	270,963
11/1/2046	265,000	265,000	5.375%	7,122	297,794	272,122
		3,930,000		3,466,894	8,182,869	7,396,894

ESTANCIA AT WIREGRASS

Community Development District

Supporting Budget Schedule

Fiscal Year 2021

ESTANCIA AT WIREGRASS

Community Development District

All Funds

Comparison of Assessment Rates

Fiscal Year 2021 vs. Fiscal Year 2020

Product	O&M Units	2013 DS Units	2015 DS Units	EAU Factor	Total EAU's	% of EAU's	O&M		Series 2013 DS		Series 2015 DS		Total Per Unit					
							FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change
Platted Lots																		
Phase 1																		
Single Family 45' Marbella, Sienna & Vicenza Village	70			0.87	60.9	5.24%	\$ 840.42	\$ 840.42	0%	\$ 1,152.43	\$ 1,152.43	0%	\$ -	\$ -	0%	\$ 1,992.85	\$ 1,992.85	0%
Single Family 55' Marbella, Sienna & Vicenza	88			1	88	7.58%	\$ 966.00	\$ 966.00	0%	\$ 1,324.63	\$ 1,324.63	0%	\$ -	\$ -	0%	\$ 2,290.63	\$ 2,290.63	0%
Single Family 65' Treviso & Tavira	81			1.17	94.77	8.16%	\$ 1,130.22	\$ 1,130.22	0%	\$ 1,549.81	\$ 1,549.81	0%	\$ -	\$ -	0%	\$ 2,680.03	\$ 2,680.03	0%
Single Family 80' Treviso & Toscana	61			1.35	82.35	7.09%	\$ 1,304.10	\$ 1,304.10	0%	\$ 1,788.25	\$ 1,788.25	0%	\$ -	\$ -	0%	\$ 3,092.35	\$ 3,092.35	0%
Phase 2																		
Villas Santeri Villas	98			0.87	85.26	7.34%	\$ 840.42	\$ 840.42	0%	\$ 1,279.40	\$ 1,279.40	0%	\$ -	\$ -	0%	\$ 2,119.82	\$ 2,119.82	0%
Single Family 65' Ravello	146			1.17	170.82	14.71%	\$ 1,130.22	\$ 1,130.22	0%	\$ 1,720.58	\$ 1,720.58	0%	\$ -	\$ -	0%	\$ 2,850.80	\$ 2,850.80	0%
Single Family 80' Matera	102			1.35	137.7	11.86%	\$ 1,304.10	\$ 1,304.10	0%	\$ 1,985.00	\$ 1,985.00	0%	\$ -	\$ -	0%	\$ 3,289.10	\$ 3,289.10	0%
Phase 3																		
Single Family 45' Savona	97			0.87	84.39	7.27%	\$ 840.42	\$ 840.42	0%	\$ 1,279.40	\$ 1,279.40	0%	\$ -	\$ -	0%	\$ 2,119.82	\$ 2,119.82	0%
Single Family 55' Cortona	113			1	113	9.73%	\$ 966.00	\$ 966.00	0%	\$ 1,470.57	\$ 1,470.57	0%	\$ -	\$ -	0%	\$ 2,436.57	\$ 2,436.57	0%
Phase 4																		
Townhome Sortino, TH, Lagona (SF)	196			0.63	122.95	10.59%	\$ 605.94	\$ 605.95	0%	\$ -	\$ -	n/a	\$ 777.76	\$ 777.76	0%	\$ 1,383.71	\$ 1,383.71	0%
Single Family 45' Sortino, TH, Lagona (SF)	61			0.87	53.07	4.57%	\$ 840.42	\$ 840.42	0%	\$ -	\$ -	n/a	\$ 1,078.78	\$ 1,078.78	0%	\$ 1,919.20	\$ 1,919.20	0%
Single Family 55' Sortino, TH, Lagona (SF)	11			1.00	11	0.95%	\$ 966.00	\$ 966.00	0%	\$ 1,470.57	\$ 1,470.57	0%	\$ -	\$ -	0%	\$ 2,436.57	\$ 2,436.57	0%
Single Family 55' Sortino, TH, Lagona (SF)	57			1.00	57	4.91%	\$ 966.00	\$ 966.00	0%	\$ -	\$ -	n/a	\$ 1,165.52	\$ 1,165.52	0%	\$ 2,131.52	\$ 2,131.52	0%
Total	1181	867	314		1161.2	100%												