

WireGrass
Community Development District

Financial Statements
(Unaudited)

January 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Wiregrass Community Development District

Balance Sheet

As of 1/31/2015

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Long-Term Debt Account Group
Assets					
Cash In Bank	55,825	0	0	55,825	0
Investments	0	1,683,681	11,329,627	13,013,309	0
Assessments Receivable	87,180	0	0	87,180	0
Prepaid Expenses	1,386	0	0	1,386	0
Amount Available in Debt Service	0	0	0	0	1,683,681
Amount To Be Provided Debt Service	0	0	0	0	11,936,319
Total Assets	<u>144,391</u>	<u>1,683,681</u>	<u>11,329,627</u>	<u>13,157,700</u>	<u>13,620,000</u>
Liabilities					
Accounts Payable	3,109	0	0	3,109	0
Accrued Expenses Payable	0	0	0	0	0
Deferred Revenue	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	13,620,000
Total Liabilities	<u>3,109</u>	<u>0</u>	<u>0</u>	<u>3,109</u>	<u>13,620,000</u>
Fund Equity & Other Credits					
Beginning Fund Balance	0	1,756,586	11,330,877	13,087,463	0
Net Change in Fund Balance	141,282	(72,905)	(1,250)	67,128	0
Total Fund Equity & Other Credits	<u>141,282</u>	<u>1,683,681</u>	<u>11,329,627</u>	<u>13,154,591</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>144,391</u>	<u>1,683,681</u>	<u>11,329,627</u>	<u>13,157,700</u>	<u>13,620,000</u>

See Notes to Unaudited Financial Statements

Wiregrass Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 1/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Revenues					
Special Assessments					
Off Roll	161,787	161,787	161,786	(1)	0.00%
Contributions From Private Sources					
Developer Contributions	0	0	1,356	1,356	0.00%
Total Revenues	<u>161,787</u>	<u>161,787</u>	<u>163,142</u>	<u>1,355</u>	<u>(0.84)%</u>
Expenditures					
Financial & Administrative					
District Management	18,000	6,000	6,000	0	66.66%
District Engineer	10,000	3,333	9,715	(6,382)	2.85%
Disclosure Report	5,000	1,667	0	1,667	100.00%
Trustees Fees	3,500	1,167	0	1,167	100.00%
Tax Collector/Property Appraiser Fees	150	50	0	50	100.00%
Auditing Services	3,500	0	0	0	100.00%
Arbitrage Rebate Calculation	650	217	0	217	100.00%
Public Officials Liability Insurance	1,682	353	354	(1)	78.97%
Legal Advertising	1,000	333	864	(530)	13.63%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Development & Maintenance	1,620	540	0	540	100.00%
Legal Counsel					
District Counsel	12,000	4,000	4,643	(643)	61.30%
Electric Utility Services					
Street Lights	3,120	1,040	0	1,040	100.00%
Stormwater Control					
Aquatic Contract	5,040	1,680	0	1,680	100.00%
Mitigation Area Monitoring & Maintenance	7,000	2,333	0	2,333	100.00%
Stormwater Assessment	3,000	1,000	0	1,000	100.00%
Stormwater System Maintenance	2,000	667	0	667	100.00%
Other Physical Environment					
General Liability Insurance	350	110	110	0	68.57%
Property & Casualty Insurance	5,000	5,000	0	5,000	100.00%
Landscape Maintenance	50,000	16,667	0	16,667	100.00%
Road & Street Facilities					

Wiregrass Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 1/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Roadway Repair & Maintenance	2,000	667	0	667	100.00%
Sidewalk Repair & Maintenance	2,000	667	0	667	100.00%
Contingency					
Miscellaneous Contingency	5,000	1,667	0	1,667	100.00%
Total Expenditures	<u>141,787</u>	<u>49,331</u>	<u>21,860</u>	<u>27,471</u>	<u>84.58%</u>
Excess Revenues Over/(Under) Expenditures	<u>20,000</u>	<u>112,456</u>	<u>141,282</u>	<u>28,827</u>	<u>(606.41)%</u>
Other Financing Sources					
Interfund Transfer					
Transfer of Reserves	<u>(20,000)</u>	<u>(20,000)</u>	<u>0</u>	<u>20,000</u>	<u>100.00%</u>
Total Other Financing Sources	<u>(20,000)</u>	<u>(20,000)</u>	<u>0</u>	<u>20,000</u>	<u>100.00%</u>
Exc. of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>92,456</u>	<u>141,282</u>	<u>48,827</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>92,456</u></u>	<u><u>141,282</u></u>	<u><u>48,827</u></u>	<u><u>0.00%</u></u>

Wiregrass Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 1/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Expenditures				
Contingency				
Capital Reserve	20,000	0	20,000	100.00%
Total Expenditures	<u>20,000</u>	<u>0</u>	<u>20,000</u>	<u>100.00%</u>
Excess of Revenues Over/(Under) Expenditures	<u>(20,000)</u>	<u>0</u>	<u>20,000</u>	<u>(100.00)%</u>
Other Financing Sources				
Interfund Transfer				
Transfer of Reserves	20,000	0	(20,000)	(100.00)%
Total Other Financing Sources	<u>20,000</u>	<u>0</u>	<u>(20,000)</u>	<u>(100.00)%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./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>

Wiregrass Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 1/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Expenditures				
Debt Service Payments				
Interest	0	72,905	(72,905)	0.00%
Total Expenditures	<u>0</u>	<u>72,905</u>	<u>(72,905)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>(72,905)</u>	<u>(72,905)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>(72,905)</u>	<u>(72,905)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	1,756,586	1,756,586	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,683,681</u>	<u>1,683,681</u>	<u>0.00%</u>

Wiregrass Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 1/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Expenditures				
Financial & Administrative				
Printing & Binding	0	1,250	(1,250)	0.00%
Total Expenditures	<u>0</u>	<u>1,250</u>	<u>(1,250)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>(1,250)</u>	<u>(1,250)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>(1,250)</u>	<u>(1,250)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	11,330,877	11,330,877	0.00%
Fund Balance, End of Period	<u>0</u>	<u>11,329,627</u>	<u>11,329,627</u>	<u>0.00%</u>

Wiregrass CDD
Investment Summary
January 31, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2015</u>
US Bank Series 2014 Interest	US Bank Money Market	\$ 749,875
US Bank Series 2014 Reserve	US Bank Money Market	933,806
	Total Debt Service Fund Investments	\$ 1,683,681
US Bank Series 2014 Construction	US Bank Money Market	\$ 11,325,889
US Bank Series 2014 Cost of Issuance	US Bank Money Market	3,738
	Total Capital Project Fund Investments	\$ 11,329,627

Wiregrass Community Development District

Summary A/R Ledger

From 1/1/2015 Through 1/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/29/2014	Pasco County Associates, II LLP	970-15-02	10,374.52
12/2/2014	Deer Pond LLC	970-15-01	862.52
12/2/2014	Flycatcher Enterprises LLC	970-15-05	15,954.20
12/2/2014	Flycatcher Enterprises, LLC	970-15-04	3,397.86
12/2/2014	Jane Hole, LLC	970-15-06	2,527.32
12/2/2014	JHP Real Estate Partnership, LTD	970-15-07	3,386.56
12/2/2014	Magie Pond, LLC	970-15-08	26,238.44
12/2/2014	Persimmon Hole LLC	970-15-09	421.25
12/2/2014	Solly Branch Holdings LLC	970-15-11	6,931.13
12/2/2014	Tom M. Porter Family Trust	970-15-10	23.08
12/2/2014	Wiregrass Ranch, Inc.	970-15-12	17,063.27
Report Balance			87,180.15

Wiregrass Community Development District

Summary A/P Ledger

001 - General Fund

From 1/1/2015 Through 1/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Stahl & Associates Insurance	1/23/2015	33209	POL Policy 01/29/15 - 01/29/16	1,386.00
Straley & Robin	1/23/2015	11795	Professional Services 01/15	1,595.00
Straley & Robin	1/23/2015	11796	Professional Services - Master Irrigation System 01/15	33.00
Times Publishing Company	1/19/2015	66991	Legal Advertising 01/15	95.02
			Total 001 - General Fund	3,109.02
Report Balance				3,109.02

**Wiregrass CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2014**

Construction Account Activity Through January 31, 2015

Inflows:	Debt Proceeds	\$	11,505,889.24
	Underwriter Discount		272,400.00
	Total Bond Proceeds:	\$	11,778,289.24

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status As of 01/31/15
09/25/14	COI	Underwriter Discount	\$ (272,400.00)	Cleared
09/25/14	COI	Bryant Miller Olive	(40,000.00)	Cleared
09/25/14	COI	Holland Knight LLP	(5,250.00)	Cleared
09/25/14	COI	Nabors Giblin Nickerson	(52,000.00)	Cleared
09/25/14	COI	Rizzetta & Co, Inc.	(30,000.00)	Cleared
09/25/14	COI	Straley Robin	(41,500.00)	Cleared
09/25/14	COI	US Bank	(6,261.94)	Cleared
10/14/14	COI	Imagemasters LLC	(1,250.00)	Cleared
		Total COI:	(448,661.94)	

Total COI: (448,661.94)

Total Outflows: (448,661.94)

Funds Available in Construction Account at January 31, 2015 **\$ 11,329,627.30**

Wiregrass Community Development District
Notes to Unaudited Financial Statements
January 31, 2015

Balance Sheet

1. Trust statement activity has been recorded through 01/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$20,000.00 of the General Fund Balance will be reserved for future Capital Expenditures as appropriated from the General Fund Budget and will be reflected in the Reserve Fund. Current YTD funding is \$0.

Summary A/R Ledger

4. Payment terms for landowner assessments are (a) defined in the FY14-15 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied.
5. Payments for Invoices # 965-15-01 through #965-15-12 for \$47,066.88 were received in February 2015.