

Wiregrass  
Community Development District

Financial Statements  
(Unaudited)

January 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Wiregrass Community Development District**

Balance Sheet

As of 1/31/2016

(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
<b>Assets</b>							
Cash In Bank	264,276	0	0	0	264,276	0	0
Investments	0	0	1,601,471	9,892,808	11,494,279	0	0
Investments--Reserves	0	40,013	0	0	40,013	0	0
Accounts Receivable	9,175	0	266,400	0	275,575	0	0
Allowance for Doubtful Accounts	0	0	0	0	0	0	0
Prepaid Expenses	1,386	0	0	0	1,386	0	0
Due From Other Funds	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	1,867,871
Amount To Be Provided Debt Service	0	0	0	0	0	0	11,752,129
Fixed Assets	0	0	0	0	0	2,706,122	0
<b>Total Assets</b>	<u>274,836</u>	<u>40,013</u>	<u>1,867,871</u>	<u>9,892,808</u>	<u>12,075,528</u>	<u>2,706,122</u>	<u>13,620,000</u>
<b>Liabilities</b>							
Accounts Payable	2,650	0	0	1,091,243	1,093,893	0	0
Accrued Expenses Payable	3,200	0	0	0	3,200	0	0
Retainage Payable	0	0	0	175,941	175,941	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	13,620,000
<b>Total Liabilities</b>	<u>5,850</u>	<u>0</u>	<u>0</u>	<u>1,267,184</u>	<u>1,273,034</u>	<u>0</u>	<u>13,620,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	43,569	20,006	1,308,925	10,887,829	12,260,329	2,706,122	0
Net Change in Fund Balance	225,418	20,007	558,946	(2,262,206)	(1,457,835)	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>268,986</u>	<u>40,013</u>	<u>1,867,871</u>	<u>8,625,624</u>	<u>10,802,494</u>	<u>2,706,122</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>274,836</u>	<u>40,013</u>	<u>1,867,871</u>	<u>9,892,808</u>	<u>12,075,528</u>	<u>2,706,122</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 10/1/2015 Through 1/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Special Assessments					
Tax Roll	8,960	8,960	8,968	8	(0.08)%
Off Roll	241,655	241,655	245,077	3,422	(1.41)%
<b>Total Revenues</b>	<b>250,615</b>	<b>250,615</b>	<b>254,045</b>	<b>3,430</b>	<b>(1.37)%</b>
<b>Expenditures</b>					
Financial & Administrative					
Administrative Services	2,400	800	800	0	66.66%
District Management	12,000	4,000	4,000	0	66.66%
District Engineer	20,000	6,667	212	6,454	98.93%
Disclosure Report	5,000	1,667	0	1,667	100.00%
Trustees Fees	3,500	3,500	4,337	(837)	(23.91)%
Tax Collector/Property Appraiser Fees	150	50	0	50	100.00%
Financial & Revenue Collections	3,600	1,200	1,200	0	66.66%
Accounting Services	12,000	4,000	4,000	0	66.66%
Auditing Services	3,800	0	0	0	100.00%
Arbitrage Rebate Calculation	650	217	0	217	100.00%
Public Officials Liability Insurance	1,600	1,600	462	1,138	71.12%
Legal Advertising	2,000	667	1,834	(1,167)	8.32%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	2,700	900	700	200	74.07%
Legal Counsel					
District Counsel	35,000	11,667	8,317	3,350	76.23%
Electric Utility Services					
Street Lights	5,000	1,667	0	1,667	100.00%
Water-Sewer Combination Services					
Water Utility Services	0	0	2,479	(2,479)	0.00%
Utility - Reclaimed	2,000	667	3	664	99.87%
Stormwater Control					
Aquatic Maintenance	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%

**Wiregrass Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Other Physical Environment					
General Liability Insurance	500	500	108	392	78.33%
Property Insurance	5,000	5,000	0	5,000	100.00%
Landscape Maintenance	100,000	33,333	0	33,333	100.00%
Road & Street Facilities					
Roadway Repair & Maintenance	2,000	667	0	667	100.00%
Parks & Recreation					
Sidewalk Repair & Maintenance	2,000	667	0	667	100.00%
Bike and Walking Trail	7,500	2,500	0	2,500	100.00%
Contingency					
Miscellaneous Contingency	5,000	1,667	0	1,667	100.00%
Total Expenditures	<u>250,615</u>	<u>89,455</u>	<u>28,627</u>	<u>60,828</u>	<u>88.58%</u>
Excess of Revenues Over (Under) Expenditures	0	161,160	225,418	64,258	0.00%
Exc. of Rev./Other Sources Over (Under) Expend./Other Uses	0	161,160	225,418	64,258	0.00%
Fund Balance, Beginning of Period	0	0	43,569	43,569	0.00%
Fund Balance, End of Period	<u>0</u>	<u>161,160</u>	<u>268,986</u>	<u>107,827</u>	<u>0.00%</u>

**Wiregrass Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

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

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	7	7	0.00%
Special Assessments				
Off Roll	20,000	20,000	0	0.00%
<b>Total Revenues</b>	<b>20,000</b>	<b>20,007</b>	<b>7</b>	<b>0.04%</b>
<b>Expenditures</b>				
Contingency				
Capital Reserve	20,000	0	20,000	100.00%
<b>Total Expenditures</b>	<b>20,000</b>	<b>0</b>	<b>20,000</b>	<b>100.00%</b>
Excess of Revenues Over (Under) Expenditures	0	20,007	20,007	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,007	20,007	0.00%
Fund Balance, Beginning of Period	0	20,006	20,006	0.00%
Fund Balance, End of Period	0	40,013	40,013	0.00%

**Wiregrass Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

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

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	76	76	0.00%
Special Assessments				
Tax Roll	363,207	363,207	0	0.00%
Off Roll	570,599	570,600	1	0.00%
<b>Total Revenues</b>	<u>933,806</u>	<u>933,883</u>	<u>77</u>	<u>0.01%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	748,806	374,938	373,868	49.92%
Principal	185,000	0	185,000	100.00%
<b>Total Expenditures</b>	<u>933,806</u>	<u>374,938</u>	<u>558,868</u>	<u>59.85%</u>
Excess of Revenues Over (Under) Expenditures	0	558,946	558,946	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	558,946	558,946	0.00%
Fund Balance, Beginning of Period	0	1,308,925	1,308,925	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>1,867,871</u>	<u>1,867,871</u>	<u>0.00%</u>

**Wiregrass Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

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

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	729	729	0.00%
Total Revenues	0	729	729	0.00%
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	2,262,935	(2,262,935)	0.00%
Total Expenditures	0	2,262,935	(2,262,935)	0.00%
Excess of Revenues Over (Under) Expenditures	0	(2,262,206)	(2,262,206)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(2,262,206)	(2,262,206)	0.00%
Fund Balance, Beginning of Period	0	10,887,829	10,887,829	0.00%
Fund Balance, End of Period	0	8,625,624	8,625,624	0.00%

**Wiregrass CDD**  
**Investment Summary**  
**January 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2016</u>
The Bank of Tampa	Money Market Account	\$ 40,013
	<b>Total Reserve Fund Investments</b>	<b>\$ 40,013</b>
US Bank Series 2014 Interest	US Bank Money Market	\$ 210
US Bank Series 2014 Reserve	US Bank Money Market	933,806
US Bank Series 2014 Revenue	US Bank Money Market	667,408
US Bank Series 2014 Capitalized Interest	US Bank Money Market	47
	<b>Total Debt Service Fund Investments</b>	<b>\$ 1,601,471</b>
US Bank Series 2014 Acquisition and Construction	US Bank Money Market	\$ 9,892,808
	<b>Total Capital Project Fund Investments</b>	<b>\$ 9,892,808</b>



**Wiregrass Community Development District**

Summary A/R Ledger

001 - General Fund

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

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
11/30/2015	Lennar Homes, LLC	970-16-06	1,765.55
11/30/2015	M/I Homes of Tampa, LLC	970-16-13	4,049.14
11/30/2015	Pasco County Associates, II LLP	970-16-08	2,609.36
11/30/2015	Wesley Chapel Venture, LLC	970-15-11R	750.52
		Total 001 - General Fund	9,174.57

**Wiregrass Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

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

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
11/30/2015	M/I Homes of Tampa, LLC	970-16-13	165,000.00
11/30/2015	Pasco County Associates, II LLP	970-16-08	<u>101,400.00</u>
		Total 200 - Debt Service Fund	266,400.00
			<u>275,574.57</u>
Report Balance			<u><u>275,574.57</u></u>

**Wiregrass Community Development District**

Summary A/P Ledger

001 - General Fund

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

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Hopping Green & Sams	1/13/2016	85848	General/Monthly Legal Services 12/15	2,023.58
Pasco County Utilities Service Branch	2/1/2016	Act#0950565 01/16	02 Mansfield Boulevard 01/16	626.40
			Total 001 - General Fund	2,649.98

**Wiregrass Community Development District**

Summary A/P Ledger

300 - Capital Projects Fund

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

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
GHD Services, Inc.	1/28/2016	CR42 GHD	CR42-44 Series 2014	3,166.25
King Engineering Associates, Inc.	1/28/2016	CR43 King	CR42-44 Series 2014	27,896.57
Locust Branch LLC	1/26/2016	CR41 Locust Branch	CR41 Series 2014	292,024.75
QGS Development, Inc.	1/28/2016	CR44 QGS	CR42-44 Series 2014	<u>768,155.62</u>
			Total 300 - Capital Projects Fund	1,091,243.19
Report Balance				<u><u>1,093,893.17</u></u>

**WIREGRASS  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT REVENUE BONDS - SERIES 2014**

**Construction Account Activity Through January 31, 2016**

<b>Inflows:</b>	<b>Debt Proceeds</b>	<b>\$</b>	<b>11,505,889.24</b>
	<b>Underwriter Discount</b>		<b>272,400.00</b>
		<b>Total Bond Proceeds:</b>	<b>11,778,289.24</b>
	<b>Interest Earnings</b>		<b>2,118.64</b>
		<b>Total Inflows</b>	<b>\$ 11,780,407.88</b>

<b>Outflows:</b>	<b>Requisitions</b>			<b>Status</b>
<b>Requisition Date</b>	<b>Requisition Number</b>	<b>Contractor</b>	<b>Amount</b>	<b>As of 01/31/16</b>
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
		<b>Total COI:</b>	<b>(448,661.94)</b>	
05/31/15	1	Mark A Sifford	(3,000.00)	Cleared
06/04/15	2	Econolite Control Products, Inc.	(13,938.60)	Cleared
06/19/15	3	Mark A Sifford	(6,000.00)	Cleared
07/17/15	4	Hopping Green & Sams	(6,502.00)	Cleared
07/17/15	5	Mark A Sifford	(3,000.00)	Cleared
07/31/15	6	King Engineering Associates, Inc.	(9,852.25)	Cleared
07/31/15	7	QGS Development, Inc.	(27,702.52)	Cleared
08/25/15	8	Mark A. Sifford	(3,000.00)	Cleared
08/25/15	9	Valmont Industries	(48,119.00)	Cleared
08/31/15	10	Hopping Green & Sams	(504.00)	Cleared
08/31/15	11	King Engineering	(10,018.50)	Cleared
08/31/15	12	QGS Development, Inc.	(143,755.62)	Cleared
08/31/15	13	Transportation Control Systems	(6,300.00)	Cleared
09/29/15	14	King Engineering	(8,276.03)	Cleared
09/29/15	15	Mark A. Sifford	(3,000.00)	Cleared
09/29/15	16	QGS Development, Inc.	(118,050.96)	Cleared
10/16/15	17	Hopping Green & Sams	(1,476.00)	Cleared
10/16/15	18	Mark A. Sifford	(3,000.00)	Cleared
10/16/15	19	Temple	(5,662.00)	Cleared
10/28/15	20	Ferguson Enterprises, Inc.	VOID	VOID
10/31/15	21	GHD Services, Inc.	(3,418.00)	Cleared
10/31/15	22	Hanson Pipe	(64,877.44)	Cleared
10/31/15	23	King Engineering	(7,393.82)	Cleared
10/31/15	24	Mark A. Sifford	(3,000.00)	Cleared
10/31/15	25	QGS Development, Inc.	(142,108.12)	Cleared
11/30/15	26	Atlantic TNG, LLC	(94,098.00)	Cleared
11/30/15	27	Ferguson Enterprises, Inc.	(37,242.89)	Cleared
11/30/15	28	GHD Services, Inc.	(8,261.25)	Cleared
11/30/15	29	Hanson Pipe	(48,154.48)	Cleared
11/30/15	30	King Engineering	(17,876.46)	Cleared
11/30/15	31	Mark A. Sifford	(3,000.00)	Cleared

**WIREGRASS  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT REVENUE BONDS - SERIES 2014**

**Construction Account Activity Through January 31, 2016**

11/30/15	32	QGS Development, Inc.	(383,694.99)	Cleared
12/22/15	33	Atlantic TNG, LLC	(575.00)	Cleared
12/22/15	34	Ferguson Enterprises, Inc.	(109,773.90)	Cleared
12/22/15	35	Hanson Pipe	(55,754.78)	Cleared
12/22/15	36	King Engineering	(23,590.55)	Cleared
01/19/16	37	Atlantic TNG, LLC	(6,266.00)	Cleared
01/19/16	38	GHD Services, Inc.	(6,709.50)	Cleared
01/19/16	39	Hanson Pipe	(485.52)	Cleared
01/19/16	40	Mark A. Sifford	(1,500.00)	Cleared
01/26/15	41	Locust Branch, LLC	(292,024.75)	A/P
01/28/16	42	GHD Services, Inc.	(3,166.25)	A/P
01/28/16	43	King Engineering	(27,896.57)	A/P
01/28/16	44	QGS Development, Inc.	(768,155.62)	A/P

**Total Requisitions:** (2,530,181.37)

**Total COI and Requisitions:** (2,978,843.31)

**Retainage Payable:** (175,940.87)

**Total Outflows:** (3,154,784.18)

**Capital Projects Fund Balance at January 31, 2016**

**\$ 8,625,623.70**

**Outstanding Contracts, net of Retainage:**

GHD Services Inc. - Construction Materials Testing	11,961.00
King Engineering Associates - Survey Construction Services	22,091.00
King Engineering Associates - Construction Administration Services	58,004.50
King Engineering Associates - Construction Management Assistance	12,000.00
QGS Development Inc. - Hueland Pond Blvd	2,523,785.71

**Contract Subtotal** 2,627,842.21

**Uncommitted Funds Available** \$ 5,997,781.49

**Wiregrass Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2016**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/16.
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.

**Summary A/R Ledger – Subsequent Collections**

5. General Fund – Payment for Invoice # 970-16-06 in the amount of \$882.78 was received in February 2016.
6. General Fund --Payment for Invoice # 970-16-13 in the amount of \$3,036.86 was received in February 2016.
7. Debt Service Fund – Payment for Invoice 970-16-13 in the amount of \$123,750.00 was received in February 2016.