



Rizzetta & Company

Waterset Central Community Development District

**Financial Statements
(Unaudited)**

December 31, 2017

Prepared by: Rizzetta & Company, Inc.

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rizzetta.com

Waterset Central Community Development District

Balance Sheet
As of 12/31/2017
(In Whole Numbers)

	General Fund	Total Governmental Funds
	<u> </u>	<u> </u>
Assets		
Cash In Bank	1,287	1,287
Accounts Receivable	50,000	50,000
Total Assets	<u>51,287</u>	<u>51,287</u>
Liabilities		
Accounts Payable	16,882	16,882
Total Liabilities	<u>16,882</u>	<u>16,882</u>
Fund Equity & Other Credits		
Net Change in Fund Balance	34,405	34,405
Total Fund Equity & Other Credits	<u>34,405</u>	<u>34,405</u>
Total Liabilities & Fund Equity	<u>51,287</u>	<u>51,287</u>

Waterset Central Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 12/31/2017

(In Whole Numbers)

	Total Budget - Original	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Contributions & Donations From Private Sources					
Developer Contributions	324,525	60,000	60,000	0	81.51%
Total Revenues	324,525	60,000	60,000	0	81.51%
Expenditures					
Legislative					
Supervisor Fees	0	0	400	(400)	0.00%
Financial & Administrative					
Administrative Services	4,500	1,125	300	825	93.33%
District Management	20,100	5,025	1,675	3,350	91.66%
Disclosure Report	1,000	250	0	250	100.00%
Trustees Fees	5,000	1,250	0	1,250	100.00%
Assessment Roll	5,000	1,250	0	1,250	100.00%
Financial & Revenue Collections	3,600	900	300	600	91.66%
Accounting Services	18,000	4,500	1,000	3,500	94.44%
Auditing Services	4,500	1,125	0	1,125	100.00%
Arbitrage Rebate Calculation	500	125	0	125	100.00%
Public Officials Liability Insurance	5,000	1,250	0	1,250	100.00%
Miscellaneous Expense	20,000	5,000	0	5,000	100.00%
Legal Advertising	5,000	1,250	3,246	(1,995)	35.09%
Bank Fees	150	38	0	38	100.00%
Dues, Licenses & Fees	75	19	175	(156)	(133.33)%
Website Hosting, Maintenance, Backup	3,000	750	0	750	100.00%
Legal Counsel					
District Counsel	20,000	5,000	13,636	(8,636)	31.81%
Stormwater Control					
Lake/Pond Bank Maintenance	6,000	1,500	0	1,500	100.00%
Other Physical Environment					
General Liability Insurance	6,000	6,000	4,863	1,137	18.95%
Property & Casualty Insurance	6,000	1,500	0	1,500	100.00%
Landscape Maintenance	24,000	6,000	0	6,000	100.00%
Contingency					
Miscellaneous Contingency	167,100	41,775	0	41,775	100.00%
Total Expenditures	324,525	85,631	25,595	60,036	92.11%
Excess Revenues Over/(Under) Expenditures	0	(25,631)	34,405	60,036	0.00%
Fund Balance, End of Period	0	(25,631)	34,405	60,036	0.00%

This statement is unaudited

Waterset Central Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2017 Through 12/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
11/29/2017	NNP Southbend II, LLC	DF0118-1	20,000.00
11/30/2017	NNP Southbend II, LLC	DF0118-2	<u>30,000.00</u>
		Total 001 - General Fund	<u>50,000.00</u>
Report Balance			<u><u>50,000.00</u></u>

Waterset Central Community Development District

Aged Payables by Invoice Date

Aging Date - 11/1/2017

001 - General Fund

From 12/1/2017 Through 12/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Times Publishing Company	11/1/2017	548354 11/01/17	Legal Advertising Account #173492 11/17	293.00
Erin McCormick Law, PA	11/9/2017	10159	General Legal Services 11/17	5,025.00
Times Publishing Company	11/15/2017	556567 11/15/17	Legal Advertising Account #173492 11/17	633.00
Times Publishing Company	12/6/2017	566510 12/06/17	Legal Advertising Account #173492 12/17	412.00
Times Publishing Company	12/13/2017	568431 12/13/17	Legal Advertising Account #173492 12/17	293.00
Erin McCormick Law, PA	12/14/2017	10168	General Legal Services 12/17	3,284.90
Erin McCormick Law, PA	12/14/2017	10169	Validation Judgement Legal Services 12/17	5,326.50
Times Publishing Company	12/14/2017	568425 12/14/17	Legal Advertising Account #173492 12/17	607.50
Times Publishing Company	12/21/2017	569762 12/21/17	Legal Advertising Account #173492 12/17	1,007.00
			Total 001 - General Fund	16,881.90
Report Total				16,881.90