



Rizzetta & Company

Waterset Central Community Development District

**Financial Statements
(Unaudited)**

July 31, 2018

Prepared by: Rizzetta & Company, Inc.

**watersetcentralcdd.org
rizzetta.com**

Wasset Central Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 7/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	26,301	26,301	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	0	300,619	300,619	0.00%
Total Revenues	<u>0</u>	<u>326,919</u>	<u>326,919</u>	<u>0.00%</u>
Expenditures				
Financial & Administrative				
District Management	0	5,000	(5,000)	0.00%
Trustees Fees	0	5,675	(5,675)	0.00%
Financial & Revenue Collections	0	30,000	(30,000)	0.00%
Printing & Binding	0	1,250	(1,250)	0.00%
Underwriter Discount	0	337,200	(337,200)	0.00%
Legal Counsel				
District Counsel	0	35,000	(35,000)	0.00%
Trustee Counsel	0	5,250	(5,250)	0.00%
Bond Counsel	0	50,000	(50,000)	0.00%
Underwriter Counsel	0	43,000	(43,000)	0.00%
Developer Counsel	0	20,000	(20,000)	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0	350,188	(350,188)	0.00%
Total Expenditures	<u>0</u>	<u>882,563</u>	<u>(882,563)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	(555,644)	(555,644)	0.00%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	1,015	1,015	0.00%
Debt Proceeds				
Bond Proceeds	0	15,043,919	15,043,919	0.00%
Total Other Financing Sources	<u>0</u>	<u>15,044,933</u>	<u>15,044,933</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	14,489,290	14,489,290	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>14,489,290</u></u>	<u><u>14,489,290</u></u>	<u><u>0.00%</u></u>

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Investment Summary

July 31, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2018</u>
US Bank Series 2018 Revenue	First American Government Oblig Fd CL Y	\$ 1,247,165
US Bank Series 2018 Reserve	First American Government Oblig Fd CL Y	559,406
	Total Debt Service Fund Investments	\$ 1,806,571
US Bank Series 2018 Construction	First American Government Oblig Fd CL Y	\$ 14,480,744
US Bank Series 2018 Cost of Issuance	First American Government Oblig Fd CL Y	8,546
	Total Capital Project Fund Investments	\$ 14,489,290

Waterset Central Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2018

001 - General Fund

From 7/1/2018 Through 7/31/2018

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
TECO	6/4/2018	221003491596 05/18	7281 Paradiso Drive 05/18	257.59
Erin McCormick Law, PA	6/13/2018	10219	Legal Services - Boundary Amendment 05/18	2,695.00
Municipal Asset Management, Inc.	6/18/2018	03142018M2 06/18	Payment #2 Lease Purchase Fitness Equipment 06/18	1,323.91
Egis Insurance Advisors LLC	6/27/2018	7204	Egis Insurance #100117332 10/11/2017-10/01/2018	3,496.00
Dana Even	7/2/2018	070218	Signs for Slide Hours of Operation 07/18	64.44
TECO	7/3/2018	221003734730 06/18	7281 Paradiso Drive Pool Heater 06/18	452.45
TECO	7/3/2018	221004023737 06/18	7281 Paradiso Drive Pool Heater 06/18	37.45
Dana Even	7/4/2018	070418	Employee Refreshments for Amenity Center Grand Opening 07/18	134.15
TECO	7/5/2018	221003491596 06/18	7281 Paradiso Drive 06/18	1,058.45
BOCC	7/6/2018	7687161865 06/18	7281 Paradiso Avenue 06/18	2,089.08
Vanguard Cleaning Systems of Tampa Bay	7/11/2018	78657	Monthly Cleaning Service Prorated 07/18	995.45
F Peter Williams	7/12/2018	PW 071218	Board of Supervisors Meeting 07/12/18	200.00
Suncoast Pool Service	7/14/2018	4640	Swimming Pool Service 07/18	1,850.00
Frontier	7/14/2018	813-741-0603-0611... 07/18	Fios Internet 07/18	471.81
Erin McCormick Law, PA	7/16/2018	10234	General Legal Services 07/18	5,983.56
Erin McCormick Law, PA	7/16/2018	10235	Legal Services - Boundary Amendment 06/18	525.00
Times Publishing Company	7/20/2018	661791 07/20/18	Legal Advertising Account #173492 07/18	2,415.26
Municipal Asset Management, Inc.	7/25/2018	0615976-96 07/18	Lease Payment on Tax- Exempt Purchase on Fitness Equip 07/18	1,323.91
Times Publishing Company	7/27/2018	661791 07/27/18	Legal Advertising Account #173492 07/18	2,049.58
Landscape Maintenance Professionals, Inc.	7/30/2018	135725	Monthly Ground Maintenance 07/18	1,402.50
TECO	8/2/2018	221003734730 07/18	7281 Paradiso Drive Pool Heater 07/18	36.69
TECO	8/2/2018	221004023737 07/18	7281 Paradiso Drive Pool Heater 07/18	38.01
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				Total 001 - General Fund
				28,900.29
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Report Total				28,900.29
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**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT
Supplemental Construction Account - Series 2018**

Supplemental Construction Account Activity Through July 31, 2018

Inflows:	Developer Contributions	\$	300,618.70
	Total Developer Contributions:		300,618.70
	Total Inflows	\$	300,618.70

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status As of 07/31/18
01/31/18	SUPP 1	Playmore Recreational Products & Services	\$ (92,429.92)	Cleared
02/27/18	SUPP 2	Scarola Associates	(2,709.26)	Cleared
02/27/18	SUPP 3	Tropitone Furniture	(27,347.36)	Cleared
02/28/18	SUPP 4	HIVE LLC	(63,014.33)	Cleared
02/28/18	SUPP 5	Studio M	(6,616.82)	Cleared
03/31/18	SUPP 6	Erin McCormick Law	(13,483.97)	Cleared
03/31/18	SUPP 7	BOCC	(600.00)	Cleared
03/31/18	SUPP 8	FitRev	(21,205.26)	Cleared
03/31/18	SUPP 9	BOCC	(17,722.50)	Cleared
03/31/18	SUPP 10	Studio M	(69.27)	Cleared
03/31/18	SUPP 11	Waterset Central CDD	(23,305.00)	Cleared
04/30/18	SUPP 12	Erin McCormick Law	(1,675.00)	Cleared
04/30/18	SUPP 11	HIVE LLC	(2,071.80)	Cleared
04/30/18	SUPP 14	Playmore Recreational Products & Services	(17,136.20)	Cleared
04/30/18	SUPP 15	Scarola Associates	(8,595.01)	Cleared
05/31/18	SUPP 16	VOID	VOID	VOID
05/31/18	SUPP 17	VOID	VOID	VOID
06/30/18	SUPP 18	Waterset Central CDD-TECO Deposit	(2,637.00)	Cleared
Total Requisitions:			(300,618.70)	

Total Requisitions:	(300,618.70)
Total Outflows:	(300,618.70)

Supplemental Construction Account Balance at July 31, 2018 \$ -

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS - SERIES 2018**

Construction/COI Account Activity Through July 31, 2018

Inflows:	Debt Proceeds	\$ 14,706,718.54
	Underwriter Discount	337,200.00
	Total Bond Proceeds:	<u>15,043,918.54</u>
	Interest Income	26,300.74
	Transfers from Reserve Account	1,014.69
	Total Inflows	<u>\$ 15,071,233.97</u>

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status As of 07/31/18
05/31/18	COI	Underwriter Discount	\$ (337,200.00)	Cleared
05/31/18	COI	Rizzetta & Company Inc	(5,000.00)	Cleared
05/31/18	COI	US Bank	(5,675.00)	Cleared
05/31/18	COI	Rizzetta & Company Inc	(30,000.00)	Cleared
05/31/18	COI	Imagemaster LLC	(1,250.00)	Cleared
05/31/18	COI	Erin McCormick	(35,000.00)	Cleared
05/31/18	COI	Holland & Knight	(5,250.00)	Cleared
05/31/18	COI	Bryant Miller Olive	(50,000.00)	Cleared
05/31/18	COI	Gray Robinson	(43,000.00)	Cleared
05/31/18	COI	Feldman Mahoney	(20,000.00)	Cleared
		Total COI	(532,375.00)	
07/31/18	CR 1	Erin McCormick Law, PA	(765.27)	Cleared
07/31/18	CR 2	Accurate Electronics Inc.	(29,320.23)	Cleared
07/31/18	CR 3	Erin McCormick Law, PA	(350.00)	Cleared
07/31/18	CR 4	HIVE LLC	(3,115.85)	Cleared
07/31/18	CR 5	Playmore Recreational Products & Services	(14,091.00)	Cleared
07/31/18	CR 6	Studio M Inc.	(1,512.10)	Cleared
07/31/18	CR 7	Vanguard Cleaning Systems of Tampa Bay	(415.00)	Cleared
		Total Requisitions:	(49,569.45)	

Total Requisitions and COI: (581,944.45)

Total Outflows: (581,944.45)

Construction/COI Account Balance at July 31, 2018 \$ 14,489,289.52

Waterset Central Community Development District
Notes to Unaudited Financial Statements
July 31, 2018

Balance Sheet

1. Trust statement activity has been recorded through 07/31/18.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.