



Rizzetta & Company

Waterset Central Community Development District

**Financial Statements
(Unaudited)**

September 30, 2018

Prepared by: Rizzetta & Company, Inc.

watersetcentralcdd.org
rizzetta.com

Waterset Central Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 9/30/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	63,324	63,324	0.00%
Total Revenues	<u>0</u>	<u>63,324</u>	<u>63,324</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	407,894	(407,894)	0.00%
Total Expenditures	<u>0</u>	<u>940,269</u>	<u>(940,269)</u>	<u>0.00%</u>
Excess of Revenues Over/(Under) Expenditures	0	(876,945)	(876,945)	0.00%
Other Financing Sources				
Interfund Transfer	0	2,449	2,449	0.00%
Bond Proceeds	0	15,043,919	15,043,919	0.00%
Total Other Financing Sources	<u>0</u>	<u>15,046,368</u>	<u>15,046,368</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	14,169,423	14,169,423	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>14,169,423</u></u>	<u><u>14,169,423</u></u>	<u><u>0.00%</u></u>

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Investment Summary

September 30, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2018</u>
US Bank Series 2018 Revenue	First American Government Oblig Fd CL Y	\$ 1,250,365
US Bank Series 2018 Reserve	First American Government Oblig Fd CL Y	559,406
	Total Debt Service Fund Investments	\$ 1,809,771
US Bank Series 2018 Construction	First American Government Oblig Fd CL Y	\$ 14,163,480
US Bank Series 2018 Cost of Issuance	First American Government Oblig Fd CL Y	8,568
	Total Capital Project Fund Investments	\$ 14,172,048

Waterset Central Community Development District

Summary A/R Ledger

001 - General Fund

From 9/1/2018 Through 9/30/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
9/30/2018	NNP Southbend II, LLC	OMR0918-2	<u>1,990.00</u>
		Total 001 - General Fund	<u>1,990.00</u>
Report Balance			<u><u>1,990.00</u></u>

Waterset Central Community Development District

Aged Payables by Invoice Date

Aging Date - 8/1/2018

001 - General Fund

From 9/1/2018 Through 9/30/2018

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Erin McCormick Law, PA	8/15/2018	10243	Legal Services - Boundary Amendment 08/18	2,345.00
Landscape Maintenance Professionals, Inc.	9/1/2018	136399	Monthly Ground Maintenance 09/18	2,805.00
Vanguard Cleaning Systems of Tampa Bay	9/1/2018	79661	Monthly Cleaning Service 09/18	1,095.00
Erin McCormick Law, PA	9/5/2018	10249	General Legal Services 08/18	5,740.00
Erin McCormick Law, PA	9/5/2018	10251	Legal Services - Boundary Amendment 08/18	1,990.00
Suncoast Pool Service	9/7/2018	4770	Swimmng Pool Service 09/18	1,850.00
Times Publishing Company	9/11/2018	683289 09/11/18	Legal Advertising Account #173492 09/18	637.60
Times Publishing Company	9/12/2018	682995 09/12/18	Legal Advertising Account #173492 09/18	658.50
Frontier	9/14/2018	813-741-0603-0611... 09/18	Fios Internet 09/18	473.80
Castle Management, LLC	9/24/2018	PREIM09-14-18-194	Payroll Pay Period 08/25/18-09/07/18	1,970.65
Times Publishing Company	9/28/2018	688411 09/28/18	Legal Advertising Account #173492 09/18	412.00
Landscape Maintenance Professionals, Inc.	9/29/2018	137425	Fertilizer St Augustine, Bermuda, Palms 09/18	1,920.00
Landscape Maintenance Professionals, Inc.	9/29/2018	137426	Pest Control 09/18	170.00
BOCC	10/2/2018	7687161865 09/18	7281 Paradiso Avenue 09/18	1,072.88
TECO	10/4/2018	221003491596 09/18	7281 Paradiso Drive 09/18	2,735.96
TECO	10/4/2018	221003734730 09/18	7281 Paradiso Drive Pool Heater 09/18	35.00
TECO	10/4/2018	221004023737 09/18	7281 Paradiso Drive Pool Heater 09/18	76.24
Castle Management, LLC	10/4/2018	PREIM09-28-18-196	Payroll Pay Period 09/08/18-09/21/18	2,195.05
			Total 001 - General Fund	28,182.68
Report Total				28,182.68

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT
Supplemental Construction Account - Series 2018**

Supplemental Construction Account Activity Through September 30, 2018

Inflows:	Developer Contributions	\$	300,618.70
	US Bank Construction - Developer Reimbursement		(300,618.70)
	Total Developer Contributions:		-
	Total Inflows	\$	-

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status As of 09/30/18
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)
SUPP 19 Developer Reimbursement	300,618.70
Total Outflows:	-

Supplemental Construction Account Balance at September 30, 2018 \$ -

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

Construction/COI Account Activity Through September 30, 2018

Inflows:	Debt Proceeds	\$	14,706,718.54	
	Underwriter Discount		337,200.00	
			15,043,918.54	Total Bond Proceeds:
	Interest Income		63,324.16	
	Transfers from Reserve Account		2,449.03	
			15,109,691.73	Total Inflows \$

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status As of 09/30/18
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
			(532,375.00)	
Total COI				
07/31/18	1	Erin McCormick Law, PA	(765.27)	Cleared
07/31/18	2	Accurate Electronics Inc.	(29,320.23)	Cleared
07/31/18	3	Erin McCormick Law, PA	(350.00)	Cleared
07/31/18	4	HIVE LLC	(3,115.85)	Cleared
07/31/18	5	Playmore Recreational Products & Services	(14,091.00)	Cleared
07/31/18	6	Studio M Inc.	(1,512.10)	Cleared
07/31/18	7	Vanguard Cleaning Systems of Tampa Bay	(415.00)	Cleared
08/31/18	8	Accurate Electronics Inc.	(2,872.45)	Cleared
08/31/18	9	Budget Blinds	(5,548.00)	Cleared
08/31/18	10	Erin McCormick Law, PA	(4,375.00)	Cleared
08/31/18	11	Waterset Central	(300,618.70)	Cleared
09/30/18	12	Ballenger & Company	(8,512.50)	Cleared
09/30/18	13	Erin McCormick Law, PA	(770.00)	Cleared
09/30/18	14	CRS Building Corporation	(8,431.75)	Cleared
09/30/18	15	Erin McCormick Law, PA	(945.00)	Cleared
09/30/18	16	Seminole Masonry, LLC	(23,626.05)	Cleared

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

Construction/COI Account Activity Through September 30, 2018

Total Requisitions:	(405,268.90)
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Total Requisitions and COI:	(937,643.90)
Retainage Payable	(2,625.12)
Total Outflows:	(940,269.02)

Construction/COI Account Balance at September 30, 2018 \$ **14,169,422.71**

Outstanding Contracts, net of Retainage:

Seminole Masonry, LLC \$ 21,000.93

Contract Sub-Total: **21,000.93**

Uncommitted Funds Available: \$ **14,148,421.78**

Waterset Central Community Development District
Notes to Unaudited Financial Statements
September 30, 2018

Balance Sheet

1. Trust statement activity has been recorded through 09/30/18.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.