



Rizzetta & Company

Waterset Central Community Development District

**Financial Statements
(Unaudited)**

November 30, 2018

Prepared by: Rizzetta & Company, Inc.

**watersetcentralcdd.org
rizzetta.com**

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Investment Summary

November 30, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2018</u>
US Bank Series 2018 Revenue	First American Government Oblig Fd CL Y	\$ 859,354
US Bank Series 2018 Reserve	First American Government Oblig Fd CL Y	559,406
	Total Debt Service Fund Investments	\$ 1,418,760
US Bank Series 2018 Construction	First American Government Oblig Fd CL Y	\$ 14,166,771
US Bank Series 2018 Cost of Issuance	First American Government Oblig Fd CL Y	8,592
	Total Capital Project Fund Investments	\$ 14,175,363

Waterset Central Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2018 Through 11/30/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2018	Beazer Homes, LLC	168-19-02	17,422.20
10/1/2018	Carel Homes U.S. Limited Partnership	168-19-03	5,807.40
10/1/2018	NNP Southbend II, LLC	168-19-01	233,524.42
10/1/2018	Park Square Enterprises, LLC	168-19-06	31,037.92
10/1/2018	Pulte Home Corporation	168-19-07	9,108.48
		Total 001 - General Fund	296,900.42
Report Balance			296,900.42

Waterset Central Community Development District

Aged Payables by Invoice Date

Aging Date - 8/1/2018

001 - General Fund

From 11/1/2018 Through 11/30/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Castle Management, LLC	8/31/2018	INS-0818-172	Insurance Reimbursement 8/18	79.00
Castle Management, LLC	9/30/2018	INS-0918-172	Insurance Reimbursement 9/18	79.00
Castle Management, LLC	11/16/2018	PREIM11-09-18-214	Payroll Pay Period 10/20/18-11/02/18	2,167.85
F Peter Williams	11/20/2018	PW 112018	Board of Supervisors Meeting 11/20/18	200.00
F Peter Williams	11/29/2018	PW 112918	Board of Supervisors Meeting 11/29/18	200.00
Landscape Maintenance Professionals, Inc.	11/30/2018	139311	Fertilizer St Augustine, Bermuda, Palm 11/18	1,400.00
Landscape Maintenance Professionals, Inc.	11/30/2018	139312	Pest Control 11/18	165.00
Castle Management, LLC	11/30/2018	PREIM11-23-18-197	Payroll Pay Period 11/17/18-11/30/18	1,919.65
TECO	12/4/2018	221003491596 11/18	7281 Paradiso Drive 11/18	2,347.75
TECO	12/4/2018	221003734730 11/18	7281 Paradiso Drive Pool Heater 11/18	274.42
TECO	12/4/2018	221004023737 11/18	7281 Paradiso Drive Pool Heater 11/18	37.45
			Total 001 - General Fund	8,870.12

Waterset Central Community Development District

Aged Payables by Invoice Date
Aging Date - 8/1/2018
300 - Capital Projects Fund
From 11/1/2018 Through 11/30/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
NNP Southbend II, LLC	11/6/2018	CR17 NNP Southbend	CR17 Series 2018	3,080,878.60
			Total 300 - Capital Projects Fund	3,080,878.60
Report Total				3,089,748.72

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

Construction/COI Account Activity Through November 30, 2018

Inflows:	Debt Proceeds	\$	14,706,718.54	
	Underwriter Discount		337,200.00	
			Total Bond Proceeds:	15,043,918.54
	Interest Income		102,875.01	
	Transfers from Reserve Account		4,007.50	
			Total Inflows	\$ 15,150,801.05

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status As of 11/30/18
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
			Total COI	
			(532,375.00)	
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

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

Construction/COI Account Activity Through November 30, 2018

09/30/18	15	Erin McCormick Law, PA	(945.00)	Cleared
09/30/18	16	Seminole Masonry, LLC	(23,626.05)	Cleared
10/31/18	17	NNP Southbend II, LLC	(3,080,878.60)	AP
11/30/18	18	VOID	VOID	VOID
11/30/18	19	Erin McCormick Law, PA	(11,865.00)	Cleared
11/30/18	20	Onsight Industries LLC	(22,735.90)	Cleared
11/30/18	21	Scarola Associates Engineering	(3,193.36)	Cleared
Total Requisitions:			(3,523,941.76)	

Total Requisitions and COI:	(4,056,316.76)
Retainage Payable	(2,625.12)
Total Outflows:	(4,058,941.88)

Construction/COI Account Balance at November 30, 2018 \$ **11,091,859.17**

Outstanding Contracts, net of Retainage:

Seminole Masonry, LLC \$ 21,000.93

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

Uncommitted Funds Available: \$ **11,070,858.24**

Wataset Central Community Development District
Notes to Unaudited Financial Statements
November 30, 2018

Balance Sheet

1. Trust statement activity has been recorded through 11/30/18.
2. See EMMA (Electronic Municipal Market Access) at <https://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 FY18-19 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 #168-19-01 totaling \$78,774.12 was received in December 2018.
6. General Fund – Payment for Invoice #168-19-02 totaling \$8,711.10 was received in December 2018.
7. General Fund – Payment for Invoice #168-19-07 totaling \$9,108.48 was received in December 2018.